CERTIFICATE OF SURVEY

PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 20, TOWNSHIP 134 NORTH, RANGE 30 WEST, CASS COUNTY, MINNESOTA

LEGAL DESCRIPTION (Compiled)

The Southwest Quarter of the Northeast Quarter (SW1/4NE1/4) in Section 20, Township 134, Range 30 except that part described as follows: Commencing at the Southwest corner of said SW1/4NE1/4, thence East to a point where the south line of the SW1/4NEI/4 intersects the East line of the Township road which runs northerly along the West rune of said SW1/4NEI/4, thence continue east, along the south line of said SW1/4NE1/4, a distance of 218 feet, thence North to a point on the north line of the SW1/4NE1/4 which point is 218 feet east of where the east line of the Township Road intersects said north line of the SW1/4NE1/4, thence west to the Northwest corner of said SW1/4NE1/4, thence South along the west line of the SW1/4NE1/4 to the point of beginning. Together with an easement for ingress and egress and utility purposes over the South 30 feet of the West 218 feet lying east of the township road in the Southwest Quarter of the Northeast Quarter (SW1/4NE1/4) in Section 20 Township 134, Range 30.

That part of the Southwest 1/4 of the Northeast 1/4 of Section 20, T134N, R30W, Cass County, Minnesota, described as follows:
Commencing at the Southwest corner of the Northeast 1/4 of said Section 20; thence South 89 degrees 36 minutes 56 seconds East, along the South line of said Northeast 1/4, a distance of 251.01 feet to the Point of Beginning; thence continuing South 89 degrees 36 minutes 56 seconds East 275.00 feet; thence North 00 degrees 39 minutes 47 seconds West, parallel with the West line of said Northeast 1/4, a distance of 400.00 feet, thence North 89 degrees 36 minutes 56 seconds West, parallel with the South line of said Northeast 1/4, a distance of 275.00 feet; thence South 00 degrees 39 minutes 47 seconds East 400.00 feet to the Point of Beginning.
Contain 2.5 acres
Subject to easements, reservations and restrictions of record.

PROPOSED BOUNDARY DESCRIPTIONS

TRACT A

That part of the Southwest Quarter of the Northeast Quarter, Section 20, Township 134 North, Range 30 West, Cass County, Minnesota, lying north of the south 769.86 feet thereof and lying easterly of the following described line: Commencing at the southwest corner of said Southwest Quarter of the Northeast Quarter; thence South 89 degrees 36 minutes 43 seconds East, assumed bearing, along the south line of said Southwest Quarter of the Northeast Quarter 33.01 feet to the easterly right-of -way of Richmond Road SW; thence continuing South 89 degrees 36 minutes 43 seconds East on said south line 218.00 feet to the point of beginning of the line to be herein described; thence North 00 degrees 39 minutes 13 seconds West, parallel with the west line of said Southwest Quarter of the Northeast Quarter, 1315.28 feet to the north line of said Southwest Quarter of the Northeast Quarter and said described line there terminating.

Subject to easements, restrictions and reservations of record.

TRACT B

That part of the north 369.93 feet of the south 769.86 feet of the Southwest Quarter of the Northeast Quarter, Section 20, Township 134 North, Range 30 West, Cass County, Minnesota, lying easterly of the following described line: Commencing at the southwest corner of said Southwest Quarter of the Northeast Quarter; thence South 89 degrees 36 minutes 43 seconds East, assumed bearing, along the south line of said Southwest Quarter of the Northeast Quarter 33.01 feet to the easterly right-of -way of Richmond Road SW; thence continuing South 89 degrees 36 minutes 43 seconds East on said south line 218.00 feet to the point of beginning of the line to be herein described; thence North 00 degrees 39 minutes 13 seconds West, parallel with the west line of said Southwest Quarter of the Northeast Quarter, 1315.28 feet to the north line of said Southwest Quarter of the Northeast Quarter and said described line there terminating.

