

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 4,
SECTION 31, TOWNSHIP 139 NORTH, RANGE 30 WEST,
CASS COUNTY, MINNESOTA

PROPOSED DESCRIPTIONS:

WEST TRACT

That part of Government Lot 4, Section 31, Township 139 North, Range 30 West, Cass County, Minnesota, described as follows: COMMENCING at the southeast corner of said Government Lot 4; thence North 00 degrees 36 minutes 31 seconds West, assigned bearing, along the east line of said Government Lot 4, a distance of 848.27 feet; thence South 88 degrees 52 minutes 02 seconds West 375.02 feet to a point hereinafter referred to as Point "A"; thence South 00 degrees 36 minutes 31 seconds East 259.21 feet to a point hereinafter referred to as Point "B"; thence continue South 00 degrees 36 minutes 31 seconds East 131.46 feet; thence westerly 87.27 feet, along a nontangential curve, concave to the north, having a radius of 450.00 feet, a central angle of 11 degrees 06 minutes 42 seconds, a chord bearing of South 83 degrees 10 minutes 44 seconds West, and a chord distance of 87.13 feet to a point hereinafter referred to as Point "C"; thence North 90 degrees 00 minutes 00 seconds West from said Point "B" 10.52 feet to the point of beginning of the tract to be herein described; thence continue North 90 degrees 00 minutes 00 seconds West 14.27 feet; thence North 04 degrees 20 minutes 19 seconds East 71.43 feet; thence North 00 degrees 02 minutes 28 seconds West 31.72 feet; thence North 13 degrees 00 minutes 05 seconds West 28.66 feet; thence North 32 degrees 35 minutes 10 seconds West 25.07 feet; thence North 43 degrees 42 minutes 57 seconds West 54.72 feet; thence North 77 degrees 44 minutes 49 seconds West 22.83 feet; thence South 87 degrees 35 minutes 42 seconds West 109.50 feet; thence North 03 degrees 45 minutes 27 seconds West 63.39 feet to the intersection with a line bearing South 88 degrees 52 minutes 02 seconds West from said Point "A"; thence South 88 degrees 52 minutes 02 seconds West 186.23 feet to the centerline of Highway No. 87; thence southerly along said centerline to the intersection with a line bearing South 88 degrees 44 minutes 05 seconds West from said Point "C"; thence North 88 degrees 44 minutes 05 seconds East 218.24 feet to the intersection with a line bearing South 40 degrees 23 minutes 01 seconds West from the point of beginning; thence North 40 degrees 23 minutes 01 seconds East 187.52 feet to the point of beginning.

SUBJECT to easement, restrictions, and reservations of record.

SUBJECT to the right of way of Highway No. 87.

SUBJECT to and TOGETHER with existing 33.00 foot wide roadway easements. (Easements No. 1 & No. 2)

EAST TRACT

That part of Government Lot 4, Section 31, Township 139 North, Range 30 West, Cass County, Minnesota, described as follows: COMMENCING at the southeast corner of said Government Lot 4; thence North 00 degrees 36 minutes 31 seconds West, assigned bearing, along the east line of said Government Lot 4, a distance of 848.27 feet; thence South 88 degrees 52 minutes 02 seconds West 375.02 feet; thence South 00 degrees 36 minutes 31 seconds East 259.21 feet to a point hereinafter referred to as Point "B"; thence continue South 00 degrees 36 minutes 31 seconds East 131.46 feet; thence westerly 87.27 feet, along a nontangential curve, concave to the north, having a radius of 450.00 feet, a central angle of 11 degrees 06 minutes 42 seconds, a chord bearing of South 83 degrees 10 minutes 44 seconds West, and a chord distance of 87.13 feet to the point of beginning of the tract to be herein described; thence easterly 165.70 feet, along said nontangential curve, concave to the north, having a radius of 450.00 feet, a central angle of 21 degrees 05 minutes 50 seconds, a chord bearing of North 78 degrees 11 minutes 10 seconds East, and a chord distance of 164.76 feet; thence South 00 degrees 36 minutes 31 seconds East, not tangent to said curve, 64.01 feet; thence North 62 degrees 54 minutes 31 seconds East 131.28 feet; thence North 52 degrees 54 minutes 17 seconds West 186.17 feet to the intersection with a line bearing South 90 degrees 00 minutes 00 seconds East from said Point "B"; thence North 90 degrees 00 minutes 00 seconds West 45.21 feet to said Point "B"; thence continue North 90 degrees 00 minutes 00 seconds West 10.52 feet; thence South 40 degrees 23 minutes 01 seconds West 187.52 feet to the intersection with a line bearing South 88 degrees 44 minutes 05 seconds West from the point of beginning; thence North 88 degrees 44 minutes 05 seconds East 46.90 feet to the point of beginning.

SUBJECT to easement, restrictions, and reservations of record.

