

# Certificate of Survey

Part of the Southwest Quarter of the Southeast Quarter  
Section 11, Township 133 North, Range 30 West,  
Cass County, Minnesota.

**Surveyors Notes**

The property address for the subject property is:

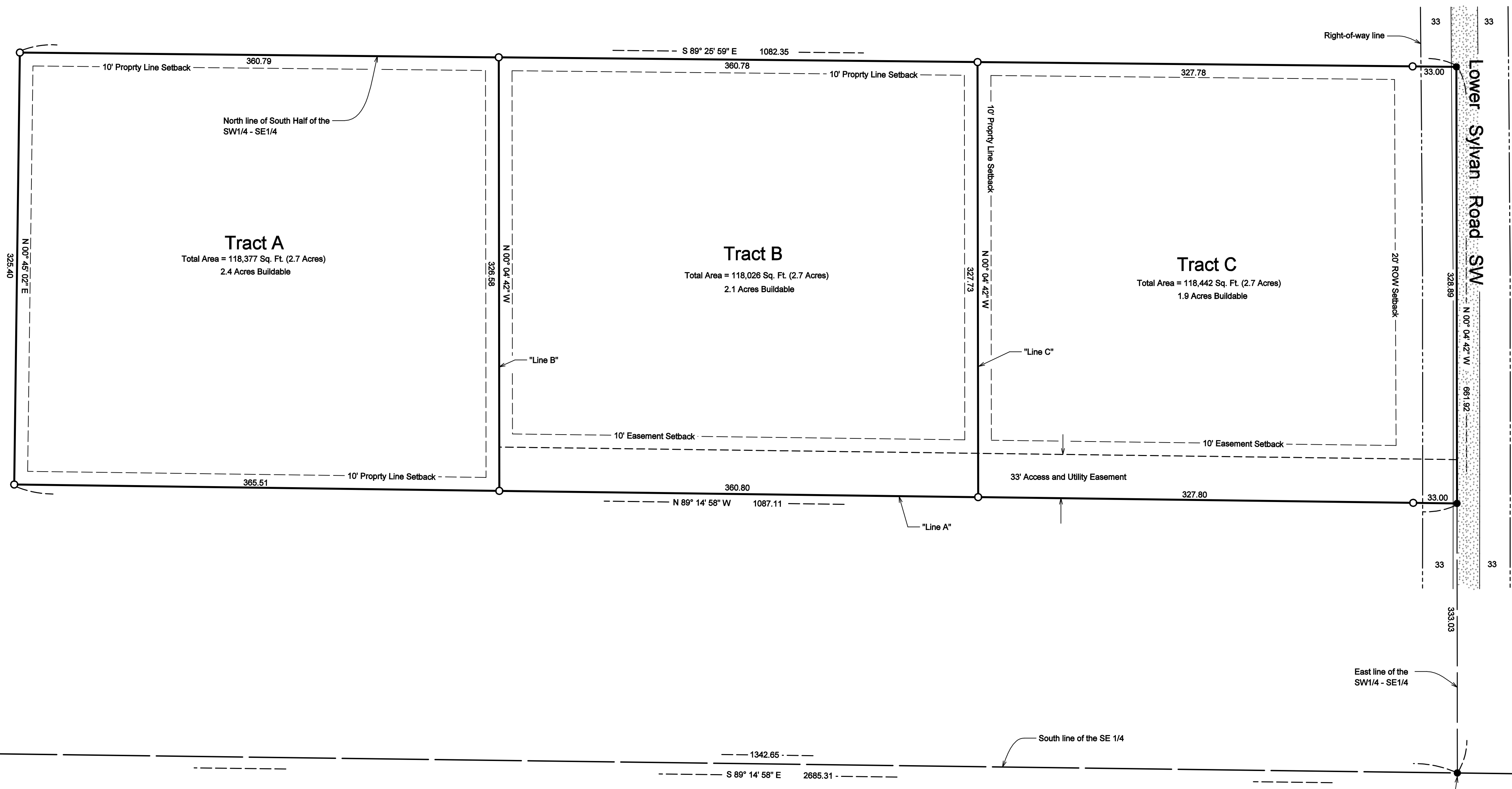
*Not yet assigned*

The Parcel Number for the subject property is 41-211-4301

The current zoning classification for the subject property is Rural Residential 2.5.

This survey was completed without the benefit of a title commitment or title opinion, there may be easements or other limiting factors that affect the subject property that are not shown on this survey.

National Wetland Inventory mapping indicates that there are no wetlands located within the area of this survey.



