CERTIFICATE OF SURVEY

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 29, TOWNSHIP 140 NORTH, RANGE 30 WEST, CASS COUNTY, MINNESOTA

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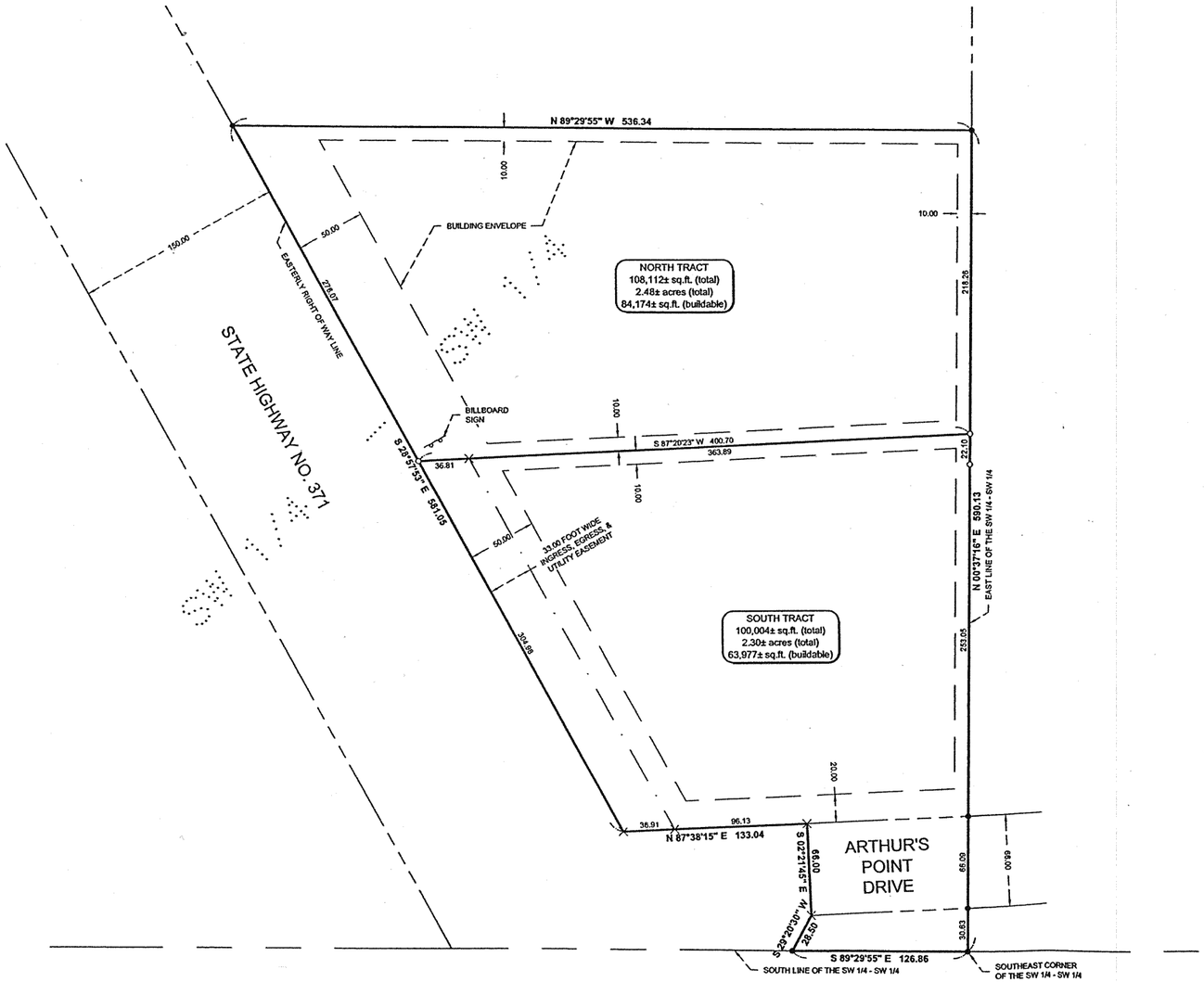
COUNTY SURVEYOR



LEGAL DESCRIPTIONS

PROPERTY SURVEYED

The Southerly Five (5) acres of that part of the Southwest Quarter of the Southwest Quarter (SW ¼ SW ¼), Section Twenty-nine (29), Township One Hundred Forty (140), Range Thirty (30), lying and being Easterly of the Right-of-way of Highway #371. The Northerly line of said tract shall be parallel to the Southerly line of the Southwest Quarter of the Southwest Quarter (SW ¼ SW ¼), Section Twenty-Nine (29), Township One Hundred Forty (140), Range Thirty (30); EXCEPT that portion thereof heretofore transferred by an instrument of conveyance recorded in the Office of the Cass County Recorder as Document No. 273082.

EXCEPTION (DOC#273082)

That part of the Southwest Quarter of the Southwest Quarter of Section 29, Township 140 North, Range 30 West, shown as Parcel 267B on the plat designated as Minnesota Department of Transportation Right of Way Plat Numbered 11-7 on file and of record in the office of the County Recorder in and for Cass County, Minnesota.

