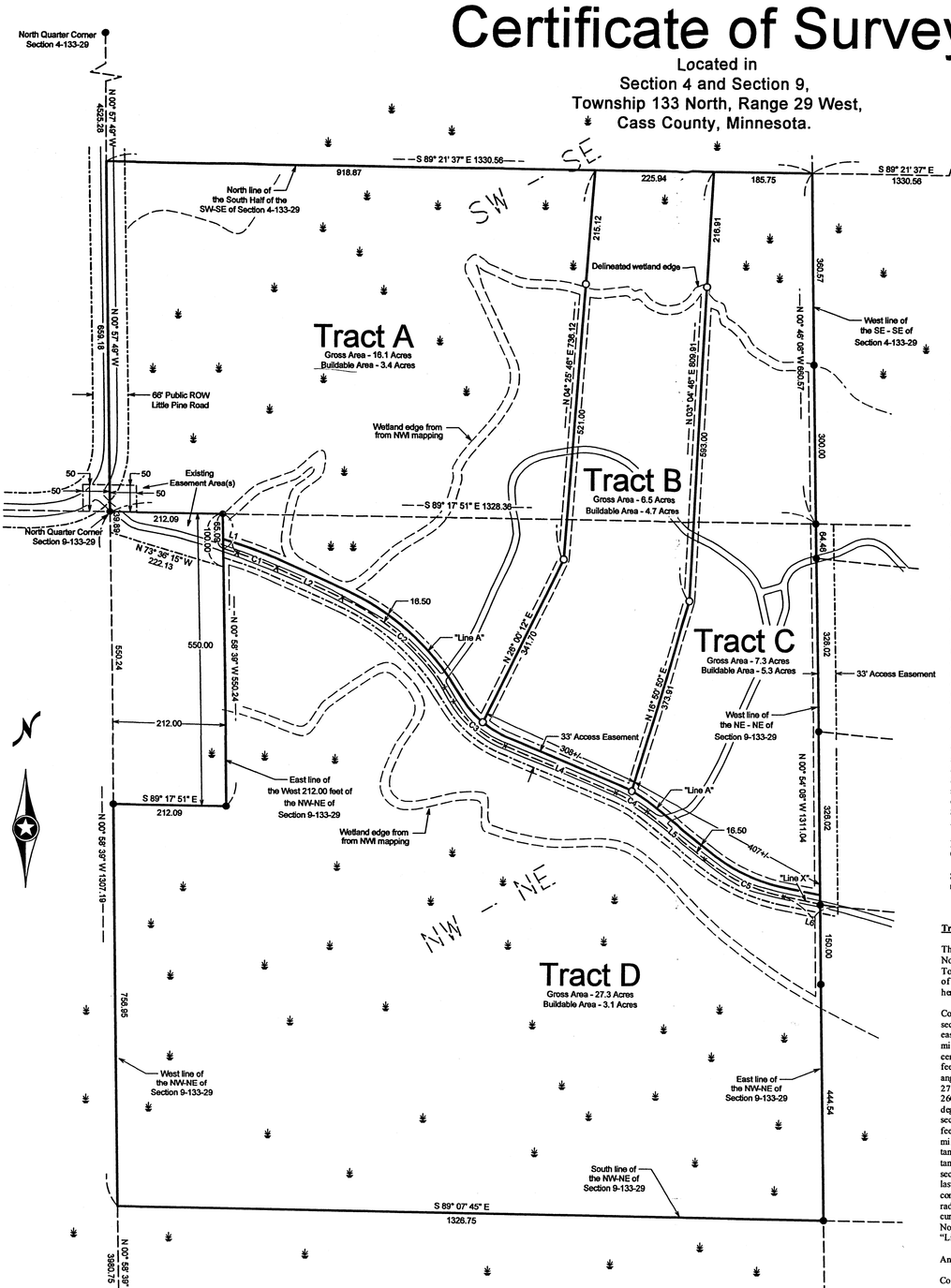
Certificate of Survey

Located in
Section 4 and Section 9,
Township 133 North, Range 29 West,
Cass County, Minnesota.


