

EASTON VILLAGE

KNOW ALL PERSONS BY THESE PRESENTS: That Easton Village, LLC, a Minnesota Limited Liability Company, owner of the following described property:

All that part of the Northeast Quarter of the Southeast Quarter and the Northwest Quarter of the Southeast Quarter and the Southeast Quarter of the Northeast Quarter and the Southwest Quarter of the Northeast Quarter all being in Section 13, Township 29 North, Range 21 West, Washington County, Minnesota, lying south of the southerly right-of-way line of the Union Pacific Railroad, and North of the South line of the North Half of the Southeast Quarter and further described as follows: Beginning at the East Quarter Corner of said Section 13, thence South 0 degrees 02 minutes 51 seconds East, bearings based on the Washington County Coordinate System (NAD 83), along the east line of said Southeast Quarter of Section 13, a distance of 1321.17 feet to the southeast corner of said Northeast Quarter of the Southeast Quarter; thence South 89 degrees 32 minutes 18 seconds West along the south line of the North Half of said Southeast Quarter, a distance of 2637.64 feet to the southwest corner of said Northwest Quarter of the Southeast Quarter; thence North 0 degrees 00 minutes 58 seconds East along the North and South Quarter Section line of said Section 13, a distance of 1397.70 feet to the southerly right-of-way line of the Union Pacific Railroad; thence North 72 degrees 32 minutes 48 seconds East along said southerly right-of-way line, a distance of 69.19 feet to the point of intersection with a line being 66.00 feet east of, as measured at right angles to, and parallel with said North and South Quarter Section line of said Section 13; thence South 0 degrees 00 minutes 58 seconds West along said parallel line, a distance of 330.00 feet; thence (at right angles) South 89 degrees 59 minutes 02 seconds East, a distance of 300.00 feet; thence (at right angles) North 0 degrees 00 minutes 58 seconds East, 424.41 feet to said southerly right-of-way line of the Union Pacific Railroad; thence North 72 degrees 32 minutes 48 seconds East, along said southerly right-of-way line of the Union Pacific Railroad, a distance of 2378.80 feet to the east line of said Southeast Quarter of the Northeast Quarter; thence South 0 degrees 02 minutes 53 seconds East along said east line, a distance of 883.82 feet to the point of beginning.

Excepting therefrom all that part of the Northwest Quarter of the Southeast Quarter of said Section 13, lying within the following described parcel: Commencing at the southwest corner of said Northwest Quarter of the Southeast Quarter; thence North along the west line of said Southeast Quarter of Section 13, a distance of 240.00 feet to the point of beginning; thence continuing North along said west line of the Southeast Quarter, a distance of 667.80 feet; thence East at right angles a distance of 30.00 feet; thence southeasterly by a deflection angle to the right 46 degrees 28 minutes 00 seconds, a distance of 220.70 feet; thence southeasterly by a deflection angle to the left 20 degrees 35 minutes 00 seconds, a distance of 286.80 feet; thence south by a deflection angle to the right 64 degrees 07 minutes 00 seconds and parallel with said west line of the Southeast Quarter, a distance of 382.70 feet; thence West at right angle, a distance of 440.00 feet to the point of beginning.

And Excepting from the first above described parcel, all that part lying Easterly of a line, the line being 80.00 feet West of, measured at right angle to and parallel with the centerline of County State Aid Highway 15 (Manning Avenue North), the centerline is described as follows: Commencing at the East Quarter corner of said Section 13; thence South 00 degrees 51 minutes 48 seconds East, bearing oriented to the Washington County Coordinate System, South Zone, along the East line of said Section 13 to the southeast corner of said Section 13 and the beginning of the centerline to be described; thence North 00 degrees 45 minutes 51 seconds West a distance of 3571.19 feet; thence North 00 degrees 54 minutes 55 seconds West a distance of 1000.00 feet, and said centerline there terminating, except the Chicago and Northwestern Railroad right-of-way, Washington County, Minnesota.

