

CANNON VALLEY TRAIL PLAT NO. 41

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.

Dale G. Lempke Signature *Dale G. Lempke*
 MN License No. 49773 Date 1-13-2021

The County of Goodhue, a body politic and corporate under the laws of the State of Minnesota, in conjunction with the Cannon Valley Trail Joint Powers Board, have mapped the Cannon Valley Trail in order to give supplemental information as to the location of the transportation corridor, pursuant to Minnesota Statutes 507.1792, as it transgresses over, under, and across the following tracts of land: Section 22, Township 113 North, Range 15 West, Goodhue County, MN: South Half of the Northwest Quarter and Northeast Quarter of the Southwest Quarter

Approved by the County Board of Commissioners at their November 17, 2020 County Board meeting:
 Chair: *David Bender* Administrator: *Scott Olson*

Approved by the Cannon Valley Trail Joint Powers Board at their November 24, 2020 Board meeting:
 Chair: *David D. Bender* Administrator: *Scott Olson*

I hereby certify that this survey, plan, or report was reviewed and approved according to Minnesota Statutes 507.1792 on this 13th day of March, 2021

Lisa M. Hanni
 Lisa M. Hanni, LS 23048
 Goodhue County Surveyor

Document Number: 673209 + 30930
 I hereby certify that this instrument was filed in the office of the County Recorder for record this day of March, 2021, at 11:19 o'clock a.m., and was duly recorded in the Goodhue County records as file number 10

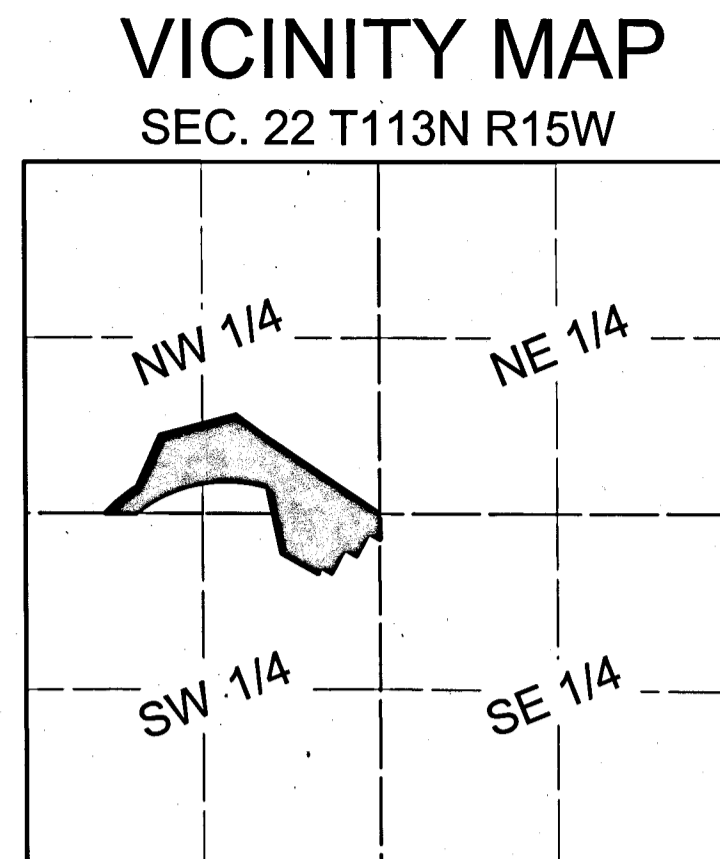
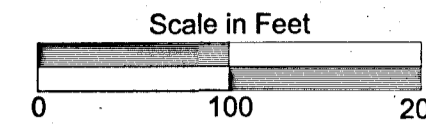
Lisa M. Hanni
 Lisa M. Hanni, LS 23048
 Goodhue County Recorder

Lisa M. Hanni
 REGISTRAR OF TITLES

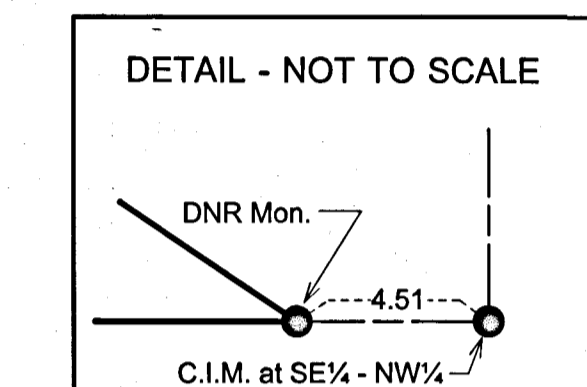
LEGEND

- Plat Boundary
- Section Line
- Quarter Line
- Sixteenth Line
- CVT Centerline
- Road Right of Way
- PLS Monument
- Set Monument*
- Found Monument
- Record Measurement