North Quarter Corner
Section 4-133-29
East Quarter Corner
Section 4-133-29
Northeast Corner
Section 9-133-29
North Quarter Corner
Section 9-133-29
South Quarter Corner
Section 9-133-29
West line of the NW-NE of Section 9-133-29
East line of the NW-NE of Section 9-133-29
South line of the NW-NE of Section 9-133-29
North line of the South Half of the SW-SE of Section 4-133-29
West line of the SE - SE of Section 4-133-29
East line of the West 212.00 feet of the NW-NE of Section 9-133-29
Delineated wetland edge
Wetland edge from from NWI mapping
66' Public ROW
Little Pine Road
Existing Easement Area(s)
33' Access Easement
"Line A"
"Line X"
Tract A
Gross Area - 16.1 Acres
Buildable Area - 3.4 Acres
Tract B
Gross Area - 6.5 Acres
Buildable Area - 4.7 Acres
Tract C
Gross Area - 7.3 Acres
Buildable Area - 5.3 Acres
Tract D
Gross Area - 27.3 Acres
Buildable Area - 3.1 Acres
S 89° 21' 37" E 1330.56
S 89° 17' 51" E 1328.36
S 89° 07' 45" E 1326.75
N 00° 57' 49" W 1330.56
N 00° 58' 39" W 1327.19
N 00° 58' 39" W 1330.75
N 73° 36' 15" W 222.13
N 04° 25' 48" E 236.12
N 03° 04' 46" E 809.91
N 16° 59' 02" E 379.91
N 00° 54' 09" W 1913.04
S 89° 17' 51" E 212.09
N 00° 57' 49" W 1330.56
N 00° 54' 25" W 1660.93
N 00° 54' 25" W 98.99
N 00° 48' 08" W 660.57
N 00° 54' 09" W 1328.02
S 89° 21' 37" E 1330.56
918.87
225.84
185.75
216.12
218.91
396.57
821.00
693.00
300.00
64.46
328.02
328.02
150.00
444.94
373.91
212.09
212.00
550.00
550.24
756.95
3980.75
28.46
65.09
100.00
16.50
309'+/-
407'+/-
50
Tract A Legal Description

That part of the South Half of the Southwest Quarter of the Southeast Quarter of Section 4, Township133 North, Range 29 West, AND that part of the Northwest Quarter of the Northeast Quarter of Section 9, Township 133 North, Range 29 West, all being located in Cass County, Minnesota, which lies northerly of a line 16.50 feet northerly of and perpendicular to the following described centerline, said line hereinafter referred to as "Line A":

Commencing at the North Quarter corner of said Section 9; thence South 89 degrees 17 minutes 51 seconds East, bearings are based on the Cass County coordinate system, a distance of 212.09 feet to the east line of the West 212.00 feet of said North Half of the Northeast Quarter; thence South 00 degrees 58 minutes 39 seconds East, along said east line a distance of 65.09 feet to the point of beginning of the centerline to be described; thence South 72 degrees 33 minutes 35 seconds East, a distance of 28.46 feet; thence easterly 78.87 feet along a tangential curve concave to the south, said curve having a central angle of 6 degrees 57 minutes 07 seconds and radius of 650.00 feet; thence South 65 degrees 36 minutes 27 seconds East, tangential to the last described curve, a distance of 135.00 feet; thence southeasterly 260.65 feet along a tangential curve concave to the southwest, said curve having a central angle of 33 degrees 11 minutes 11 seconds and a radius of 450.00 feet; thence South 32 degrees 25 minutes 16 seconds East, tangent to the last described curve, a distance of 35.58 feet; thence southeasterly 121.45 feet along a tangential curve concave to the northeast, said curve having a central angle of 34 degrees 47 minutes 37 seconds and a radius of 200.00 feet; thence South 67 degrees 12 minutes 52 seconds East, tangent to the last described curve, a distance of 228.71 feet; thence southeasterly 68.87 feet along a tangential curve concave to the southwest, said curve having a central angle of 15 degrees 47 minutes 05 seconds and a radius of 250.00 feet; thence South 51 degrees 25 minutes 48 seconds East, tangent to the last described curve, a distance of 141.99; thence southeasterly 165.91 feet along a tangential curve concave to the northeast, said curve having a central angle of 27 degrees 09 minutes 37 seconds and a radius of 350.00 feet; thence South 78 degrees 35 minutes 25 seconds East, tangent to the last described curve, a distance of 103.39 feet to the intersection with the east line of the West 33.00 feet of the Northeast Quarter of the Northeast Quarter of said Section 9, said line hereinafter referred to as "Line X", and said centerline there terminating.

