

# CERTIFICATE OF SURVEY

PART OF THE SOUTHEAST QUARTER,  
SECTION 23, TOWNSHIP 138 NORTH, RANGE 30 WEST,  
CASS COUNTY, MINNESOTA

## LEGEND

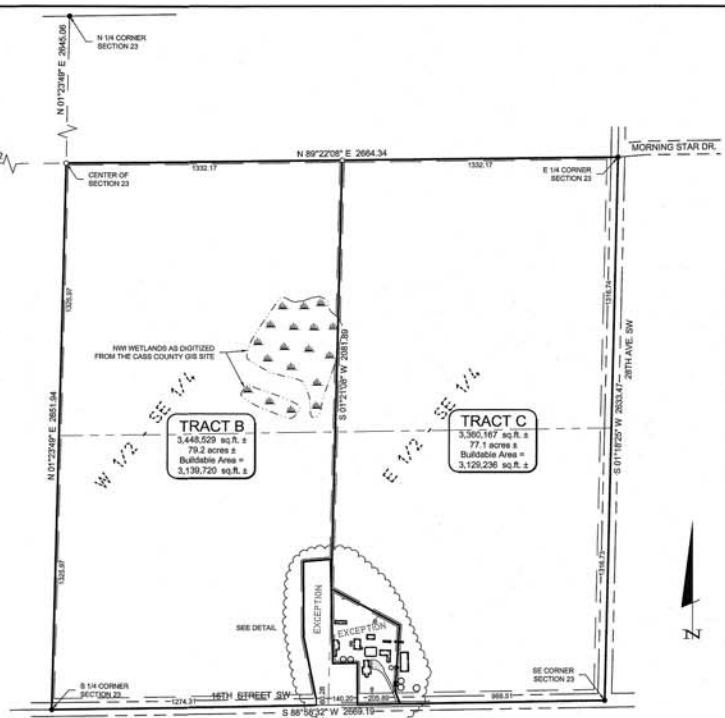
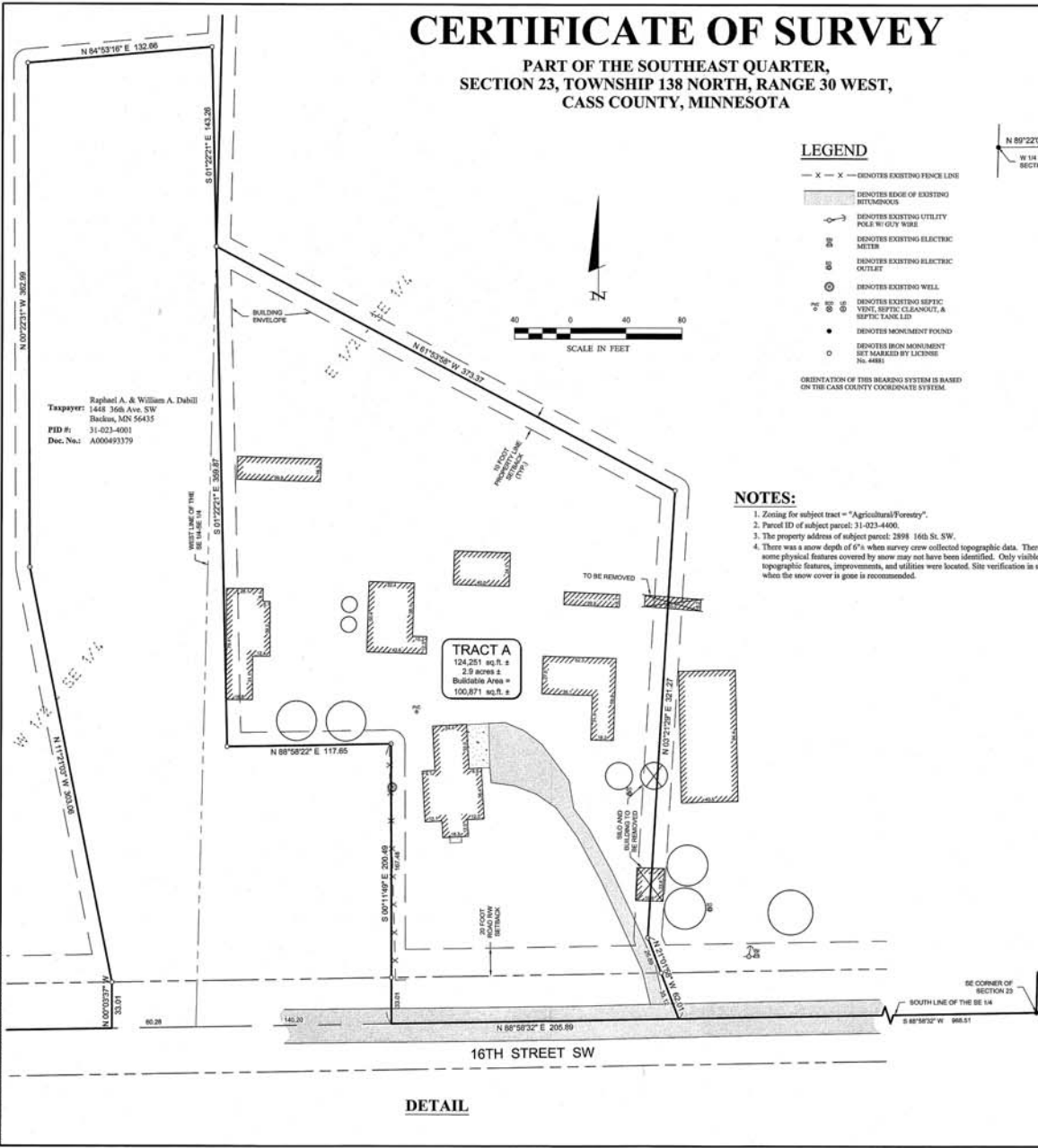
- X - X - DENOTES EXISTING FENCE LINE
- ▨ DENOTES EDGE OF EXISTING RETAINMENT
- DENOTES EXISTING UTILITY POLE W/ GUY WIRE
- ⊕ DENOTES EXISTING ELECTRIC METER
- ⊖ DENOTES EXISTING ELECTRIC OUTLET
- ⊙ DENOTES EXISTING WELL
- ⊗ DENOTES EXISTING SEPTIC VENT, SEPTIC CLEANOUT, & SEPTIC TANK LID
- DENOTES EXISTING MONUMENT
- DENOTES IRON MONUMENT NOT MARKED BY LICENSEE No. 4881

