

CERTIFICATE OF SURVEY

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, SECTION 18, TOWNSHIP 133, RANGE 29, CASS COUNTY, MINNESOTA

EXISTING LEGAL DESCRIPTION ACCORDING TO DOCUMENT NO. A000631994:
The Northeast Quarter of the Northeast Quarter (NE1/4 of NE1/4) Section 18, Township 133, Range 29

EXCEPT: Commencing at the Northeast corner of Section 18, Township 133, Range 29, thence proceeding West along said Section line to the Westerly right-of-way line of Cass County Road 18 to a point of beginning, thence continuing West along said Section line for a distance of 200 feet, thence South 150 feet, thence East on a line parallel to said Section line a distance of 200 feet to the right-of-way line of Cass County Road 18, thence North along said right-of-way line to the point of beginning, according to the U.S. Government Survey thereof on file and of record in the office of the Register of Deeds in and for said County and State.

AND EXCEPT: That part of the E1/2 of the NE1/4 of Section 18, Township 133, Range 29, commencing at the Northwesterly intersection of the rights of way of Highway 18 and 210, thence running West along the right of way of Highway 210 a distance of 460 feet, thence Northerly and parallel to the right of way of Highway 18 a distance of 200 feet, thence Easterly and parallel to the right of way of Highway 210 a distance of 460 feet, thence Southerly along said right of way to the point of commencement, according to the U.S. Government Survey thereof on file and of record in the office of the County Recorder in and for said County and State.

AND EXCEPT: That part of the E1/2 of the NE1/4 of Section 18, Township 133, Range 29, described as follows: Commencing at the Northwesterly intersection of the rights of way of Highways 18 and 210, thence running Northerly along the Westerly right of way line of said Highway 18 a distance of 200 feet to the point of beginning of the tract herein described; thence continuing Northerly along said Westerly right of way line a distance of 60 feet; thence Westerly and parallel to the Northerly right of way line of said Highway 210 a distance of 210 feet; thence Southerly and parallel to the Westerly right of way line of said Highway 18 a distance of 60 feet; thence Easterly in a straight line to the point of beginning, according to the U.S. Government Survey thereof on file and of record in the office of the County Recorder in and for said County and State.

AND EXCEPT: That part of the E1/2 of the NE1/4 of Section 18, Township 133, Range 29, described as follows: Commencing at the Northwesterly intersection of the rights of way of Highways 18 and 210, thence running Northerly along the Westerly right of way line of said Highway 18 a distance of 260 feet; thence Westerly and parallel to the Northerly right-of-way line of said Highway 210 a distance of 201 feet to the point of beginning of the tract herein described; thence Southerly and parallel to the Northerly right-of-way line of said Highway 210 a distance of 250 feet; thence Northerly and parallel to the Westerly right-of-way line of said Highway 18 a distance of 60 feet; thence Easterly in a straight line to the point of beginning; according to the U.S. Government Survey thereof on file and of record in the office of the County Recorder in and for said County and State.

AND EXCEPT: the West 925 feet of the East 1740 feet of the NE1/4 of Section 18, Township 133, Range 29 West, lying North of Highway 210, according to the Government Survey thereof on file and of record in the office of the County Recorder in and for said County and State.

PROPOSED LEGAL DESCRIPTIONS:

TRACT A:
That part of the West 322.20 feet of the East 815.00 feet of the Northeast Quarter of the Northeast Quarter (NE1/4-NE1/4), Section 18, Township 133, Range 29, Cass County, Minnesota which lies northerly of the following described line: Commencing at the northeast corner of said NE1/4-NE1/4; thence South 01 degree 53 minutes 39 seconds East, bearing based on Cass County Coordinate Database NAD 83, 270.00 feet along the east line of said NE1/4-NE1/4 to the point of beginning of the line to be described; thence South 85 degrees 00 minutes 23 seconds West 816.19 feet to the west line of the East 815.00 feet of said NE1/4-NE1/4 and said line there terminating. Together with a 33.00 foot wide easement for ingress, egress and utility purposes over and across that part of the Northeast Quarter of the Northeast Quarter (NE1/4-NE1/4), Section 18, Township 133, Range 29, Cass County, Minnesota, the northerly line of said easement is described as follows: Commencing at the northeast corner of said NE1/4-NE1/4; thence South 01 degree 53 minutes 39 seconds East, bearing based on Cass County Coordinate Database NAD 83, 270.00 feet along the east line of said NE1/4-NE1/4 to the point of beginning of said northerly line to be described; thence South 85 degrees 00 minutes 23 seconds West 526.52 feet and said line there terminating. The sidelines of said easement are to be prolonged or shortened to terminate at said east line of the NE1/4-NE1/4 and at the line which bears South 01 degree 53 minutes 39 seconds East from the point of terminus of said northerly line. Subject to easements, reservations or restrictions of record, if any.

TRACT B (TO BE COMBINED WITH PARCEL# 41-118-1101):
The East 492.80 feet of the Northeast Quarter of the Northeast Quarter (NE1/4-NE1/4), Section 18, Township 133, Range 29, Cass County, Minnesota lying northerly of the following described line: Commencing at the northeast corner of said NE1/4-NE1/4; thence South 01 degree 53 minutes 39 seconds East, bearing based on Cass County Coordinate Database NAD 83, 270.00 feet along the east line of said NE1/4-NE1/4 to the point of beginning of the line to be described; thence South 85 degrees 00 minutes 23 seconds West 816.19 feet to the west line of the East 815.00 feet of said NE1/4-NE1/4 and said line there terminating.

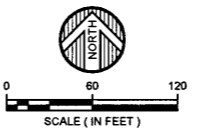
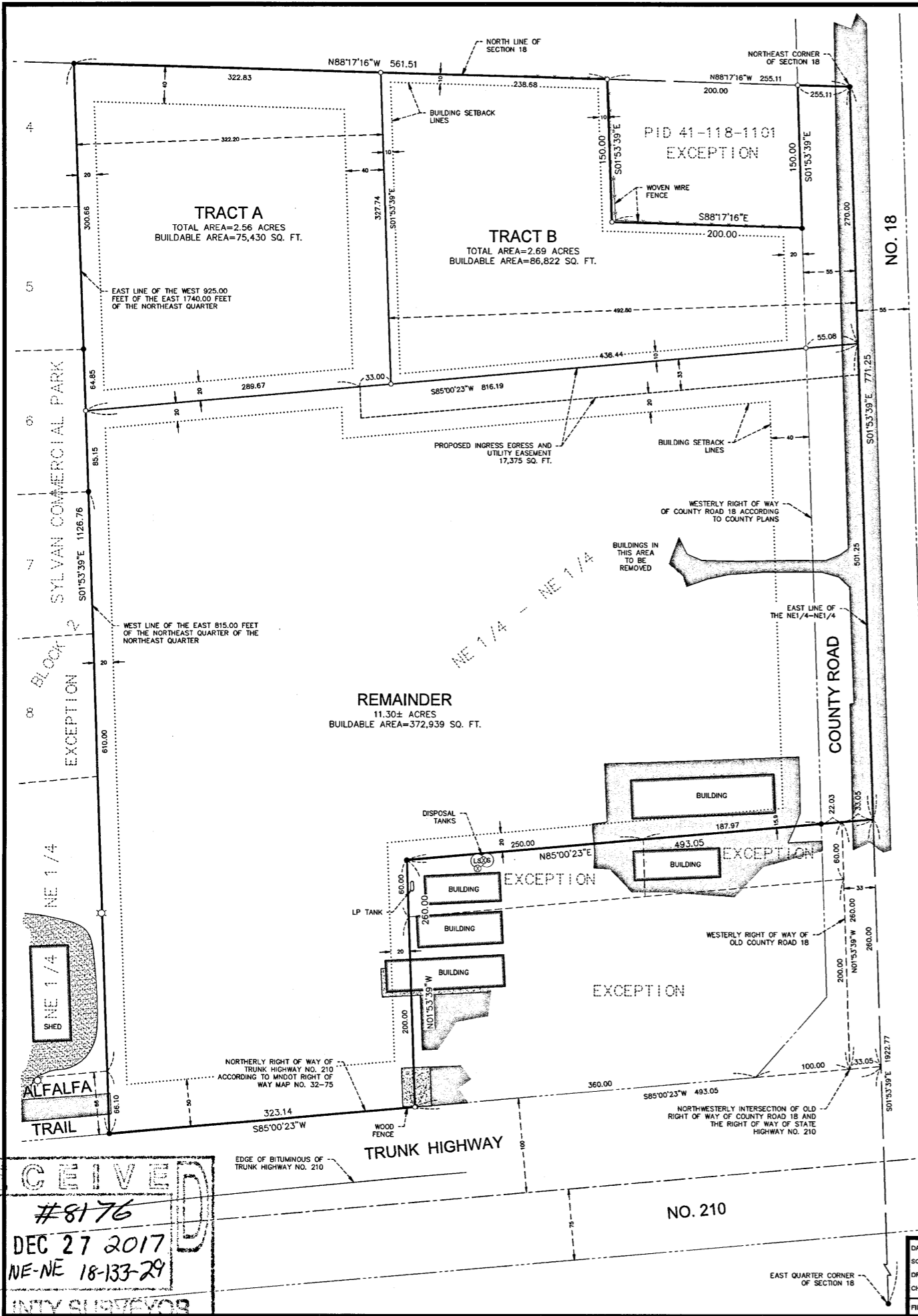
EXCEPT: Commencing at the Northeast corner of Section 18, Township 133, Range 29, thence proceeding West along said Section line to the Westerly right-of-way line of Cass County Road 18 to a point of beginning, thence continuing West along said Section line for a distance of 200 feet, thence South 150 feet, thence East on a line parallel to said Section line a distance of 200 feet to the right-of-way line of Cass County Road 18, thence North along said right-of-way line to the point of beginning, according to the U.S. Government Survey thereof on file and of record in the office of the Register of Deeds in and for said County and State. Subject to easements, reservations or restrictions of record, if any.