And which lies westerly of the following described line:

Commencing at the North Quarter corner of said Section 9; thence North 00 degrees 57 minutes 49 seconds West, bearings are based on the Cass County coordinate system, along the west line of said Southwest Quarter of the Southeast Quarter of Section 4, a distance of 659.18 feet to the north line of the South Half of said Southwest Quarter of the Southeast Quarter; thence South 89 degrees 21 minutes 37 seconds East, along said north line, a distance of 918.87 feet to the point of beginning of the line to be described; thence South 04 degrees 25 minutes 46 seconds West, a distance of 736.12 feet; thence South 26 degrees 00 minutes 12 seconds West, a distance of 341.70 feet to the intersection of said "Line A", and said line there terminating.

EXCEPT the West 212.00 feet of the North 550.00 feet of said Northwest Quarter of the Northeast Quarter of Section 9.

Said tract contains 16.1 acres, more or less, and is subject to all reservations, restrictions and easements of record, if any.

Tract B Legal Description

That part of the South Half of the Southwest Quarter of the Southeast Quarter of Section 4, Township133 North, Range 29 West, AND that part of the Northwest Quarter of the Northeast Quarter of Section 9, Township 133 North, Range 29 West, all being located in Cass County, Minnesota, which lies northerly of a line 16.50 feet northerly of and perpendicular to the following described centerline, said line hereinafter referred to as "Line A":

Commencing at the North Quarter corner of said Section 9; thence South 89 degrees 17 minutes 51 seconds East, bearings are based on the Cass County coordinate system, a distance of 212.09 feet to the east line of the West 212.00 feet of said North Half of the Northeast Quarter; thence South 00 degrees 58 minutes 39 seconds East, along said east line a distance of 65.09 feet to the point of beginning of the centerline to be described; thence South 72 degrees 33 minutes 35 seconds East, a distance of 28.46 feet; thence easterly 78.87 feet along a tangential curve concave to the south, said curve having a central angle of 6 degrees 57 minutes 07 seconds and radius of 650.00 feet; thence South 65 degrees 36 minutes 27 seconds East, tangential to the last described curve, a distance of 135.00 feet; thence southeasterly 260.65 feet along a tangential curve concave to the southwest, said curve having a central angle of 33 degrees 11 minutes 11 seconds and a radius of 450.00 feet; thence South 32 degrees 25 minutes 16 seconds East, tangent to the last described curve, a distance of 35.58 feet; thence southeasterly 121.45 feet along a tangential curve concave to the northeast, said curve having a central angle of 34 degrees 47 minutes 37 seconds and a radius of 200.00 feet; thence South 67 degrees 12 minutes 52 seconds East, tangent to the last described curve, a distance of 228.71 feet; thence southeasterly 68.87 feet along a tangential curve concave to the southwest, said curve having a central angle of 15 degrees 47 minutes 05 seconds and a radius of 250.00 feet; thence South 51 degrees 25 minutes 48 seconds East, tangent to the last described curve, a distance of 141.99; thence southeasterly 165.91 feet along a tangential curve concave to the northeast, said curve having a central angle of 27 degrees 09 minutes 37 seconds and a radius of 350.00 feet; thence South 78 degrees 35 minutes 25 seconds East, tangent to the last described curve, a distance of 103.39 feet to the intersection with the east line of the West 33.00 feet of the Northeast Quarter of the Northeast Quarter of said Section 9, said line hereinafter referred to as "Line X", and said centerline there terminating.