Has caused the same to be surveyed and platted as EASTON VILLAGE, and does hereby dedicate to the public for public use the public ways as shown on the plat, and the easements created by this plat for drainage and utility purposes only.

In witness whereof said Easton Village, LLC, a Minnesota Limited Liability Company, has caused these presents to be signed by its proper officers this _____ day of _____, 2015.

Signed: Easton Village, LLC

By: _____ By: _____
_____, President _____, Vice President

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 2015 by _____, President and _____, Vice President, of Easton Village, LLC, a Minnesota Limited Liability Company, on behalf of the company.

(PrintName)_____
Notary Public,_____
My commission expires _____

I, Paul A. Johnson, do hereby certify that this plat was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor in the State of Minnesota, that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been correctly set; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat. Signed and dated this _____ day of _____, 2015.

Paul A. Johnson, Licensed Land Surveyor
Minnesota License Number 10938

STATE OF MINNESOTA
COUNTY OF WASHINGTON
This instrument was acknowledged before me on this _____ day of _____ 2015 by Paul A. Johnson, Licensed Land Surveyor.

Todd A. Erickson, Notary Public, Minnesota
My commission expires January 31, 2019

This plat was approved by the City Council of Lake Elmo, Minnesota, this ____ day of _____, 20____, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

Signed _____ Signed _____
Mayor Clerk

Approved by the Planning Commission of the City of Lake Elmo, Minnesota, this ____ day of _____, 20____.

Signed: _____ Signed _____
Chair, Planning Commission Secretary, Planning Commission

County Surveyor

Pursuant to Chapter 820, Laws of Minnesota, 1971, and in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 2015.

By: _____ By: _____
Washington County Surveyor

County Recorder

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, and Section 272.12, taxes payable in the year 2015, on real estate hereinbefore described, have been paid; and there are no delinquent taxes, and transfer has been entered, on this _____ day of _____, 2015.

By: _____ By: _____
Washington County Auditor/Treasurer Deputy

County Recorder

Document Number _____

I hereby certify that this instrument was recorded in the Office of the County Recorder for record on this _____ day of _____, 2015 at _____ o'clock ____ M. and was duly recorded in Washington County Records.

By: _____ By: _____
Washington County Recorder Deputy

LEGEND

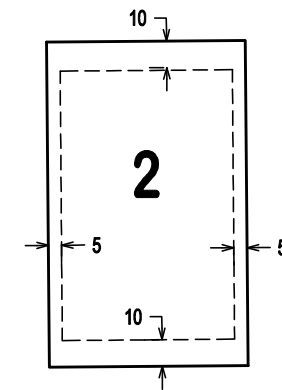
- DENOTES SET 1/2 INCH BY 16 INCH IRON PIPE MONUMENT INSCRIBED "JOHNSON LS #10938", UNLESS SHOWN OTHERWISE
- DENOTES FOUND MONUMENT, SIZE AND MARKINGS AS INDICATED

NOTES

- 1) ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE WASHINGTON COUNTY COORDINATE SYSTEM (NAD 83).
- 2) (DEED) DENOTES BEARINGS AND DIMENSIONS PER DOCUMENTS OF RECORD.
- 3) (MEAS.) DENOTES MEASURED BEARINGS AND DIMENSIONS.

