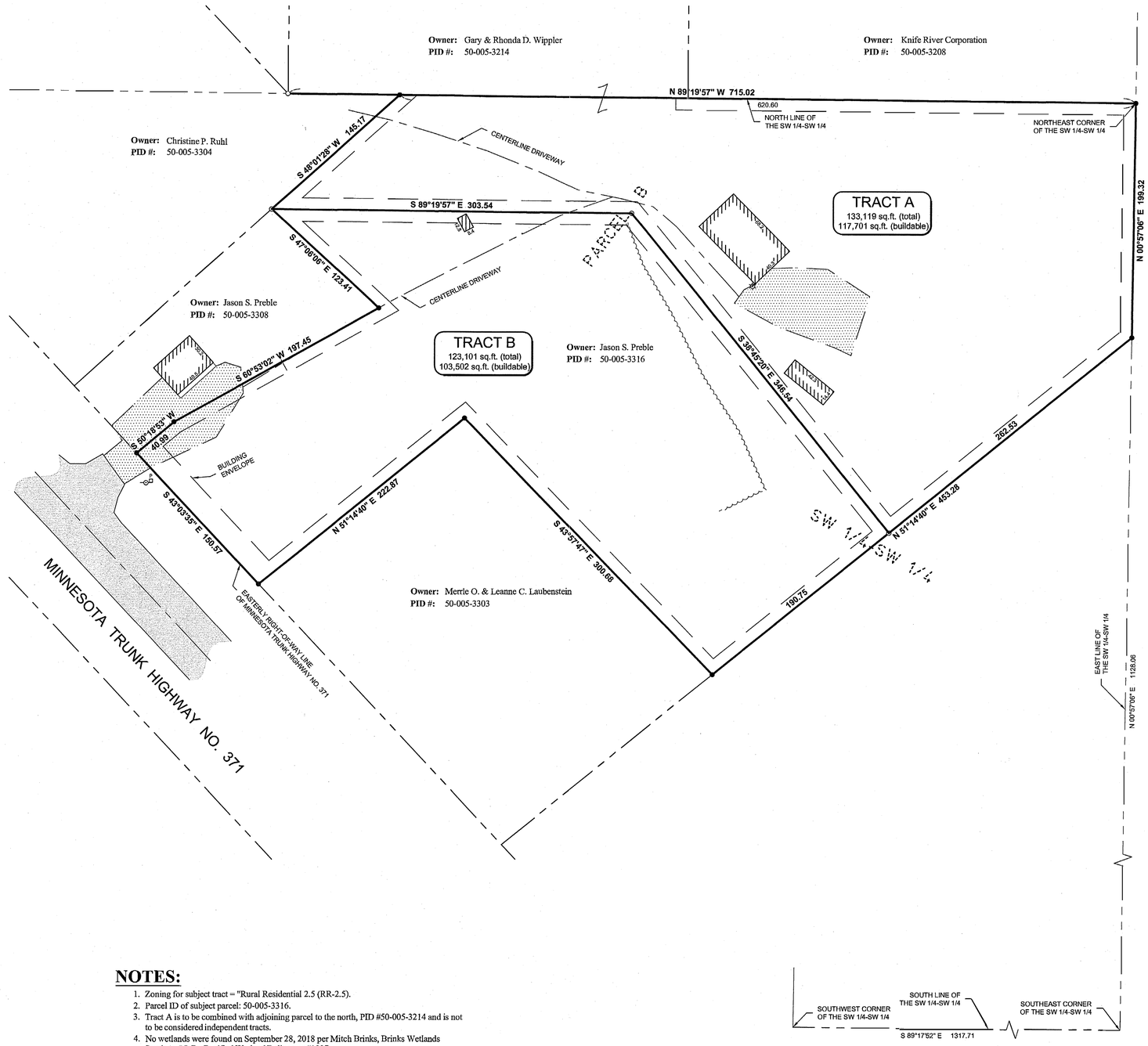
CERTIFICATE OF SURVEY

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 5, TOWNSHIP 137 NORTH, RANGE 29 WEST, CASS COUNTY, MINNESOTA



NOTES:

1. Zoning for subject tract = "Rural Residential 2.5 (RR-2.5).
2. Parcel ID of subject parcel: 50-005-3316.
3. Tract A is to be combined with adjoining parcel to the north, PID #50-005-3214 and is not to be considered independent tracts.
4. No wetlands were found on September 28, 2018 per Mitch Brinks, Brinks Wetlands Services, LLC. Certified Wetland Delineator #1007.