South Quarter Corner  
Section 11-133-30

Southeast Corner  
Section 11-133-30

**Proposed Legal Description – Tract A:**

That part of the Southwest Quarter of the Southeast Quarter of Section 11, Township 133 North, Range 30 West, Cass County, Minnesota, described as follows:

Commencing at the southeast corner of said Southwest Quarter of the Southeast Quarter; thence North 00 degrees 04 minutes 42 seconds West, bearing as based on the Cass County South Coordinate System, along the East line of said Southwest Quarter of the Southeast Quarter, a distance of 333.03 feet; thence North 89 degrees 14 minutes 58 seconds West, a distance of 721.60 feet to the point of beginning, said line hereinafter referred to as "Line A"; thence continuing North 89 degrees 14 minutes 58 seconds West, a distance of 365.51 feet; thence North 00 degrees 45 minutes 02 seconds East, a distance of 325.40 feet to the intersection with the north line of the South Half of said Southwest Quarter of the Southeast Quarter; thence South 89 degrees 25 minutes 59 seconds East, along said north line, a distance of 360.79 feet, more or less, to the intersection with a line bearing North 00 degrees 04 minutes 42 seconds West from the point of beginning; thence South 00 degrees 04 minutes 42 seconds East, a distance of 326.58 feet to the point of beginning, said line hereinafter referred to as "Line B".

Along with a 33.00 foot-wide easement for ingress, egress and utility purposes over, under, and across that part of said Southwest Quarter of the Southeast Quarter measured 33.00 feet parallel and northerly of said "Line A". The sidelines of said easement are prolonged and shortened to terminate on said "Line B" and the east line of said Southwest Quarter of the Southeast Quarter.

Said tract contains 2.7 acres, more or less, and is subject to and restriction, reservation, and easements of record, if any.

**Proposed Legal Description – Tract B:**

That part of the Southwest Quarter of the Southeast Quarter of Section 11, Township 133 North, Range 30 West, Cass County, Minnesota, described as follows:

Commencing at the southeast corner of said Southwest Quarter of the Southeast Quarter; thence North 00 degrees 04 minutes 42 seconds West, bearing as based on the Cass County South Coordinate System, along the east line of said Southwest Quarter of the Southeast Quarter, a distance of 333.03 feet; thence North 89 degrees 14 minutes 58 seconds West, a distance of 721.60 feet to the point of beginning, said line hereinafter referred to as "Line A"; thence reversing course South 89 degrees 14 minutes 58 seconds East, a distance of 360.80 feet; thence North 00 degrees 04 minutes 42 seconds West, a distance of 327.73 feet to the intersection with the north line of the South Half of said Southwest Quarter of the Southeast Quarter; thence North 89 degrees 25 minutes 59 seconds West, along said north line, a distance of 360.78 feet to the intersection with a line which bears North 00 degrees 04 minutes 42 seconds West from the point of beginning; thence South 00 degrees 04 minutes 42 seconds East, a distance of 326.58 feet to the point of beginning, said line hereinafter referred to as "Line B".

Along with and subject to a 33.00 foot wide easement for ingress, egress and utility purposes over, under, and across that part of said Southwest Quarter of the Southeast Quarter measured 33.00 feet parallel and northerly of said "Line A". The sidelines of said easement are prolonged and shortened to terminate on said "Line B" and the East line of said Southwest Quarter of the Southeast Quarter.

Said tract contains 2.7 acres, more or less, and is subject to and restriction, reservation, and easements of record, if any.

**Proposed Legal Description – Tract C:**

That part of the Southwest Quarter of the Southeast Quarter of Section 11, Township 133 North, Range 30 West, Cass County, Minnesota, described as follows:

Commencing at the southeast corner of said Southwest Quarter of the Southeast Quarter; thence North 00 degrees 04 minutes 42 seconds West, bearing as based on the Cass County South Coordinate System, along the east line of said Southwest Quarter of the Southeast Quarter, a distance of 333.03 feet to the point of beginning; thence North 89 degrees 14 minutes 58 seconds West, a distance of 360.80 feet, said line hereinafter referred to as "Line A"; thence North 00 degrees 04 minutes 42 seconds West, a distance of 327.73 feet to the intersection with the north line of the South Half of said Southwest Quarter of the Southeast Quarter, said line hereinafter referred to as "Line C"; thence South 89 degrees 25 minutes 59 seconds East, along said north line, a distance of 360.78 feet to the intersection with the east line of said Southwest Quarter of the Southeast Quarter; thence South 00 degrees 04 minutes 42 seconds East, along said east line, a distance of 328.89 feet to the point of beginning.

Along with and subject to a 33.00 foot wide easement for ingress, egress and utility purposes over, under, and across that part of said Southwest Quarter of the Southeast Quarter measured 33.00 feet parallel and northerly of said "Line A". The sidelines of said easement are prolonged and shortened to terminate on said "Line C" and the east line of said Southwest Quarter of the Southeast Quarter.

Said tract contains 2.7 acres, more or less, and is subject to and restriction, reservation, and easements of record, if any.

- DENOTES: FOUND IRON MONUMENT
  - DENOTES: SET IRON PIPE WITH CAP STAMPED "KRAMER 23668"
- Orientation of this bearing system is the Cass County South coordinate system.



No.	Date	REVISIONS
1	5-29-2018	Corrected distance typo- east line Tract C

**Client Name:** Joe Urbanski

Survey By: MS  
 Drawn By: JC  
 Checked By: JK

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.

SIGNATURE: *James Kramer* DATE: 4-19-2018  
 JAMES KRAMER, MN LICENSE NUMBER 23668

**PROJECT NO.** URB AJ1801

