

# CERTIFICATE OF SURVEY

PART OF THE EAST ONE-HALF OF THE NORTHWEST QUARTER,  
SECTION 28, TOWNSHIP 142 NORTH, RANGE 31 WEST,  
CASS COUNTY, MINNESOTA

### LEGAL DESCRIPTIONS OF RECORD

(Warranty Deed, Doc. No. 267150)

All that part of the Southeast Quarter of the Northwest Quarter in Section Twenty Eight, Township One Hundred Forty Two North, Range Thirty One West (SE1/4 NW1/4 S28 T142N R31W) lying north of Cass County Road #12, less the East 205 feet, and less the West 370.15 feet (as measured on a 90 degree angle from the west line of said parcel).

(Warranty Deed, Doc. No. 395242)

That part of the Northeast Quarter of the Northwest Quarter (NE1/4 of NW1/4), Section Twenty-eight (28), Township One Hundred Forty-two (142) North of Range Thirty-one (31) West, Cass County, Minnesota, described as follows:

Beginning at the southwest corner of said Northeast Quarter of the Northwest Quarter (NE1/4 of NW1/4), thence North 05 degrees 42 minutes 34 seconds East, on an assumed bearing along the west line thereof 376.23 feet; thence South 64 degrees 29 minutes 45 seconds East 54.07 feet; thence South 72 degrees 35 minutes 03 seconds East 177.51 feet; thence South 83 degrees 06 minutes 22 seconds East 118.29 feet; thence South 75 degrees 55 minutes 22 seconds East 182.34 feet; thence South 87 degrees 03 minutes 38 seconds East 105.58 feet; thence South 50 degrees 54 minutes 02 seconds East 68.79 feet; thence South 81 degrees 45 minutes 48 seconds East 95.08 feet; thence southeasterly 70.89 feet along a tangential curve, concave to the southwest having a radius of 63.46 feet and a central angle of 64 degrees 00 minutes 00 seconds; thence South 17 degrees 45 minutes 48 seconds East tangent to said curve 83.96 feet; thence South 53 degrees 21 minutes 32 seconds East 114.14 feet; thence South 38 degrees 27 minutes 40 seconds East 79.82 feet; thence South 59 degrees 18 minutes 48 seconds East 64.06 feet; thence South 35 degrees 18 minutes 11 seconds East 8.56 feet to the south line of the Northeast Quarter of said Northwest Quarter; thence North 83 degrees 50 minutes 17 seconds West along said south line 1087.34 feet to the point of beginning, Cass County, Minnesota.

Together with an easement for roadway purposes, 20.00 feet wide, over and across the Northeast Quarter of the Northwest Quarter (NE1/4 of NW1/4), Section Twenty-eight (28), Township One Hundred Forty-two (142) North of Range Thirty-one (31) West, Cass County, Minnesota, the south line of which is described as follows:

Commencing at the southwest corner of said Northeast Quarter of the Northwest Quarter (NE1/4 of NW1/4), thence North 05 degrees 42 minutes 34 seconds East, on an assumed bearing along the west line thereof 376.23 feet to the point of beginning of the south line to be herein described; thence South 64 degrees 29 minutes 45 seconds East 54.07 feet; thence South 72 degrees 35 minutes 03 seconds East 177.51 feet; thence South 83 degrees 06 minutes 22 seconds East 118.29 feet; thence South 75 degrees 55 minutes 22 seconds East 182.34 feet; thence South 87 degrees 03 minutes 38 seconds East 105.58 feet; thence South 50 degrees 54 minutes 02 seconds East 68.79 feet; thence South 81 degrees 45 minutes 48 seconds East 95.08 feet; thence southeasterly 70.89 feet along a tangential curve, concave to the southwest having a radius of 63.46 feet and a central angle of 64 degrees 00 minutes 00 seconds; thence South 17 degrees 45 minutes 48 seconds East tangent to said curve 83.96 feet; thence South 53 degrees 21 minutes 32 seconds East 114.14 feet; thence South 38 degrees 27 minutes 40 seconds East 79.82 feet; thence South 59 degrees 18 minutes 48 seconds East 64.06 feet; thence South 35 degrees 18 minutes 11 seconds East 8.56 feet to the south line of said Northeast Quarter of said Northwest Quarter (NE1/4 of NW1/4) and said south line there terminating. The north line of said 20.00 foot wide easement shall be prolonged or shortened to terminate on said west line and said south line.