And which lies easterly of the following described line:

Commencing at the North Quarter corner of said Section 9; thence North 00 degrees 57 minutes 49 seconds West, bearings are based on the Cass County coordinate system, along the west line of said Southwest Quarter of the Southeast Quarter of Section 4, a distance of 659.18 feet to the north line of the South Half of said Southwest Quarter of the Southeast Quarter; thence South 89 degrees 21 minutes 37 seconds East, along said north line, a distance of 1144.81 feet to the point of beginning of the line to be described; thence South 03 degrees 04 minutes 46 seconds West, a distance of 809.91 feet; thence South 16 degrees 50 minutes 50 seconds West, a distance of 373.91 feet to the intersection of said "Line A", and said line there terminating.

Said tract contains 6.5 acres, more or less, and is subject to all reservations, restrictions and easements of record, if any.

Tract C Legal Description

That part of the South Half of the Southwest Quarter of the Southeast Quarter of Section 4, Township133 North, Range 29 West, AND that part of the Northwest Quarter of the Northeast Quarter of Section 9, Township 133 North, Range 29 West, all being located in Cass County, Minnesota, which lies northerly of a line 16.50 feet northerly of and perpendicular to the following described centerline, said line hereinafter referred to as "Line A":

Commencing at the North Quarter corner of said Section 9; thence South 89 degrees 17 minutes 51 seconds East, bearings are based on the Cass County coordinate system, a distance of 212.09 feet to the east line of the West 212.00 feet of said North Half of the Northeast Quarter; thence South 00 degrees 58 minutes 39 seconds East, along said east line a distance of 65.09 feet to the point of beginning of the centerline to be described; thence South 72 degrees 33 minutes 35 seconds East, a distance of 28.46 feet; thence easterly 78.87 feet along a tangential curve concave to the south, said curve having a central angle of 6 degrees 57 minutes 07 seconds and radius of 650.00 feet; thence South 65 degrees 36 minutes 27 seconds East, tangential to the last described curve, a distance of 135.00 feet; thence southeasterly 260.65 feet along a tangential curve concave to the southwest, said curve having a central angle of 33 degrees 11 minutes 11 seconds and a radius of 450.00 feet; thence South 32 degrees 25 minutes 16 seconds East, tangent to the last described curve, a distance of 35.58 feet; thence southeasterly 121.45 feet along a tangential curve concave to the northeast, said curve having a central angle of 34 degrees 47 minutes 37 seconds and a radius of 200.00 feet; thence South 67 degrees 12 minutes 52 seconds East, tangent to the last described curve, a distance of 228.71 feet; thence southeasterly 68.87 feet along a tangential curve concave to the southwest, said curve having a central angle of 15 degrees 47 minutes 05 seconds and a radius of 250.00 feet; thence South 51 degrees 25 minutes 48 seconds East, tangent to the last described curve, a distance of 141.99; thence southeasterly 165.91 feet along a tangential curve concave to the northeast, said curve having a central angle of 27 degrees 09 minutes 37 seconds and a radius of 350.00 feet; thence South 78 degrees 35 minutes 25 seconds East, tangent to the last described curve, a distance of 103.39 feet to the intersection with the east line of the West 33.00 feet of the Northeast Quarter of the Northeast Quarter of said Section 9, said centerline hereinafter referred to as "Line X", and said centerline there terminating.

And which lies easterly of the following described line:

Commencing at the North Quarter corner of said Section 9; thence North 00 degrees 57 minutes 49 seconds West, bearings are based on the Cass County coordinate system, along the west line of said Southwest Quarter of the Southeast Quarter of Section 4, a distance of 659.18 feet to the north line of the South Half of said Southwest Quarter of the Southeast Quarter; thence South 89 degrees 21 minutes 37 seconds East, along said north line, a distance of 1144.81 feet to the point of beginning of the line to be described; thence South 03 degrees 04 minutes 46 seconds West, a distance of 809.91 feet; thence South 16 degrees 50 minutes 50 seconds West, a distance of 373.91 feet to the intersection of said "Line A", and said line there terminating.

Said tract contains 7.3 acres, more or less, and is subject to all reservations, restrictions and easements of record, if any.