LEGAL DESCRIPTION PER DOCUMENT NUMBER A000628362

PARCEL B
That part of the Southwest Quarter of the Southwest Quarter of Section 5, Township 137, Range 29, Cass County, Minnesota, described as follows:
Commencing at the Southwest corner of said Southwest Quarter of the Southwest Quarter; thence South 89 degrees 17 minutes 52 seconds East along the South line of said Southwest Quarter of the Southwest Quarter a distance of 1317.71 feet to the Southeast corner of said Southwest Quarter of the Southwest Quarter; thence North 00 degrees 57 minutes 06 seconds East, along the East line of said Southwest Quarter of the Southwest Quarter, a distance of 1128.06 feet to the point of beginning of the tract to be described; thence continue North 00 degrees 57 minutes 06 seconds East, along said East line a distance of 199.32 feet to the Northeast corner of said Southwest Quarter of the Southwest Quarter; thence North 89 degrees 19 minutes 57 seconds West, along the North line of said Southwest Quarter of the Southwest Quarter a distance of 620.60 feet; thence South 48 degrees 01 minutes 28 seconds West a distance of 145.17 feet; thence South 47 degrees 06 minutes 06 seconds East, a distance of 123.41 feet; thence South 60 degrees 53 minutes 02 seconds West, a distance of 197.45 feet; thence South 50 degrees 18 minutes 53 seconds West, a distance of 40.99 feet more or less to the East right of way line of Minnesota Trunk Highway No. 371; thence South 43 degrees 03 minutes 35 seconds East, along said East line a distance of 150.57 feet; thence North 51 degrees 14 minutes 40 seconds East a distance of 222.87 feet; thence South 43 degrees 57 minutes 47 seconds East a distance of 300.68 feet to the intersection with a line which bears South 51 degrees 14 minutes 40 seconds West from the point of beginning; thence North 51 degrees 14 minutes 40 seconds East, a distance of 453.28 feet to the point of beginning.

Together with a shared driveway over and across Parcel A and Parcel B as the driveway now exists.
Together with all hereditaments and appurtenances belonging thereto.

PROPOSED BOUNDARY DESCRIPTIONS:

TRACT A
That part of the Southwest Quarter of the Southwest Quarter of Section 5, Township 137 North, Range 29 West, Cass County, Minnesota, described as follows: Commencing at the Southwest corner of said Southwest Quarter of the Southwest Quarter; thence South 89 degrees 17 minutes 52 seconds East, assumed bearing, along the south line of said Southwest Quarter of the Southwest Quarter 1317.71 feet to the Southeast corner of said Southwest Quarter of the Southwest Quarter; thence North 00 degrees 57 minutes 06 seconds East along the east line of said Southwest Quarter of the Southwest Quarter 1128.06 feet to the point of beginning of the tract to be described; thence continuing North 00 degrees 57 minutes 06 seconds East along said east line 199.32 feet to the Northeast corner of said Southwest Quarter of the Southwest Quarter; thence North 89 degrees 19 minutes 57 seconds West along the north line of said Southwest Quarter of the Southwest Quarter 620.60 feet; thence South 48 degrees 01 minute 28 seconds West along the monumented line between Document Number A000628362 and Document Number A000598735 on file in the Cass County Recorder's Office 145.17 feet; thence South 89 degrees 19 minutes 57 seconds East 303.54 feet; thence South 38 degrees 45 minutes 20 seconds East 346.54 feet to the intersection with a line bearing South 51 degrees 14 minutes 40 seconds West from the point of beginning; thence North 51 degrees 14 minutes 40 seconds East 262.53 feet, more or less, to the point of beginning.