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CASS COUNTY COORDINATE SYSTEM.

## NOTES:

- Zoning for subject tract = "Agricultural/Forestry".
- Parcel ID of subject parcel: 31-023-4600.
- The property address of subject parcel: 2898 16th St. SW.
- There was a more depth of 6" than survey crew collected topographic data. Therefore, some physical features covered by snow may not have been identified. Only visible topographic features, improvements, and utilities were located. Site verification in spring when the snow cover is gone is recommended.

## DETAIL



## SE 1/4 SECTION 23

SCALE: 1"=300'

### EXISTING DESCRIPTION

The Southeast Quarter of Section 23, Township 138 North, Range 30 West, Cass County, Minnesota, except Quit Claim Deed Document Number A000493379 as follows:  
Those parts of the Southeast Quarter of the Southeast Quarter (SE1/4SE1/4) and of the Southwest Quarter of the Southeast Quarter (SW1/4SE1/4) of Section Twenty-three (23), Township One Hundred Thirty-eight North (138N), Range Thirty West (30W) of the 5th Principal Meridian described as follows: Commencing at the southeast corner of said Southeast Quarter of the Southeast Quarter; thence North 89 degrees 59 minutes 50 seconds west 1194.40 feet, initial bearing assigned, along the south line of said Southeast Quarter of the Southeast Quarter to the point of beginning of the land to be described; thence continue along south line north 89 degrees 59 minutes 50 seconds west 139.72 feet to the southeast corner of said Southeast Quarter of the Southeast Quarter being common with the southeast corner of said Southwest Quarter of the Southeast Quarter; thence North 89 degrees 59 minutes 50 seconds west 60.28 feet along the south line of said Southwest Quarter of the Southeast Quarter; thence North 90 degrees 58 minutes 01 seconds east 33.01 feet to the northerly right of way line of 16th Street Southwest, a public road, as now laid out and constructed; thence North 10 degrees 19 minutes 25 seconds west 303.06 feet; thence North 00 degrees 39 minutes 07 seconds west 362.99 feet; thence North 85 degrees 54 minutes 54 seconds east 132.66 feet; thence South 00 degrees 20 minutes 43 seconds east 503.13 feet; thence on a bearing of east 117.62 feet; thence South 00 degrees 58 minutes 01 seconds west 200.50 feet to the point of beginning, together with all hereditaments and appurtenances belonging thereto.