Together with a 30.00 foot wide easement for ingress and egress purposes over and across said Southwest Quarter of the Northeast Quarter, the centerline of said easement is described as follows: Commencing at the southwest corner of said Southwest Quarter of the Northeast Quarter; thence South 89 degrees 36 minutes 43 seconds East, assumed bearing, along the south line of said Southwest Quarter of the Northeast Quarter 33.01 feet to the easterly right-of -way of Richmond Road SW; thence continuing South 89 degrees 36 minutes 43 seconds East on said south line 218.00 feet; thence North 00 degrees 39 minutes 13 seconds West, parallel with the west line of said Southwest Quarter of the Northeast Quarter 454.30 feet to the point of beginning of the centerline to be herein described; thence South 87 degrees 57 minutes 03 seconds West 218.03 feet, more or less, to said right-of-way line and said centerline there terminating.

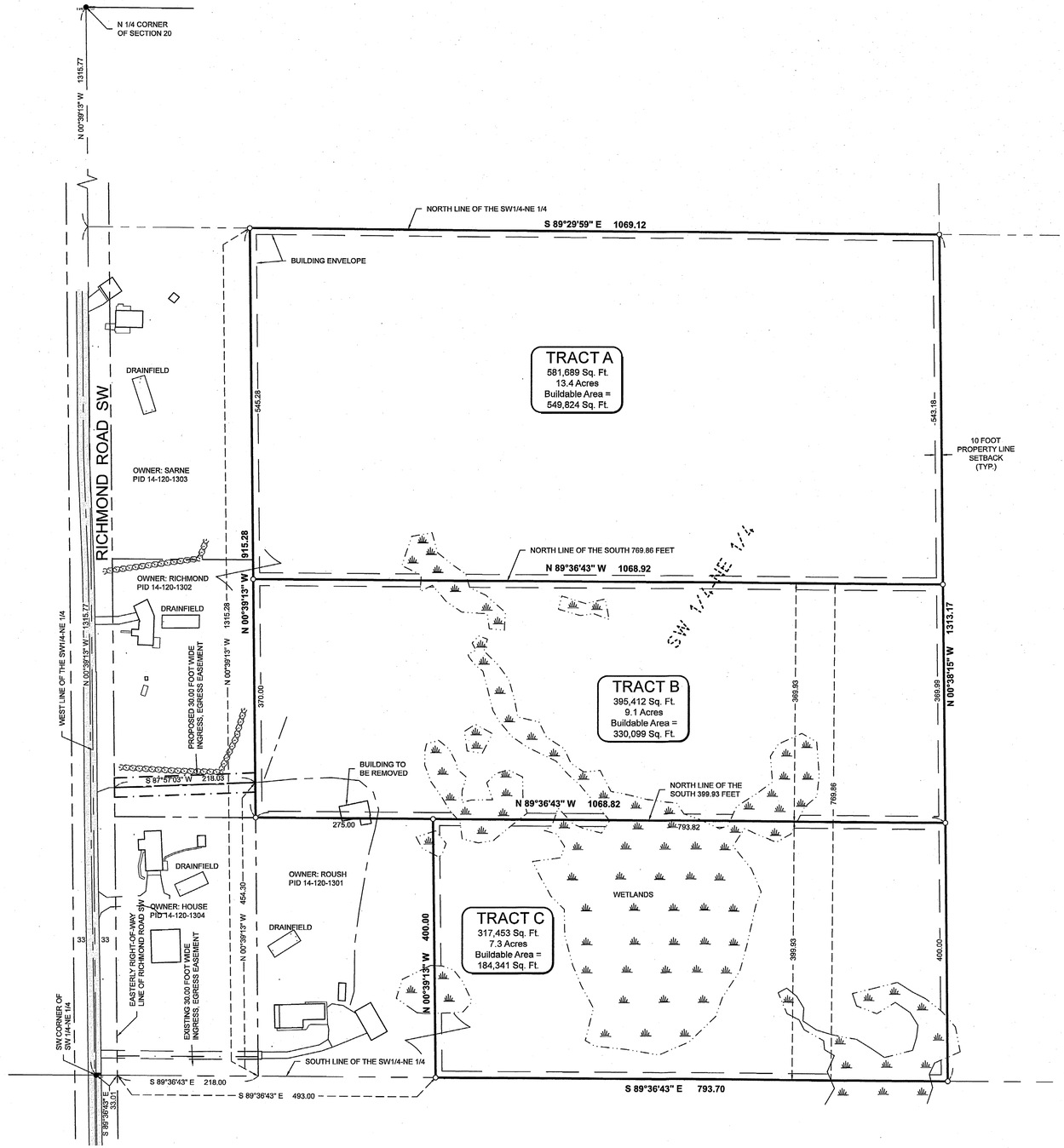
The sidelines of said easement shall be prolonged or shortened to terminate on a line bearing North 00 degrees 39 minutes 13 seconds West and South 00 degrees 39 minutes 13 seconds East from the point of beginning and on said right-of-way line.