REMAINDER:
The East 815.00 feet of the Northeast Quarter of the Northeast Quarter (NE1/4-NE1/4), Section 18, Township 133, Range 29, Cass County, Minnesota lying southerly of the following described line: Commencing at the northeast corner of said NE1/4-NE1/4; thence South 01 degree 53 minutes 39 seconds East, bearing based on Cass County Coordinate Database NAD 83, 270.00 feet along the east line of said NE1/4-NE1/4 to the point of beginning of the line to be described; thence South 85 degrees 00 minutes 23 seconds West 816.19 feet to the west line of the East 815.00 feet of said NE1/4-NE1/4 and said line there terminating. Subject to a 33.00 foot wide easement for ingress, egress and utility purposes over and across that part of the Northeast Quarter of the Northeast Quarter (NE1/4-NE1/4), Section 18, Township 133, Range 29, Cass County, Minnesota, the northerly line of said easement is described as follows: Commencing at the northeast corner of said NE1/4-NE1/4; thence South 01 degree 53 minutes 39 seconds East, bearing based on Cass County Coordinate Database NAD 83, 270.00 feet along the east line of said NE1/4-NE1/4 to the point of beginning of said northerly line to be described; thence South 85 degrees 00 minutes 23 seconds West 526.52 feet and said line there terminating. The sidelines of said easement are to be prolonged or shortened to terminate at said east line of the NE1/4-NE1/4 and at the line which bears South 01 degree 53 minutes 39 seconds East from the point of terminus of said northerly line. Subject to other easements, reservations or restrictions of record, if any.

EXCEPT: That part of the E1/2 of the NE1/4 of Section 18, Township 133, Range 29, commencing at the Northwesterly intersection of the rights of way of Highway 18 and 210, thence running West along the right of way of Highway 210 a distance of 460 feet, thence Northerly and parallel to the right of way of Highway 18 a distance of 200 feet, thence Easterly and parallel to the right of way of Highway 210 a distance of 460 feet, thence Southerly along said right of way to the point of commencement, according to the U.S. Government Survey thereof on file and of record in the office of the County Recorder in and for said County and State.