Easement Centerline Data

L1	Brg- S 72°33'35"E	Length-28.46	
C1	Delta- 6°57'07"	Radius-650.00	Length-78.89
L2	Brg-S35°36'27"E	Length-135.00	
C2	Delta-33°11'11"	Radius-450.00	Length-260.65
L3	Brg-S32°25'16"E	Length-35.58	
C3	Delta-34°47'37"	Radius-200.00	Length-121.45
L4	Brg-S67°12'52"E	Length-228.71	
C4	Delta-15°47'05"	Radius-250.00	Length-68.87
L5	Brg-S51°25'48"E	Length-141.99	
C5	Delta-27°09'37"	Radius-350.00	Length-165.91
L6	Brg-S78°35'25"E	Length-103.39	

● Denotes iron monument found
○ Denotes 1/2" iron pipe set and marked by License No. 23668

Orientation of this bearing system is the Cass County coordinate system.

Access Easement Description (Included with all tracts)

Along with and subject to a 33.00-foot easement for ingress and egress over that part of the North Half of the Northeast Quarter of Section 9, Township 133 North, Range 29 West, Cass County, Minnesota, the centerline of said easement is described as follows:

Commencing at the North Quarter corner of said Section 9; thence South 89 degrees 17 minutes 51 seconds East, bearings are based on the Cass County coordinate system, a distance of 212.09 feet to the east line of the West 212.00 feet of said North Half of the Northeast Quarter; thence South 00 degrees 58 minutes 39 seconds East, along said east line a distance of 65.09 feet to the point of beginning of the centerline to be described; thence South 72 degrees 33 minutes 35 seconds East, a distance of 28.46 feet; thence easterly 78.87 feet along a tangential curve concave to the south, said curve having a central angle of 6 degrees 57 minutes 07 seconds and radius of 650.00 feet; thence South 65 degrees 36 minutes 27 seconds East, tangential to the last described curve, a distance of 135.00 feet; thence southeasterly 260.65 feet along a tangential curve concave to the southwest, said curve having a central angle of 33 degrees 11 minutes 11 seconds and a radius of 450.00 feet; thence South 32 degrees 25 minutes 16 seconds East, tangent to the last described curve, a distance of 35.58 feet; thence southeasterly 121.45 feet along a tangential curve concave to the northeast, said curve having a central angle of 34 degrees 47 minutes 37 seconds and a radius of 200.00 feet; thence South 67 degrees 12 minutes 52 seconds East, tangent to the last described curve, a distance of 228.71 feet; thence southeasterly 68.87 feet along a tangential curve concave to the southwest, said curve having a central angle of 15 degrees 47 minutes 05 seconds and a radius of 250.00 feet; thence South 51 degrees 25 minutes 48 seconds East, tangent to the last described curve, a distance of 141.99; thence southeasterly 165.91 feet along a tangential curve concave to the northeast, said curve having a central angle of 27 degrees 09 minutes 37 seconds and a radius of 350.00 feet; thence South 78 degrees 35 minutes 25 seconds East, tangent to the last described curve, a distance of 103.39 feet to the intersection with the east line of the West 33.00 feet of the Northeast Quarter of the Northeast Quarter of said Section 9, said line hereinafter referred to as "Line X", and said centerline there terminating.

The side lines of said easement are to be shortened or extended to terminate on the east line of the West 33.00 feet of the Northeast Quarter of the Northeast Quarter of said Section 9, AND the east line of the West 212.00 feet of said North Half of the Northeast Quarter.

Along with and subject to an easement for ingress and egress over the East 50.00 feet of the South 50.00 feet of the Southeast Quarter of the Southwest Quarter of Section 4, Township 133 North, Range 29 West, Cass County, Minnesota.

Also along and subject to an easement for ingress and egress over the West 50.00 feet of the South 50.00 feet of the Southwest Quarter of the Southeast Quarter of Section 4, Township 133 North, Range 29 West, Cass County, Minnesota.