Subject to easements, restrictions and reservations of record.

TRACT C

That part of the south 399.93 feet of the Southwest Quarter of the Northeast Quarter, Section 20, Township 134, Range 30, Cass County, Minnesota, lying easterly of the following described line: Commencing at the southwest corner of said Southwest Quarter of the Northeast Quarter; thence South 89 degrees 36 minutes 43 seconds East, assumed bearing, along the south line of said Southwest Quarter of the Northeast Quarter 33.01 feet to the easterly right of way of Richmond Road SW; thence continuing South 89 degrees 36 minutes 43 seconds East on said south line 493.00 feet to the point of beginning of the line to be herein described; thence North 00 degrees 39 minutes 13 seconds West, parallel with the west line of said Southwest Quarter of the Northeast Quarter, 400.00 feet to the north line of the south 399.93 feet of said Southwest Quarter of the Northeast Quarter and said described line there terminating.

Subject to easements, restrictions and reservations of record.



NOTES:

1. Zoning for subject tract = "RR2.5".
2. There are no bluffs within surveyed property.
3. Parcel ID of subject parcel: 14-120-1305.
4. Wetland delineation on Tracts B & C was completed on 5-22-2020, by Mitch Brinks, Brinks Wetlands Services, LLC. MN Certified Wetland Delineator #1007

NOTES ON ACCESS

Tract A: To be deeded to Richmond, PID 14-120-1302. No additional access needed.
Tract B: Proposed easement provided.
Tract C: To be deeded to Roush, PID 14-120-1301. No additional access needed.

N

100 0 100 200

SCALE IN FEET
ON 22" x 34" SHEET

DENOTES WET LAND(S)

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 SW1/4 NE1/4 TO HAVE AN ASSUMED BEARING OF S89°36'43"E.

30206 Rasmussen Road
Suite 1
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 AND LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Patrick A. Trotter

PATRICK A. TROTTER PLS#41002 LIC. NO. 41002

DATE: 5-28-2020

REVISIONS		
DATE	DESCRIPTION	BY
5-28-2020	Rev. wetlands and buildable area on Tracts B & C	RJF

CERTIFICATE OF SURVEY

Herb Richmond
10982 Richmond Road SW
Pillager, MN 56473

PROJECT MANAGER:	PAT
CHECKED BY:	PAT
DRAWN BY:	PAT / RJF
PROJECT No.:	19214
FILE NAME:	C19214.dwg
FIELD BOOK:	BOOK PG.
DATE:	5-15-2020
SCALE:	HORZ. 1"=100' VERT. NONE

SHEET 1 OF 1

Roger Forcelle 5/28/2020 3:46 PM - F:\Drawings\2019\19214 Richmond\C19214.dwg

#8969 MJL 06-15-2020