AND EXCEPT: That part of the E1/2 of the NE1/4 of Section 18, Township 133, Range 29, described as follows: Commencing at the Northwesterly intersection of the rights of way of Highways 18 and 210, thence running Northerly along the Westerly right of way line of said Highway 18 a distance of 200 feet to the point of beginning of the tract herein described; thence continuing Northerly along said Westerly right of way line a distance of 60 feet; thence Westerly and parallel to the Northerly right of way line of said Highway 210 a distance of 210 feet; thence Southerly and parallel to the Westerly right of way line of said Highway 18 a distance of 60 feet; thence Easterly in a straight line to the point of beginning, according to the U.S. Government Survey thereof on file and of record in the office of the County Recorder in and for said County and State.

AND EXCEPT: That part of the E1/2 of the NE1/4 of Section 18, Township 133, Range 29, described as follows: Commencing at the Northwesterly intersection of the rights of way of Highways 18 and 210, thence running Northerly along the Westerly right of way line of said Highway 18 a distance of 260 feet; thence Westerly and parallel to the Northerly right-of-way line of said Highway 210 a distance of 201 feet to the point of beginning of the tract herein described; thence Southerly and parallel to the Northerly right-of-way line of said Highway 210 a distance of 250 feet; thence Northerly and parallel to the Westerly right-of-way line of said Highway 18 a distance of 60 feet; thence Easterly in a straight line to the point of beginning; according to the U.S. Government Survey thereof on file and of record in the office of the County Recorder in and for said County and State.



- ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CASS COUNTY (SOUTH) COORDINATE DATABASE NAD 83
- DENOTES FOUND IRON MONUMENT
 - DENOTES 1/2 INCH DIAMETER BY 18 INCH LONG IRON PIPE MONUMENT SET AND MARKED PLS.# 41543
 - ☆ DENOTES LIGHT POLE
 - DENOTES BITUMINOUS SURFACE
 - DENOTES CONCRETE SURFACE

SURVEYOR'S NOTES:

THE ADDRESS FOR THE SUBJECT PROPERTY IS 12831 COUNTY 18 SW, BRAINERD, MINNESOTA.

THE PID FOR THE SUBJECT PROPERTY IS 41-118-1102.

BUILDABLE AREA DEFINITION TAKEN FROM THE CASS COUNTY LAND USE ORDINANCE.

ACCORDING TO THE SYLVAN TOWNSHIP ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE COMMERCIAL ZONING DISTRICT. FOLLOWING THE CREATION OF THE NEW PARCELS THE REMAINDER AND TRACT A WILL REMAIN IN THE COMMERCIAL ZONING DISTRICT WHILE TRACT B IS PROPOSED TO BE REZONED TO RESIDENTIAL ZONING DISTRICT.

SETBACKS SHOWN ARE ACCORDING TO SYLVAN TOWNSHIP AND CASS COUNTY LAND USE REGULATIONS AND SHOULD BE VERIFIED BEFORE ANY BUILDING PERMITS OR CONSTRUCTION.

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR OPINION. THERE MAY BE EASEMENTS OR OTHER LIMITING FACTORS WHICH AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.

RECEIVED

#8176

DEC 27 2017

NE-NE 18-133-29

COUNTY SURVEYOR

DATE:	AMENDMENTS:	BY:	PREPARED FOR:
9-11-17			WRD HOLDINGS, LLC
AS SHOWN	REVISED THE DIMENSIONS ON THE WEST LINE OF TRACT A	RDS	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.
RDS	REVISED EASEMENT LOCATION	RDS	
CMC	REVISED LEGAL DESCRIPTIONS	RDS	
FILE NUMBER: 029382271.000			CHAD M. CONNER DATE: 12-13-2017 LIC. NO. 41643

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