Subject to easements, restrictions and reservations of record.

TRACT B
That part of the Southwest Quarter of the Southwest Quarter of Section 5, Township 137 North, Range 29 West, Cass County, Minnesota, described as follows: Commencing at the Southwest corner of said Southwest Quarter of the Southwest Quarter; thence South 89 degrees 17 minutes 52 seconds East, assumed bearing, along the south line of said Southwest Quarter of the Southwest Quarter 1317.71 feet to the Southeast corner of said Southwest Quarter of the Southwest Quarter; thence North 00 degrees 57 minutes 06 seconds East along the east line of said Southwest Quarter of the Southwest Quarter 1327.38 feet to the Northeast corner of said Southwest Quarter of the Southwest Quarter; thence North 89 degrees 19 minutes 57 seconds West along the north line of said Southwest Quarter of the Southwest Quarter 620.60 feet; thence South 48 degrees 01 minute 28 seconds West along the monumented line between Document Number A000628362 and Document Number A000598735 on file in the Cass County Recorder's Office 145.17 feet; thence South 89 degrees 19 minutes 57 seconds East 303.54 feet to the point of beginning of the tract to be herein described; thence reversing North 89 degrees 19 minutes 57 seconds West 303.54 feet; thence South 47 degrees 06 minutes 06 seconds East 123.41 feet; thence South 60 degrees 53 minutes 02 seconds West 197.45 feet; thence South 50 degrees 18 minutes 53 seconds West 40.99 feet, more or less, to the easterly right-of-way line of Minnesota Trunk Highway No. 371; thence South 43 degrees 03 minutes 35 seconds East along said easterly line 150.57 feet; thence North 51 degrees 14 minutes 40 seconds East 222.87 feet; thence South 43 degrees 57 minutes 47 seconds East 300.68 feet; thence North 51 degrees 14 minutes 40 seconds East 190.75 feet to the intersection with a line bearing South 38 degrees 45 minutes 20 seconds East from the point of beginning; thence North 38 degrees 45 minutes 20 seconds West 346.54 feet, more or less, to the point of beginning.

Subject to easements, restrictions and reservations of record.

LEGEND

- DENOTES EDGE OF EXISTING BITUMINOUS
- DENOTES EDGE OF EXISTING GRAVEL
- DENOTES EDGE OF TREELINE
- DENOTES EXISTING MOUNTED LIGHT
- DENOTES EXISTING UTILITY POLE
- DENOTES EXISTING PHONE PEDESTAL & PHONE BOX
- DENOTES MONUMENT FOUND
- DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 41002

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SOUTH LINE OF THE SW 1/4-SW 1/4 TO HAVE AN ASSUMED BEARING OF S 89°17'52" E.

N

50 0 50 100
SCALE IN FEET

30206 Rasmussen Road
Suite 1874
P. O. Box 874
Pequot Lakes, MN 56472
218-568-4940
www.stonemarksurvey.com

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
PATRICK A. TROTTIER PLS#41002
LIC. NO. 41002
DATE 10-03-2018

REVISIONS		
DESCRIPTION	BY	DATE

CERTIFICATE OF SURVEY
Gary Wippler
3790 40th Avenue SW
Pine River, MN 56474

PROJECT MANAGER: PAT	PROJECT No.: 18149-1	DATE: 10-03-2018	
CHECKED BY: CMH	FILE NAME: C18149.dwg	SCALE: HORZ. 1"=50'	VERT. NONE
DRAWN BY: RJF	FIELD BOOK: BOOK 449	PG. 55	

SHEET 1 OF 1

#8831 MJL 10-09-2018

Roger Forsette ---- F:\Drawings\2018\18149 Wippler\C18149-1.dwg