### PROPOSED LEGAL DESCRIPTIONS

#### Westerly Tract

That part of the Northeast Quarter of the Northwest Quarter and that part of the Southeast Quarter of the Northwest Quarter, all in Section 28, Township 142 North, Range 31 West, Cass County, Minnesota described as follows:

BEGINNING at the southwest corner of said Northeast Quarter of the Northwest Quarter; thence North 03 degrees 42 minutes 24 seconds East, assigned bearing, along the west line of said Northeast Quarter of the Northwest Quarter, 376.23 feet; thence South 66 degrees 29 minutes 55 seconds East 54.07 feet; thence South 74 degrees 35 minutes 13 seconds East 177.51 feet; thence South 00 degrees 00 minutes 00 seconds East 95.49 feet; thence South 71 degrees 33 minutes 44 seconds East 235.89 feet; thence South 47 degrees 33 minutes 50 seconds East 276.51 feet to the south line of said Northeast Quarter of the Northwest Quarter; thence South 19 degrees 22 minutes 55 seconds East 251.55 feet to the centerline of County Road Number 12; thence southwesterly 453.73 feet, along said centerline, also being a non-tangential curve, concave to the southeast, having a radius of 3790.66 feet, a central angle of 06 degrees 51 minutes 29 seconds, a chord bearing of South 66 degrees 33 minutes 28 seconds West and a chord distance of 453.46 feet to the east line of the West 370.15 feet of said Southeast Quarter of the Northwest Quarter; thence North 03 degrees 43 minutes 59 seconds East, along said east line, 441.04 feet to said south line of the Northeast Quarter of the Northwest Quarter; thence North 85 degrees 46 minutes 50 seconds West, along said south line, 370.16 feet to the point of beginning.

Subject to easements, restrictions and reservations of record.

Together with a 20.00 foot wide easement per Doc. No. 395242.

Subject to County Road Number 12 right of way.

#### Easterly Tract

That part of the Northeast Quarter of the Northwest Quarter and that part of the Southeast Quarter of the Northwest Quarter, all in Section 28, Township 142 North, Range 31 West, Cass County, Minnesota described as follows:

COMMENCING at the southwest corner of said Northeast Quarter of the Northwest Quarter; thence North 03 degrees 42 minutes 24 seconds East, assigned bearing, along the west line of said Northeast Quarter of the Northwest Quarter, 376.23 feet; thence South 66 degrees 29 minutes 55 seconds East 54.07 feet; thence South 74 degrees 35 minutes 13 seconds East 177.51 feet; thence South 00 degrees 00 minutes 00 seconds East 95.49 feet; thence South 71 degrees 33 minutes 44 seconds East 235.89 feet; thence South 47 degrees 33 minutes 50 seconds East 276.51 feet to the south line of said Northeast Quarter of the Northwest Quarter; thence South 19 degrees 22 minutes 55 seconds East 251.55 feet to the centerline of County Road Number 12 and the point of beginning of the tract to be herein described; thence return North 19 degrees 22 minutes 55 seconds West 251.55 feet to said south line; thence North 47 degrees 33 minutes 50 seconds West 276.51 feet; thence North 71 degrees 33 minutes 44 seconds West 235.89 feet; thence North 00 degrees 00 minutes 00 seconds West 95.49 feet; thence South 85 degrees 06 minutes 32 seconds East 118.29 feet; thence South 77 degrees 55 minutes 32 seconds East 182.34 feet; thence South 89 degrees 03 minutes 48 seconds East 105.58 feet; thence South 52 degrees 54 minutes 12 seconds East 68.79 feet; thence South 83 degrees 45 minutes 58 seconds East 95.08 feet; thence southeasterly 70.89 feet, along a tangential curve, concave to the southwest, having a radius of 63.46 feet and a central angle of 64 degrees 00 minutes 00 seconds; thence South 19 degrees 22 minutes 58 seconds East, tangent to said curve, 83.96 feet; thence South 55 degrees 21 minutes 42 seconds East 114.14 feet; thence South 40 degrees 27 minutes 50 seconds East 79.82 feet; thence South 61 degrees 18 minutes 21 seconds East 10.08 feet to the south line of said Northeast Quarter of the Northwest Quarter; thence South 85 degrees 46 minutes 50 seconds East 4.84 feet to the west line of the East 205.00 feet of said Southeast Quarter of the Northwest Quarter; thence South 03 degrees 30 minutes 33 seconds West, along last said west line, 104.00 feet to said centerline of County Road Number 12; thence southwesterly 343.24 feet, along said centerline, also being a non-tangential curve, concave to the southeast, having a radius of 3790.66 feet, a central angle of 05 degrees 11 minutes 17 seconds, a chord bearing of South 72 degrees 34 minutes 50 seconds West and a chord distance of 343.12 feet to the point of beginning.

