

CERTIFICATE OF SURVEY

PROPERTY DESCRIPTION: (per applicable portion of Warranty Deed Doc. No. 169381)

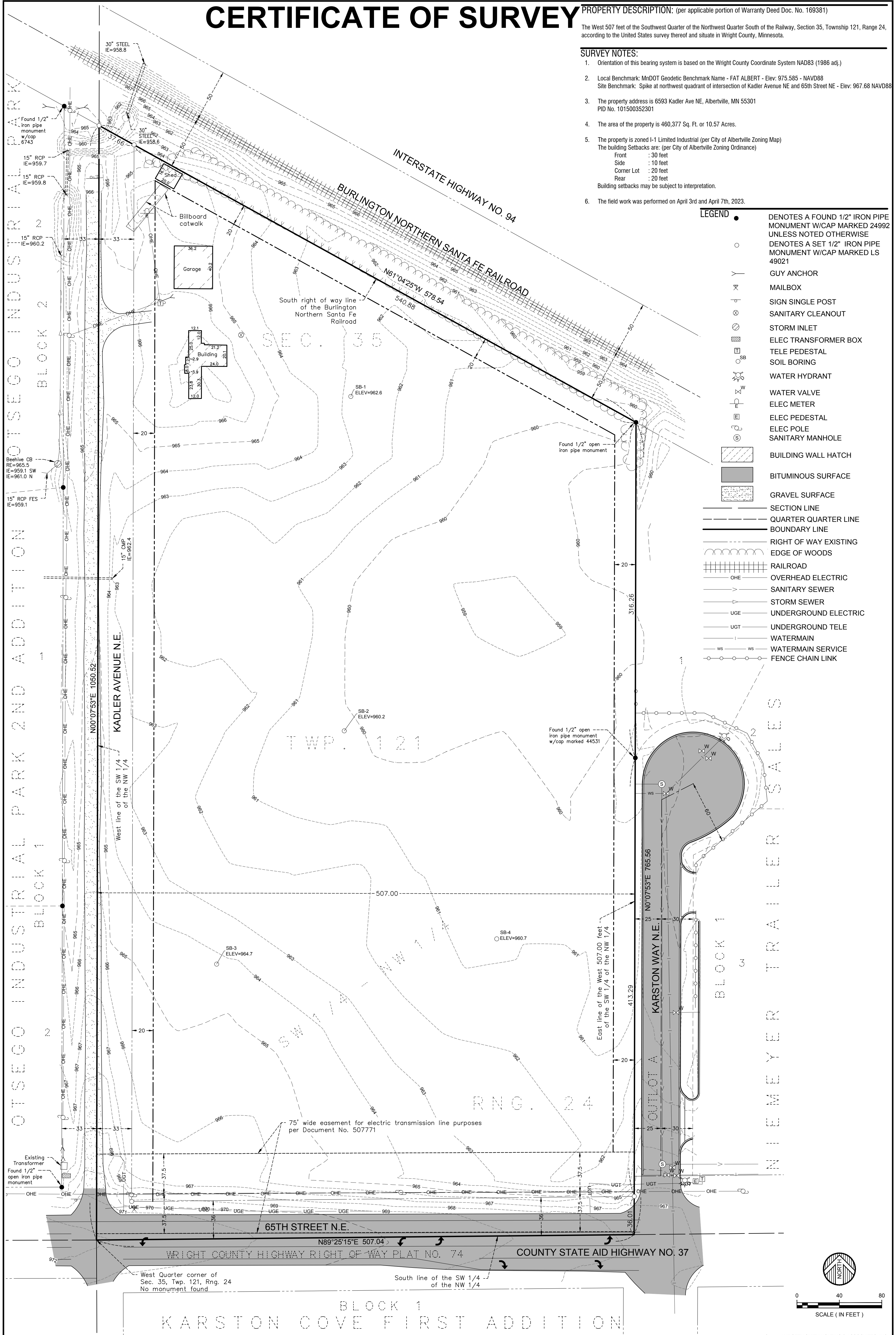
The West 507 feet of the Southwest Quarter of the Northwest Quarter South of the Railway, Section 35, Township 121, Range 24, according to the United States survey thereof and situate in Wright County, Minnesota.

SURVEY NOTES:

- Orientation of this bearing system is based on the Wright County Coordinate System NAD83 (1986 adj.)
- Local Benchmark: MnDOT Geodetic Benchmark Name - FAT ALBERT - Elev: 975.585 - NAVD88
Site Benchmark: Spike at northwest quadrant of intersection of Kadler Avenue NE and 65th Street NE - Elev: 967.68 NAVD88
- The property address is 6593 Kadler Ave NE, Albertville, MN 55301
PID No. 101500352301
- The area of the property is 460,377 Sq. Ft. or 10.57 Acres.
- The property is zoned I-1 Limited Industrial (per City of Albertville Zoning Map)
The building setbacks are: (per City of Albertville Zoning Ordinance)
Front : 30 feet
Side : 10 feet
Corner Lot : 20 feet
Rear : 20 feet
Building setbacks may be subject to interpretation.
- The field work was performed on April 3rd and April 7th, 2023.

LEGEND

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DATE:	September 12, 2023
SCALE:	AS SHOWN
DRAWN BY:	JMM
CHECKED BY:	SMK
FILE NUMBER:	2023-10396

DATE:		AMENDMENTS:		BY:	

PREPARED FOR: CLASSIC CONSTRUCTION INC.
 I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

 Shawn M. Kupcho L.S. DATE: 9/12/23 LIC. NO. 49021

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WIDSETH

ARCHITECTS ■ ENGINEERS ■ SCIENTISTS ■ SURVEYORS