EASEMENT DETAIL

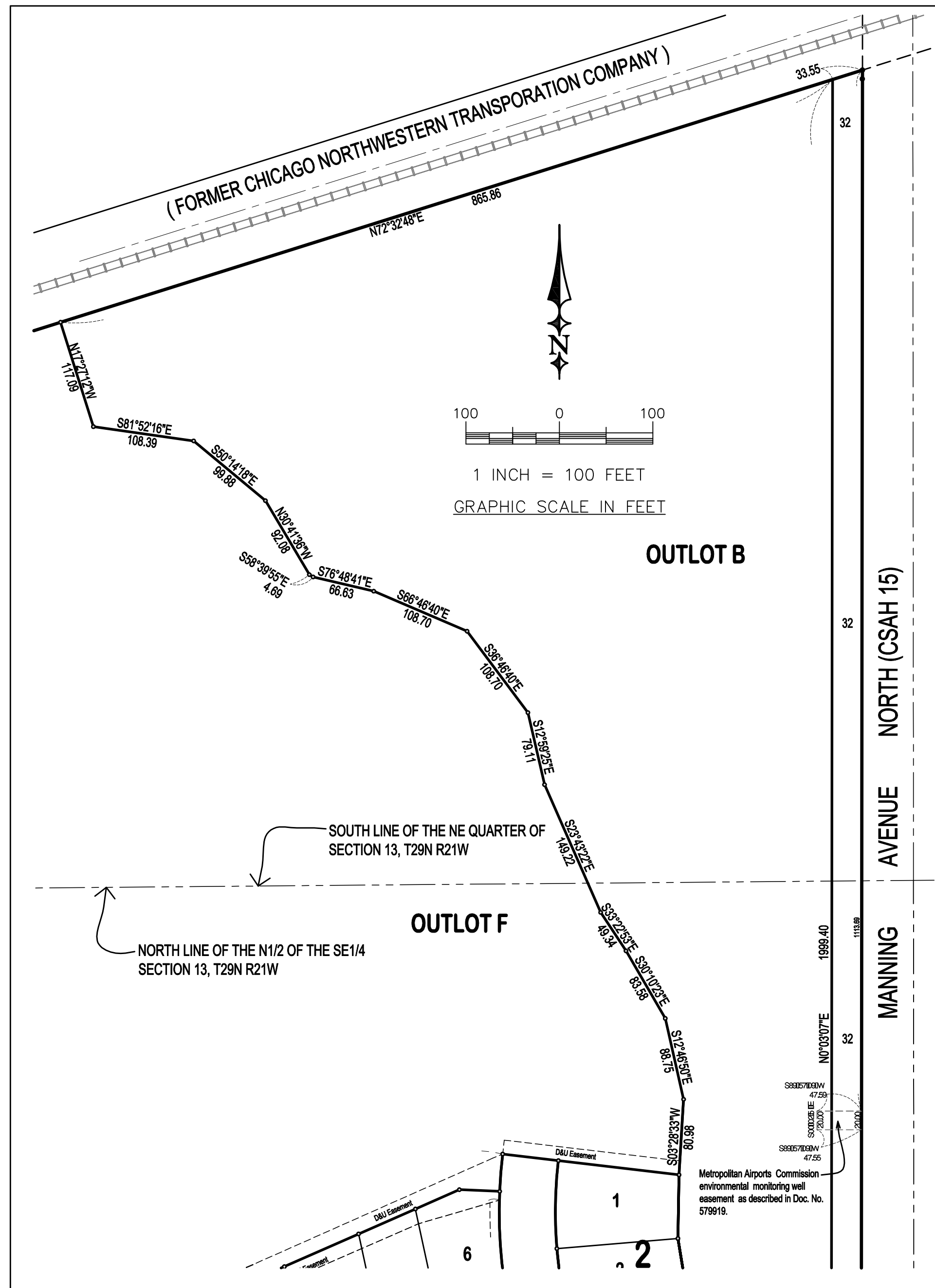
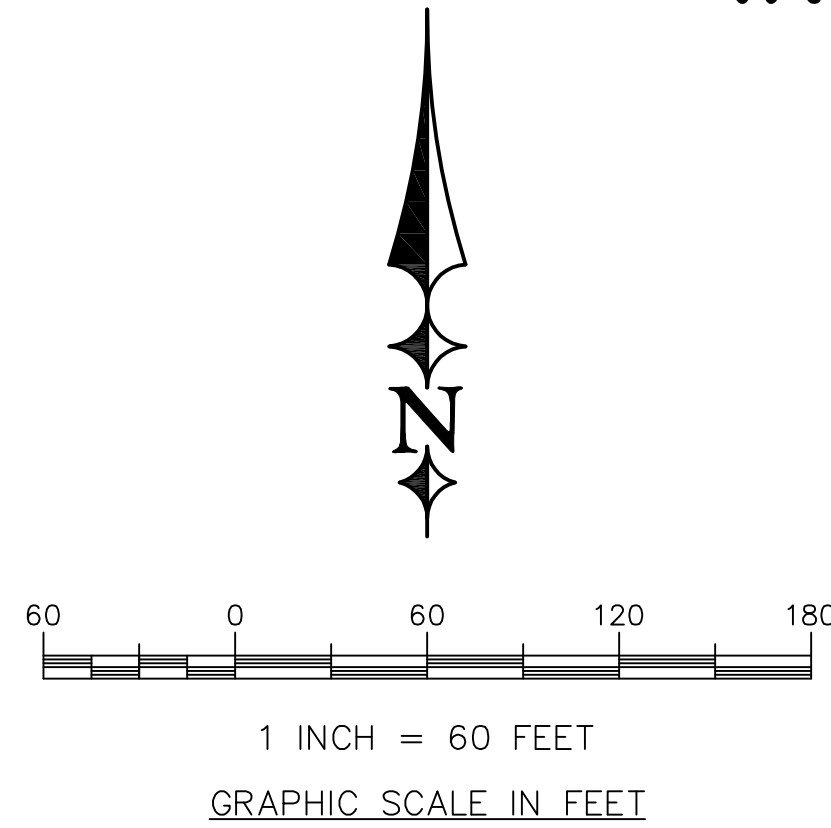
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:
(NOT TO SCALE)