Subject to easements, restrictions and reservations of record.

Together with a 20.00 foot wide easement per Doc. No. 395242.

Subject to County Road Number 12 right of way.

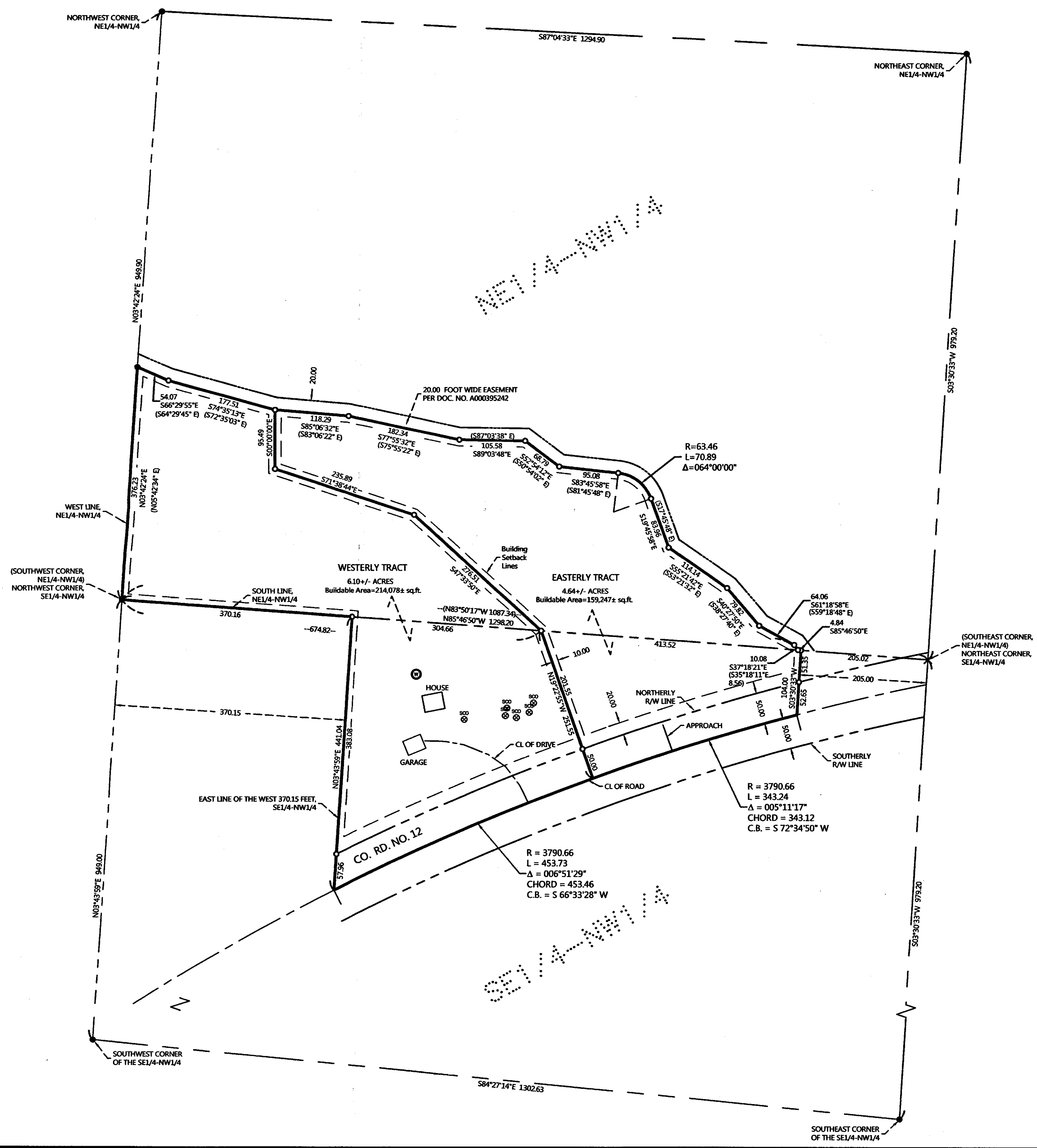
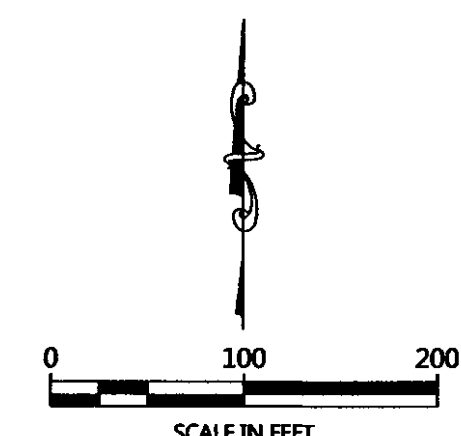
### NOTES:

- Zoning for subject tract = Rural Residential 2.5 (RR 2.5).
- Parcel ID for subject tract = 38-128-2406.
- See "No Wetlands Letter" dated May 5, 2017 by Patrick Reardon, Wetland License No. 1295.
- Improvements other than those shown on this certificate may exist that were not located during this survey.
- 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.
- Northern Engineering and Consulting, Inc. was not given nor has conducted a current title search for the subject property. Therefore the information contained in a title search may or may not be accurately shown on this certificate.

### LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- ⊕ DENOTES EXISTING SEPTIC VENT, SEPTIC CLEANOUT, & SEPTIC TANK I.D.
- ⊙ DENOTES EXISTING WELL

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON CASS COUNTY NORTH ZONE COORDINATES.



RECEIVED  
# 8388  
JUN 26  
NE-MN 28-HS-01  
COUNTY SURVEYOR

NO.	DATE	DESCRIPTION
1	06-26-2017	AGARD BUILDING AREA

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.

*Terry L. Freeman*  
TERRY L. FREEMAN  
LIC. NO. 21367

**NORTHERN ENGINEERING AND CONSULTING, INC.**  
P.O. BOX 922, WALKER, MN 56484  
PHONE: 507-547-2272  
WEB: WWW.NECONS.COM

CERTIFICATE OF SURVEY  
STEVE BERRY  
P.O. BOX 703  
WALKER, MN 56484

JOB NO. 17-069  
DATE: 05-04-2017

SHEET NO.  
1 OF 1

# CERTIFICATE OF SURVEY

**PART OF THE EAST ONE-HALF OF THE NORTHWEST QUARTER,  
SECTION 28, TOWNSHIP 142 NORTH, RANGE 31 WEST,  
CASS COUNTY, MINNESOTA**

**LEGAL DESCRIPTIONS OF RECORD**

(Warranty Deed, Doc. No. 267150)

All that part of the Southeast Quarter of the Northwest Quarter in Section Twenty Eight, Township One Hundred Forty Two North, Range Thirty One West (SE1/4 NW1/4 S28 T142N R31W) lying north of Cass County Road #12, less the East 205 feet, and less the West 370.15 feet (as measured on a 90 degree angle from the west line of said parcel).