### PROPOSED BOUNDARY DESCRIPTIONS:

**TRACT A**  
That part of the East Half of the Southeast Quarter of Section 23, Township 138 North, Range 30 West, Cass County, Minnesota, lying westerly and southerly of the following described line: Commencing at the southeast corner of said section; thence South 88 degrees 58 minutes 32 seconds West, assumed bearing, along the south line of said Southeast Quarter 985.51 feet to the point of beginning of the line to be herein described; thence North 21 degrees 01 minute 58 seconds West 62.01 feet; thence North 01 degrees 21 minutes 29 seconds East 321.27 feet; thence North 61 degrees 53 minutes 58 seconds West 373.37 feet, more or less, to the west line of the said East Half and said described line there terminating.  
EXCEPT  
Quit Claim Deed Document Number A000493379.

Subject to easements, restrictions and reservations of record.

**TRACT B**  
That part of the West Half of the Southeast Quarter of Section 23, Township 138 North, Range 30 West, Cass County, Minnesota,  
EXCEPT  
Quit Claim Deed Document Number A000493379.

Subject to easements, restrictions and reservations of record.

**TRACT C**  
That part of the East Half of the Southeast Quarter of Section 23, Township 138 North, Range 30 West, Cass County, Minnesota, lying easterly and northeasterly of the following described line: Commencing at the southeast corner of said section; thence South 88 degrees 58 minutes 32 seconds West, assumed bearing, along the south line of said Southeast Quarter 985.51 feet to the point of beginning of the line to be herein described; thence North 21 degrees 01 minute 58 seconds West 62.01 feet; thence North 01 degrees 21 minutes 29 seconds East 321.27 feet; thence North 61 degrees 53 minutes 58 seconds West 373.37 feet, more or less, to the west line of the said East Half and said described line there terminating.  
EXCEPT  
Quit Claim Deed Document Number A000493379.

Subject to easements, restrictions and reservations of record.

PROJECT MANAGER CHAM CHECKED BY: CHAM DRAWN BY: RJF		DATE: 2-2-2018 SCALE: AS NOTED NORTH: NONE EAST: NONE		PROJECT NO.: 1545 FILE NAME: C:\1545.dwg FIELD BOOK: NONE PLOT NO.: NONE		CERTIFICATE OF SURVEY Shelly Brubaker Property Gilbert Brubaker Mike Orth P.O. Box 344 Pine River, MN 56474		PROJECT NO.: 1545 FILE NAME: C:\1545.dwg FIELD BOOK: NONE PLOT NO.: NONE		DATE: 2-2-2018 SCALE: AS NOTED NORTH: NONE EAST: NONE		PROJECT NO.: 1545 FILE NAME: C:\1545.dwg FIELD BOOK: NONE PLOT NO.: NONE		CERTIFICATE OF SURVEY Shelly Brubaker Property Gilbert Brubaker Mike Orth P.O. Box 344 Pine River, MN 56474		PROJECT NO.: 1545 FILE NAME: C:\1545.dwg FIELD BOOK: NONE PLOT NO.: NONE		DATE: 2-2-2018 SCALE: AS NOTED NORTH: NONE EAST: NONE		PROJECT NO.: 1545 FILE NAME: C:\1545.dwg FIELD BOOK: NONE PLOT NO.: NONE		CERTIFICATE OF SURVEY Shelly Brubaker Property Gilbert Brubaker Mike Orth P.O. 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