Along with and subject to an easement for ingress and egress over that part of the Northwest Quarter of the Northeast Quarter of Section 9, Township 133 North, Range 29 West, Cass County, Minnesota described as follows:

Beginning at the North Quarter corner of said Section 9; thence South 89 degrees 17 minutes 51 seconds East, bearings are based on the Cass County coordinate system, a distance of 212.09 feet along the north line of said Northwest Quarter of the Northeast Quarter to the intersection with the east line of the West 212.00 feet of said Northwest Quarter of the Northeast Quarter; thence South 00 degrees 58 minutes 39 seconds East, along said east line, a distance of 100.00 feet; thence North 73 degrees 36 minutes 15 seconds West, a distance of 222.13 feet to the intersection with the west line of said Northwest Quarter of the Northeast Quarter; thence North 00 degrees 58 minutes 39 seconds West, along said west line, a distance of 39.89 feet to the point of beginning.

Tract D Legal Description

That part of the South Half of the Southwest Quarter of the Southeast Quarter of Section 4, Township133 North, Range 29 West, AND that part of the Northwest Quarter of the Northeast Quarter of Section 9, Township 133 North, Range 29 West, all being located in Cass County, Minnesota, which lies southlery of a line 16.50 feet northerly of and perpendicular to the following described centerline, said line hereinafter referred to as "Line A":

Commencing at the North Quarter corner of said Section 9; thence South 89 degrees 17 minutes 51 seconds East, bearings are based on the Cass County coordinate system, a distance of 212.09 feet to the east line of the West 212.00 feet of said North Half of the Northeast Quarter; thence South 00 degrees 58 minutes 39 seconds East, along said east line a distance of 65.09 feet to the point of beginning of the centerline to be described; thence South 72 degrees 33 minutes 35 seconds East, a distance of 28.46 feet; thence easterly 78.87 feet along a tangential curve concave to the south, said curve having a central angle of 6 degrees 57 minutes 07 seconds and radius of 650.00 feet; thence South 65 degrees 36 minutes 27 seconds East, tangential to the last described curve, a distance of 135.00 feet; thence southeasterly 260.65 feet along a tangential curve concave to the southwest, said curve having a central angle of 33 degrees 11 minutes 11 seconds and a radius of 450.00 feet; thence South 32 degrees 25 minutes 16 seconds East, tangent to the last described curve, a distance of 35.58 feet; thence southeasterly 121.45 feet along a tangential curve concave to the northeast, said curve having a central angle of 34 degrees 47 minutes 37 seconds and a radius of 200.00 feet; thence South 67 degrees 12 minutes 52 seconds East, tangent to the last described curve, a distance of 228.71 feet; thence southeasterly 68.87 feet along a tangential curve concave to the southwest, said curve having a central angle of 15 degrees 47 minutes 05 seconds and a radius of 250.00 feet; thence South 51 degrees 25 minutes 48 seconds East, tangent to the last described curve, a distance of 141.99; thence southeasterly 165.91 feet along a tangential curve concave to the northeast, said curve having a central angle of 27 degrees 09 minutes 37 seconds and a radius of 350.00 feet; thence South 78 degrees 35 minutes 25 seconds East, tangent to the last described curve, a distance of 103.39 feet to the intersection with the east line of the West 33.00 feet of the Northeast Quarter of the Northeast Quarter of said Section 9, said centerline hereinafter referred to as "Line X", and said centerline there terminating.

EXCEPT the West 212.00 feet of the North 550.00 feet of said Northwest Quarter of the Northeast Quarter of Section 9.

Said tract contains 27.3 acres, more or less, and is subject to all reservations, restrictions and easements of record, if any.

RECEIVED
7960
DEC 14 2015
SW-SE 4-133-29
NW-NE 9-133-29
COUNTY SURVEYOR

SCALE IN FEET
0 62.5 125 250 375 500 625

No.	Date	REVISIONS

Client Name: Denis Villella

Survey By: MS	I HEREBY CERTIFY THAT THIS PLAN, SURVEY, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
Drawn By: KW	SIGNATURE: _____ DATE: 10-15-2015
Checked By: JK	JAMES KRAMER, MN LICENSE NUMBER 23668

PROJECT NO. VILLD1502

KLD
1120 Industrial Park Road SW
Brainerd, MN 56401
218-829-5102
KRAMER LEAS DELEO
SURVEYING • ENGINEERING • PLANNING
BRAINERD ST. CLOUD