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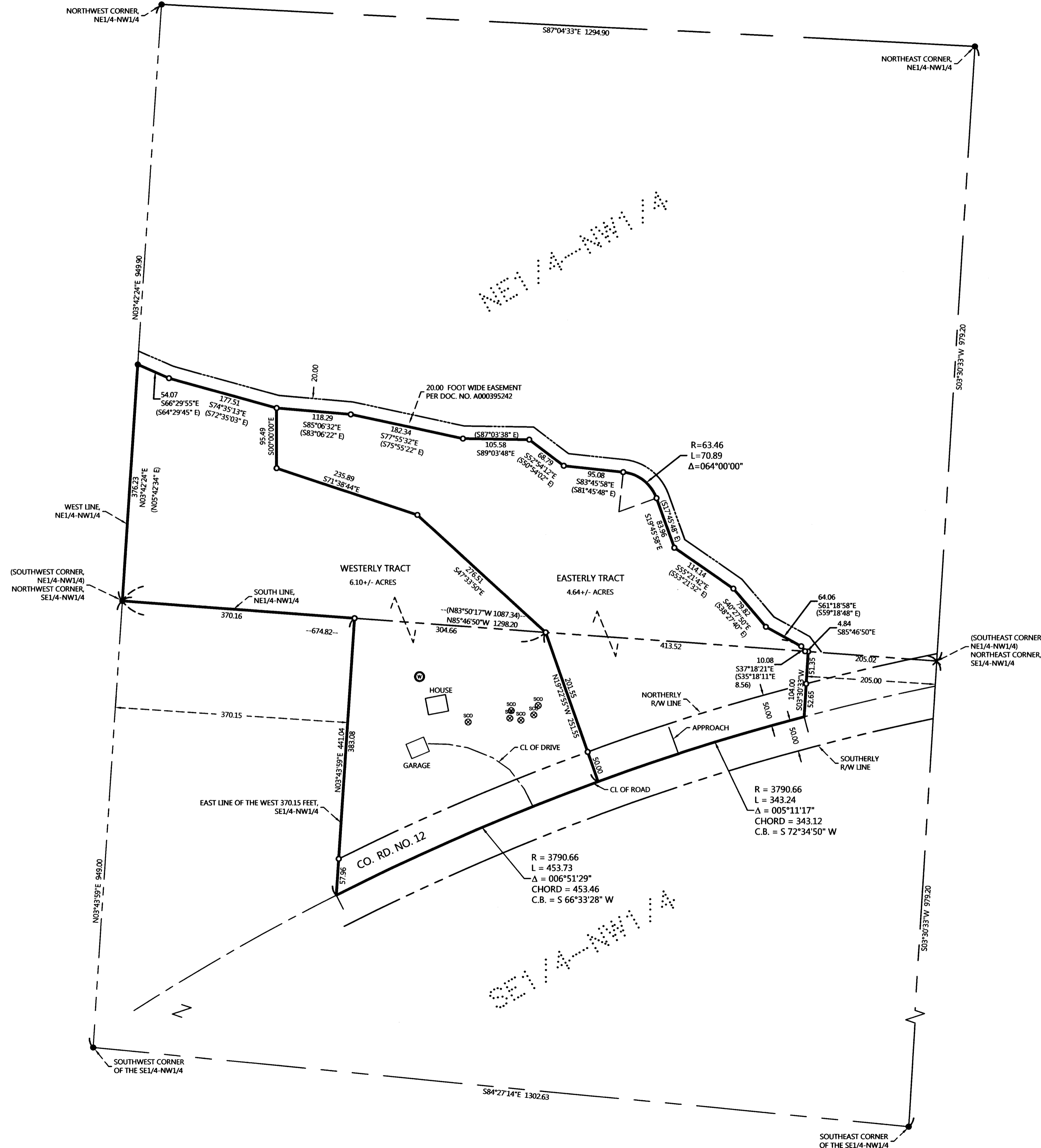
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**NOTES:**

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REVISIONS	NO.	DATE	DESCRIPTION

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IN ACCORDANCE WITH THE REQUIREMENTS AND LAWS OF THE STATE OF MINNESOTA.

TERRY L. FREEMAN  
 LIC. NO. 21367



**CERTIFICATE OF SURVEY**  
 STEVE BERRY  
 P.O. BOX 703  
 WALKER, MN 56484

JOB NO. 17-069  
 DATE: 05-04-2017

SHEET NO.  
 1 OF 1