LINE DESCRIPTION

That part of the Southwest Quarter of the Southwest Quarter, Section 29, Township 140 North, Range 30 West, Cass County, Minnesota, lying and being easterly of the right-of-way of Highway #371 and which lies (northerly) (southerly) of the following described line: Commencing at the southeast corner of said Southwest Quarter of the Southwest Quarter; thence North 0 degrees 37 minutes 16 seconds East, assigned bearing, along the east line thereof 590.13 feet to the point of beginning of the line to be herein described; thence North 89 degrees 29 minutes 55 seconds West 536.34 feet, more or less, to said easterly right-of-way of Highway #371 and said line there terminating.

NORTH TRACT

That part of the Southwest Quarter of the Southwest Quarter, Section 29, Township 140 North, Range 30 West, Cass County, Minnesota, described as follows: Commencing at the southeast corner of said Southwest Quarter of the Southwest Quarter; thence North 0 degrees 37 minutes 16 seconds East, assigned bearing, along the east line thereof 371.87 feet to the point of beginning of the tract to be herein described; thence continue North 0 degrees 37 minutes 16 seconds East along said east line 218.26 feet; thence North 89 degrees 29 minutes 55 seconds West 536.34 feet to the easterly right-of-way line of T.H. No. 371; thence South 28 degrees 57 minutes 53 seconds East along said right-of-way line 276.07 feet to the intersection with a line bearing South 87 degrees 20 minutes 23 seconds West from the point of beginning; thence North 87 degrees 20 minutes 23 seconds East 400.70 feet to the point of beginning.

Together with (see Easement).

SOUTH TRACT

That part of the Southwest Quarter of the Southwest Quarter, Section 29, Township 140 North, Range 30 West, Cass County, Minnesota, described as follows: Beginning at the southeast corner of said Southwest Quarter of the Southwest Quarter; thence North 0 degrees 37 minutes 16 seconds East, assigned bearing, along the east line thereof 371.87 feet; thence South 87 degrees 20 minutes 23 seconds West 400.70 feet to the easterly right-of-way line of T.H. No. 371; thence South 28 degrees 57 minutes 53 seconds East along said right-of-way line 304.98 feet; thence North 87 degrees 38 minutes 15 seconds East along said right-of-way line 133.04 feet; thence South 2 degrees 21 minutes 45 seconds East along said right-of-way line 66.00 feet; thence South 29 degrees 20 minutes 30 seconds West along said right-of-way line 28.50 feet to the south line of said Southwest Quarter of the Southwest Quarter; thence South 89 degrees 29 minutes 55 seconds East along said south line 126.86 feet to the point of beginning.

Subject to Arthurs Point Drive.

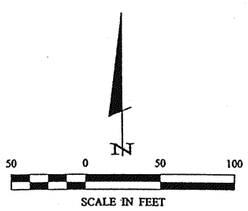
Subject to (see Easement).

EASEMENT

An easement for ingress, egress, and utilities 33.00 feet in width over, under, and across that part of the Southwest Quarter of the Southwest Quarter, Section 29, Township 140 North, Range 30 West, Cass County, Minnesota, the westerly line of which is described as follows: Commencing at the southeast corner of said Southwest Quarter of the Southwest Quarter; thence North 0 degrees 37 minutes 16 seconds East, assigned bearing, along the east line thereof 371.87 feet; thence South 87 degrees 20 minutes 23 seconds West 400.70 feet to the easterly right-of-way line of T.H. No. 371, the point of beginning of the westerly line to be herein described; thence South 28 degrees 57 minutes 53 seconds East along said easterly right-of-way line 304.98 feet and said line there terminating. The easterly line of said 33.00 foot wide easement shall be prolonged or shortened to terminate on a line bearing North 87 degrees 20 minutes 23 seconds East from the point of beginning and a line bearing North 87 degrees 38 minutes 15 seconds East from the point of termination.

LEGEND

- ● DENOTES MONUMENTS AS SHOWN ON PREVIOUS SURVEY DATED 5/24/2005
- o DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 21367
- × DENOTES CALCULATED POSITION



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER TO HAVE AN ASSIGNED BEARING OF S 89°29'55" E.

NOTES:

1. Zoning for subject tract = COMMERCIAL.
2. No wetlands were found on the subject property. A report was filed with Cass County on May 28, 2008, by Ben Meister, Landecker & Associates, Inc.
3. Parcel ID of subject parcel: 05-029-3304.
4. All lines marked with flagging are only an approximation of the true boundary lines and are not to be used as an exact boundary location. Flagged lines should not be used for the establishment of improvements. To mark true boundary lines, additional monumentation would be required.

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Landecker & Associates, Inc.
Engineering · Surveying · Planning
Waller, MN 56484
Phone: 218-547-1396 Fax: 218-547-2272

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER/LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
Terry L. Fineman, PLS #21367
DATE 10/7/08 LIC. NO. 21367

REVISIONS		
DESCRIPTION	DATE	BY
adjusted line between tracts	10-08-2008	WAG

PROJECT MANAGER:	TLF
CHECKED BY:	TLF
DRAWN BY:	WAG
PROJECT No.:	082054
FILE NAME:	C082054.dwg
FIELD BOOK:	BOOK 296 PG. 11
DATE:	10-07-2008
SCALE:	HORZ. 1" = 50'
	VERT. NONE

CERTIFICATE OF SURVEY

Dennis Panzer
2265 Webber Hills Road
Minneapolis, MN 55391

SHEET 1 OF 1

Wayne gregory 10/9/2008 12:01 PM - F:\Drawings\2008\082054 PANZER\dwg\C082054.dwg