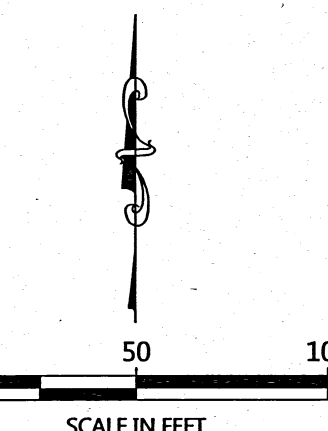
SUBJECT to and TOGETHER with existing 33.00 foot wide roadway easements. (Easements No. 1 & No. 2)

EASEMENT NO. 1

An easement for roadway purposes 33.00 feet in width over and across the West Half of the Southwest Quarter, Section 32 and Government Lot 4, Section 31, all in Township 139 North, Range 30 West, Cass County, Minnesota the centerline of which is described as follows: Commencing at the Southeast corner of said West Half, thence North 00 degrees 34 minutes 44 seconds West assumed bearing along the east line of said West Half a distance of 450.03 feet; thence South 88 degrees 44 minutes 05 seconds West 300.02 feet to the point of beginning of the centerline to be herein described; thence North 69 degrees 54 minutes 43 seconds West 1093.64 feet; thence South 88 degrees 52 minutes 02 seconds West 325.47 feet; thence southwesterly 78.08 feet along a tangential curve, concave to the southeast, having a radius of 50.00 feet and a central angle of 89 degrees 28 minutes 33 seconds; thence South 0 degrees 36 minutes 31 seconds East, tangent to said curve 197.46 feet; thence South 40 degrees 23 minutes 01 seconds West 203.55 feet; thence South 88 degrees 44 minutes 05 seconds West 218.24 feet, more or less, to the centerline of Highway No. 87 and said centerline there terminating.

EASEMENT NO. 2

An easement for roadway purposes 33.00 feet in width over and across the West Half of the Southwest Quarter (W 1/2 of SW 1/4), Section 32 and Government Lot 4, Section 31, all in Township 139 North, Range 30 West, Cass County, Minnesota the centerline of which is described as follows: Commencing at the Southeast corner of said West Half, thence North 00 degrees 34 minutes 44 seconds West assumed bearing along the east line of said West Half a distance of 450.03 feet; thence South 88 degrees 44 minutes 05 seconds West 300.02 feet to the point of beginning of the centerline to be herein described; thence North 69 degrees 54 minutes 43 seconds West 963.61 feet; thence southwesterly 206.59 feet along a tangential curve, concave to the south, having a radius of 133.22 feet and a central angle of 88 degrees 51 minutes 05 seconds to the point of reverse curve; thence southwesterly 530.13 feet along said reverse curve, concave to the northwest, having a radius of 450.00 feet and a central angle of 67 degrees 29 minutes 53 seconds; thence South 88 degrees 44 minutes 05 seconds West tangent to said reverse curve, 265.14 feet, more or less, to the centerline of Highway No. 87 and said centerline there terminating.



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE EAST LINE OF GOVERNMENT LOT 4 TO HAVE AN ASSIGNED BEARING OF N 00°36'31" W.

NOTES:

1. Parcel ID for subject tract = 34-031-4400.
2. No improvements, topography, or wetland information has been surveyed or shown on this certificate. The river is shown in its approximate location, (for reference purposes only).
3. The East Tract is a non-conforming tract on its own and must be attached to an adjacent parcel, (34-031-4400).
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.

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367, in a 2009 survey.
- DENOTES MONUMENT FOUND
- ⊙ DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367, in March of 2017
- DENOTES SET PK NAIL, in March of 2017
- × DENOTES CALCULATED POSITION

LINE	LENGTH	BEARING
L1	24.79	N90°00'00"W
L2	71.43	N84°20'19"E
L3	31.72	N00°02'28"W
L4	28.66	N13°00'05"W
L5	25.07	N32°35'10"W
L6	54.72	N43°42'57"W
L7	22.83	N77°44'49"W
L8	45.21	N90°00'00"W
L9	10.52	N90°00'00"W
L10	14.27	N90°00'00"W

WEST TRACT
122,973± sq. ft. (total)
72,106± sq. ft. buildable

Parcel No. 34-031-4400
Owners: Timothy & Joyce Hawkins

EAST TRACT
27,358± sq. ft. (total)

REVISIONS	DATE	DESCRIPTION
1	1-31-2017	Additional monuments found and set

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

JOSHUA M. DICKERSON
LIC. NO. 4754

MATTHEW J. HANSEN & CONSULTING, INC.
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web: www.mnclus.com

CERTIFICATE OF SURVEY
Tim Hawkins
9100 County Rd 73 NE
Nelson, MN 56355

JOB NO. 15-057
DATE: 04-21-2015
SHEET NO. 1 OF 1