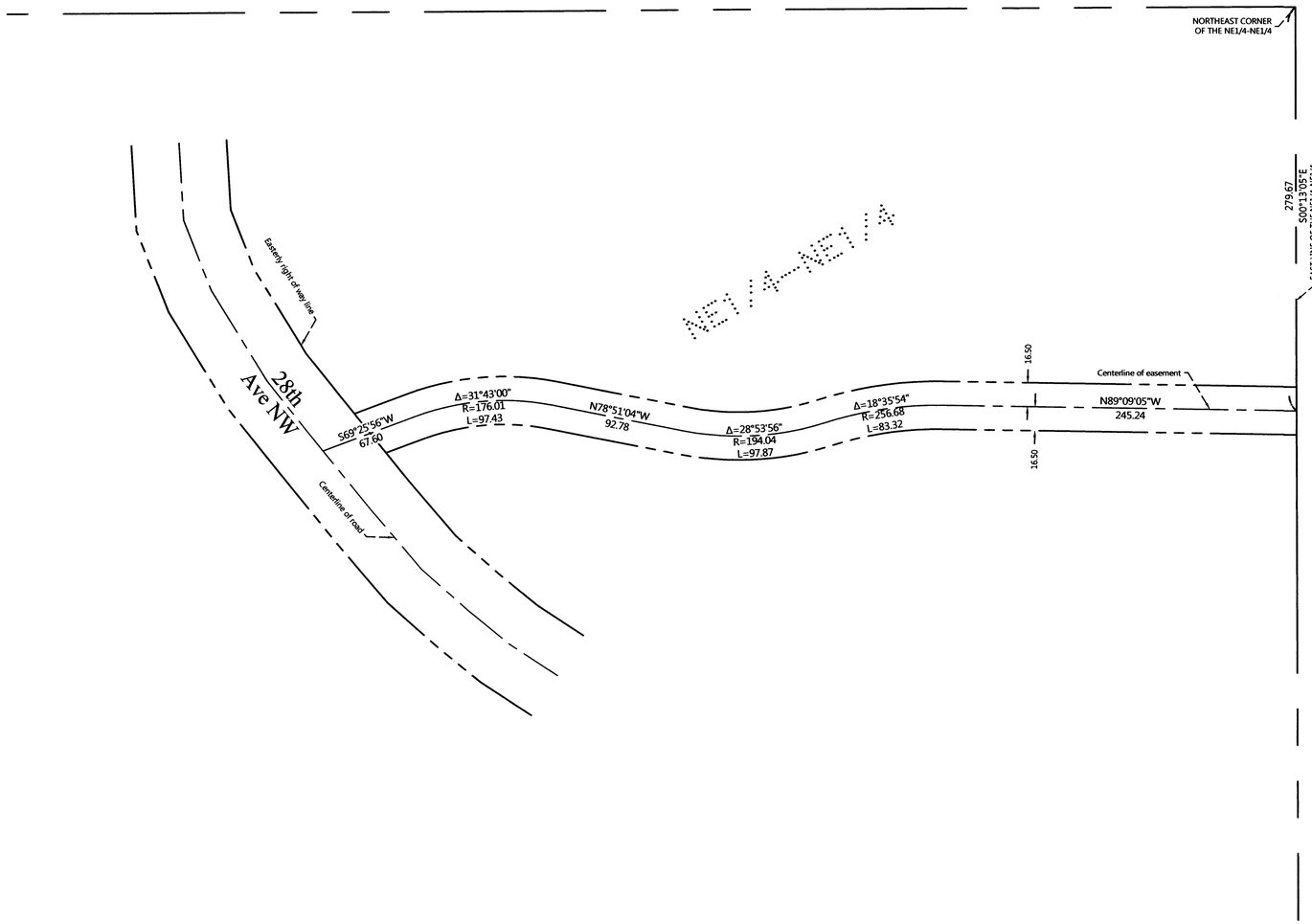
SKETCH AND DESCRIPTION

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, SECTION 11, TOWNSHIP 140 NORTH, RANGE 30 WEST, CASS COUNTY, MINNESOTA



0 50 100

SCALE IN FEET

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER TO HAVE AN ASSIGNED BEARING OF S 00°13'05" E.

PROPOSED DESCRIPTION:

33.00 FOOT WIDE EASMENT

A 33.00 foot wide easement for ingress and egress over and across the Northeast Quarter of the Northeast Quarter, Section 11, Township 140 North, Range 30 West, Cass County, Minnesota, the centerline of said 33.00 foot wide easement is described as follows: COMMENCING at the northeast corner of said Northeast Quarter of the Northeast Quarter; thence South 00 degrees 13 minutes 05 seconds East, assigned bearing, along the east line thereof, 279.67 feet to the point of beginning of the centerline to be herein described; thence North 89 degrees 09 minutes 05 seconds West 245.24 feet; thence westerly 83.32 feet, along a tangential curve, concave to the south, having a radius of 256.68 feet, and a central angle of 18 degrees 35 minutes 54 seconds; thence westerly 97.87 feet, along a reverse curve, concave to the north, having a radius of 194.04 feet, and a central angle of 28 degrees 53 minutes 56 seconds; thence North 78 degrees 51 minutes 04 seconds West, tangent to last described curve, 92.78 feet; thence westerly 97.43 feet, along a tangential curve, concave to the south, having a radius of 176.01 feet, and a central angle of 31 degrees 43 minutes 00 seconds; thence South 69 degrees 25 minutes 56 seconds West, tangent to last described curve, 67.60 feet to the centerline of 28th Avenue NW and said described centerline there terminating. The sidelines of said 33.00 foot wide easement shall be prolonged or shortened to terminate on said east line of the Northeast Quarter of the Northeast Quarter and on the easterly right of way line of 28th Avenue NW.

Containing 0.49 acres, more or less.

REVISIONS:			
NO.	DATE	DESCRIPTION	BY

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.

10/31/16

TERRY L. FREEMAN LIC. NO. 21367

NORTHERN LAND SURVEYING & CONSULTING, INC.
P.O. Box 252, Walker, MN. 56484
Phone: 218-547-1176, Fax: 218-547-2272
web: www.nlcusa.com

SKETCH AND DESCRIPTION
Huigens c/o First American Title
14275 Golf Course Drive, Suite 240
Baxter, MN 56425

JOB NO. 10-076
DATE: 10-31-2016

SHEET NO.
1 OF 1

Rec. 12/6/2016, 8305