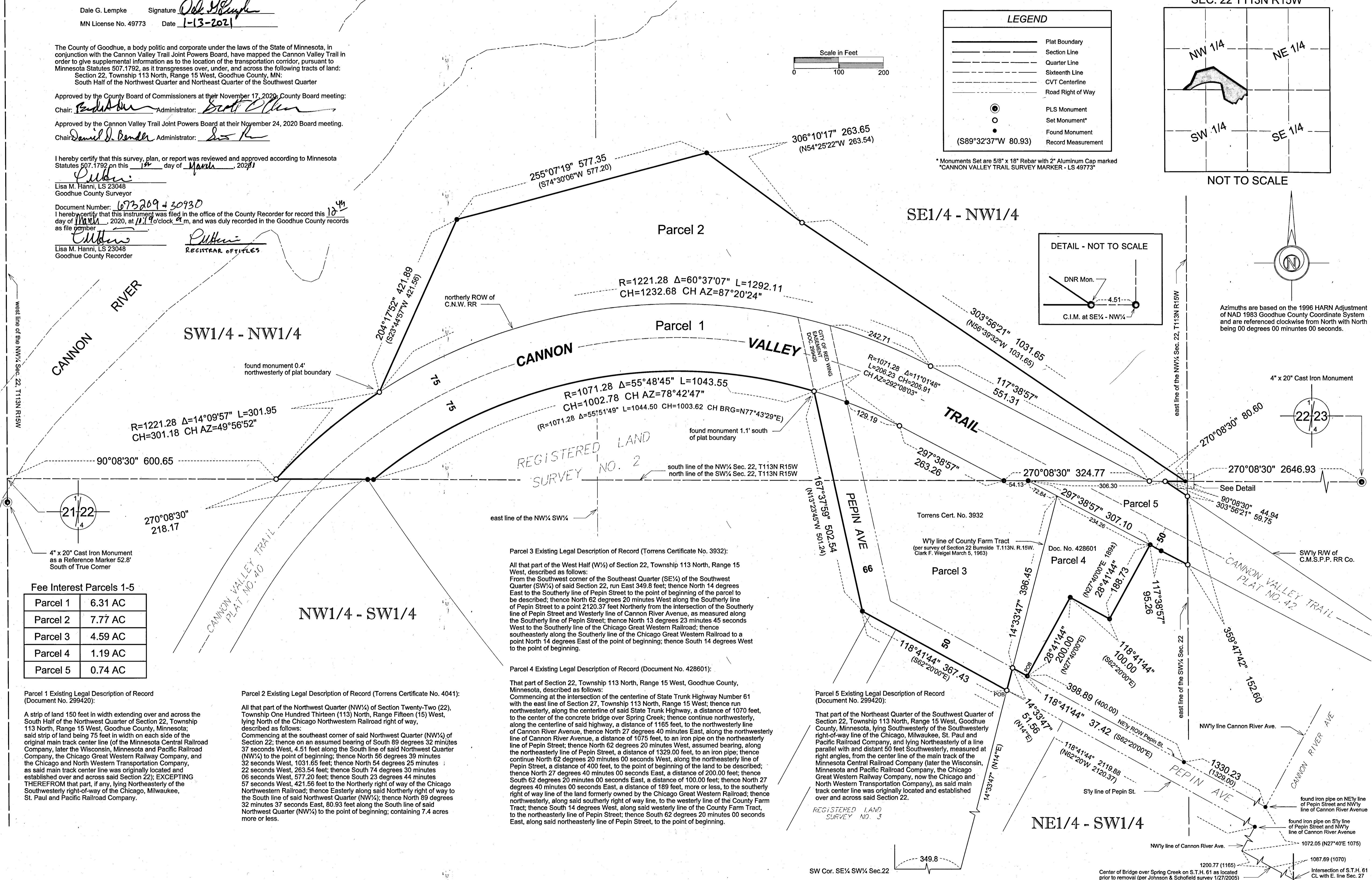
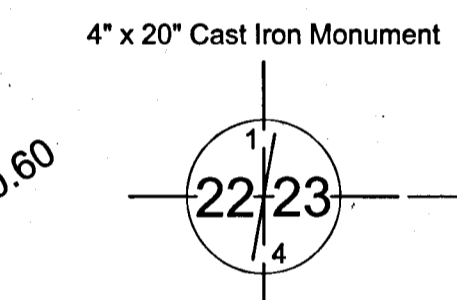
*Monuments Set are 5/8" x 18" Rebar with 2" Aluminum Cap marked "CANNON VALLEY TRAIL SURVEY MARKER - LS 49773"



NOT TO SCALE



Azimuths are based on the 1996 HARN Adjustment of NAD 1983 Goodhue County Coordinate System and are referenced clockwise from North with North being 00 degrees 00 minutes 00 seconds.



Fee Interest Parcels 1-5

Parcel 1	6.31 AC
Parcel 2	7.77 AC
Parcel 3	4.59 AC
Parcel 4	1.19 AC
Parcel 5	0.74 AC

Parcel 1 Existing Legal Description of Record (Document No. 299420):
 A strip of land 150 feet in width extending over and across the South Half of the Northwest Quarter of Section 22, Township 113 North, Range 15 West, Goodhue County, Minnesota; said strip of land being 75 feet in width on each side of the original main track center line (of the Minnesota Central Railroad Company, later the Wisconsin, Minnesota and Pacific Railroad Company, the Chicago Great Western Railway Company, and the Chicago and North Western Transportation Company, as said main track center line was originally located and established over and across said Section 22); EXCEPTING THEREFROM that part, if any, lying Northeasterly of the Southwesterly right-of-way of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company.

