

December 8, 1971

Mr. Al Mueller:  
2205 Arcade St.  
St. Paul, Minn.  
55109.

Dear Mr. Mueller:

Enclosed herewith is a partial survey of your property which delineates the field conditions.

Before your survey can be completed, it appears to me that the chain of title of your property needs to be examined by your attorney to solve or clarify a legal problem.

Since there is not a full 160 rods (2640 ft) in the SE<sup>1</sup>/<sub>4</sub> of said Section 8, and since the North 40 rods (660 ft) was sold and County Road B<sup>2</sup> has its centerline on the 660 ft. line, there is 1969.29 ft. left rather than the 120 rods (1980 ft) as called for in your description.

The shortage must be placed somewhere; normally based on Senior and Junior rights (date of record-which one first), and/or intention of sales agreement, and/or monuments in place, and/or mutual agreement of interested parties.

At the time of a survey October 1965 for J. Walter, (your neighbor to the south), the most southerly line possible was established for him. It was recommended that he consult an attorney on the above problem, but nothing was heard from him. Thus, the 10.7 feet to my knowledge is still questionable.

Old survey irons 3.6 ft to 3.7 ft. North the above said most southerly line and North 115 ft thereof, agrees with neither the 1980' or 1969.29' distance, or any proration of measurements that I can justify. Also, I have no knowledge that these iron pipes were placed by any Land Surveyor.

The encroachment and/or clearance for your house is shown on survey. Should you or your attorney have any questions, please call us, and we'll do our best to have this resolved. Then, the final corner Iron Pipe Monuments can be placed.

Sincerely,  
Charles O. Leppi