BEING 5 FEET IN WIDTH AND ADJOINING
LOT LINES AND 10 FEET IN WIDTH AND ADJOINING
RIGHT OF WAYS AND BLOCK LINES, AS SHOWN ON
THE PLAT, UNLESS OTHERWISE INDICATED

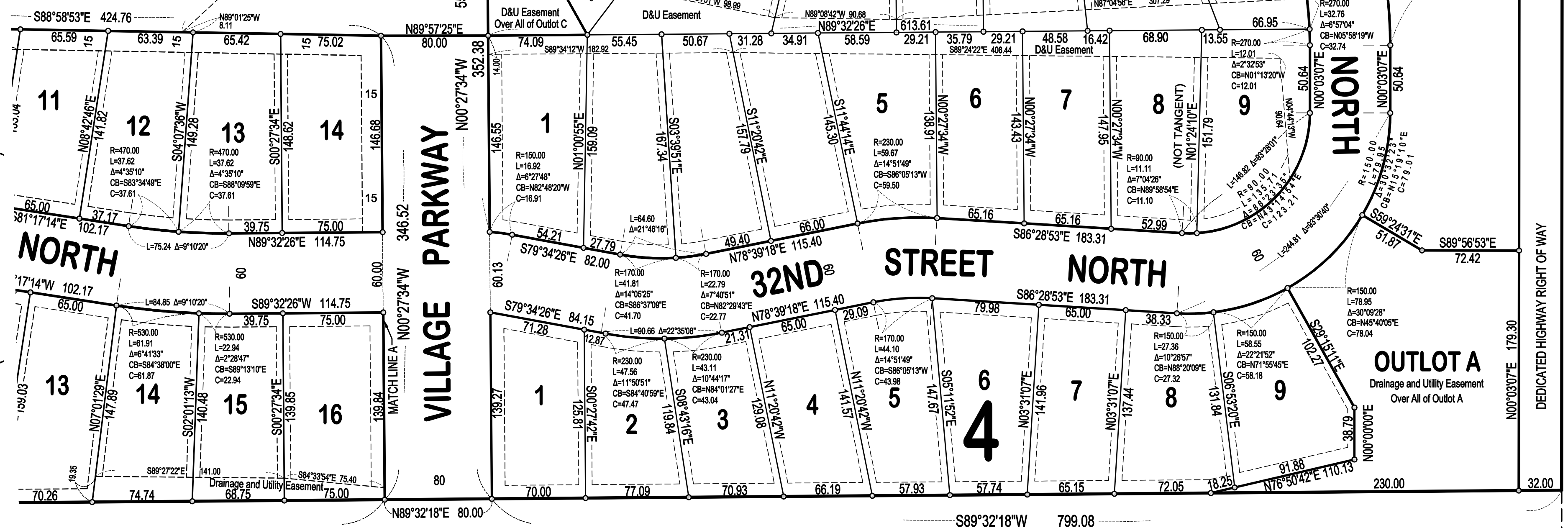
EASTON VILLAGE

INSET A



OUTLOT B DETAIL

INSET B
(SEE SHEET 4 OF 4 SHEETS)



ERICKSON
CIVIL

333 North Main Street, Suite 201
Stillwater, Minnesota 55082
Phone (612) 309-3804

www.ericksoncivilsite.com

36

DEDICATED HIGHWAY RIGHT OF WAY

32

EXCEPTION

DEDICATED HIGHWAY RIGHT OF WAY

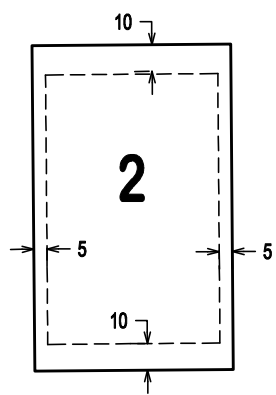
SHEET 3 OF 4 SHEETS

EASTON VILLAGE

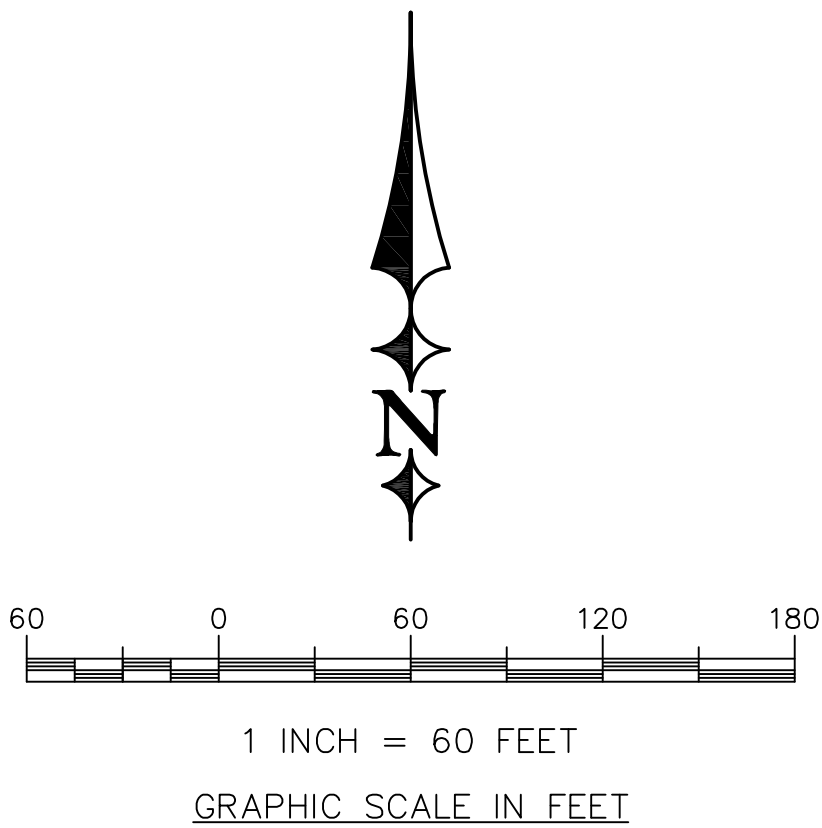
EASTON VILLAGE

INSET B

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