Parcel 2 Existing Legal Description of Record (Torrens Certificate No. 4041):
 All that part of the Northwest Quarter (NW¼) of Section Twenty-Two (22), Township One Hundred Thirteen (113) North, Range Fifteen (15) West, lying North of the Chicago Northwestern Railroad right of way, described as follows:
 Commencing at the southeast corner of said Northwest Quarter (NW¼) of Section 22; thence on an assumed bearing of South 89 degrees 32 minutes 37 seconds West, 4.51 feet along the South line of said Northwest Quarter (NW¼) to the point of beginning; thence North 56 degrees 39 minutes 32 seconds West, 1031.65 feet; thence North 54 degrees 25 minutes 22 seconds West, 263.54 feet; thence South 74 degrees 30 minutes 06 seconds West, 577.20 feet; thence South 23 degrees 44 minutes 57 seconds West, 421.56 feet to the Northerly right of way of the Chicago Northwestern Railroad; thence Easterly along said Northerly right of way to the South line of said Northwest Quarter (NW¼); thence North 89 degrees 32 minutes 37 seconds East, 80.93 feet along the South line of said Northwest Quarter (NW¼) to the point of beginning; containing 7.4 acres more or less.

Parcel 3 Existing Legal Description of Record (Torrens Certificate No. 3932):
 All that part of the West Half (W½) of Section 22, Township 113 North, Range 15 West, described as follows:
 From the Southwest corner of the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) of said Section 22, run East 349.8 feet; thence North 14 degrees East to the Southerly line of Pepin Street to the point of beginning of the parcel to be described; thence North 62 degrees 20 minutes West along the Southerly line of Pepin Street to a point 2120.37 feet Northerly from the intersection of the Southerly line of Pepin Street and Westery line of Cannon River Avenue, as measured along the Southerly line of Pepin Street; thence North 13 degrees 23 minutes 45 seconds West to the Southerly line of the Chicago Great Western Railroad; thence southeasterly along the Southerly line of the Chicago Great Western Railroad to a point North 14 degrees East of the point of beginning; thence South 14 degrees West to the point of beginning.

Parcel 4 Existing Legal Description of Record (Document No. 428601):
 That part of Section 22, Township 113 North, Range 15 West, Goodhue County, Minnesota, described as follows:
 Commencing at the intersection of the centerline of State Trunk Highway Number 61 with the east line of Section 27, Township 113 North, Range 15 West; thence run northwesterly, along the centerline of said State Trunk Highway, a distance of 1070 feet, to the center of the concrete bridge over Spring Creek; thence continue northwesterly, along the centerline of said highway, a distance of 1165 feet, to the northwesterly line of Cannon River Avenue, thence North 27 degrees 40 minutes East, along the northwesterly line of Cannon River Avenue, a distance of 1075 feet, to an iron pipe on the northeasterly line of Pepin Street; thence North 62 degrees 20 minutes West, assumed bearing, along the northeasterly line of Pepin Street, a distance of 1329.00 feet, to an iron pipe; thence continue North 62 degrees 20 minutes 00 seconds West, along the northeasterly line of Pepin Street, a distance of 400 feet, to the point of beginning of the land to be described; thence North 27 degrees 40 minutes 00 seconds East, a distance of 200.00 feet; thence South 62 degrees 20 minutes 00 seconds East, a distance of 100.00 feet; thence North 27 degrees 40 minutes 00 seconds East, a distance of 189 feet, more or less, to the southerly right of way line of the land formerly owned by the Chicago Great Western Railroad; thence northwesterly, along said southerly right of way line, to the westerly line of the County Farm Tract; thence South 14 degrees West, along said westerly line of the County Farm Tract, to the northeasterly line of Pepin Street; thence South 62 degrees 20 minutes 00 seconds East, along said northeasterly line of Pepin Street, to the point of beginning.

Parcel 5 Existing Legal Description of Record (Document No. 299420):
 That part of the Northeast Quarter of the Southwest Quarter of Section 22, Township 113 North, Range 15 West, Goodhue County, Minnesota, lying Southwesterly of the Southwesterly right-of-way line of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company, and lying Northeasterly of a line parallel with and distant 50 feet Southwesterly, measured at right angles, from the center line of the main track of the Minnesota Central Railroad Company (later the Wisconsin, Minnesota and Pacific Railroad Company, the Chicago Great Western Railway Company, now the Chicago and North Western Transportation Company), as said main track center line was originally located and established over and across said Section 22.

Center of Bridge over Spring Creek on S.T.H. 61 as located prior to removal (per Johnson & Schofield survey 1/27/2005)
 1200.77 (1165)
 1067.69 (1070)
 Intersection of S.T.H. 61 CL with E. line Sec. 27