

# CERTIFICATE OF SURVEY

PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER,  
SECTION 19, TOWNSHIP 140 NORTH, RANGE 30 WEST,  
CASS COUNTY, MINNESOTA

## PROPOSED DESCRIPTIONS:

### NORTH TRACT A

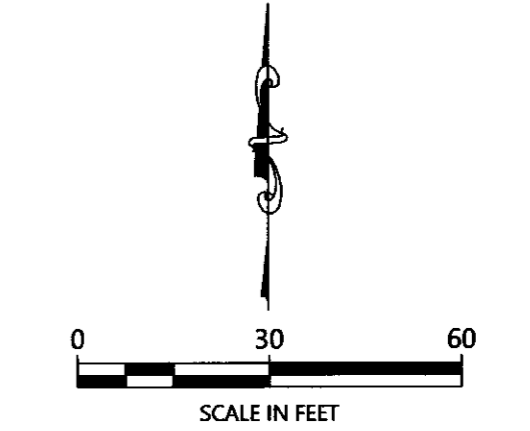
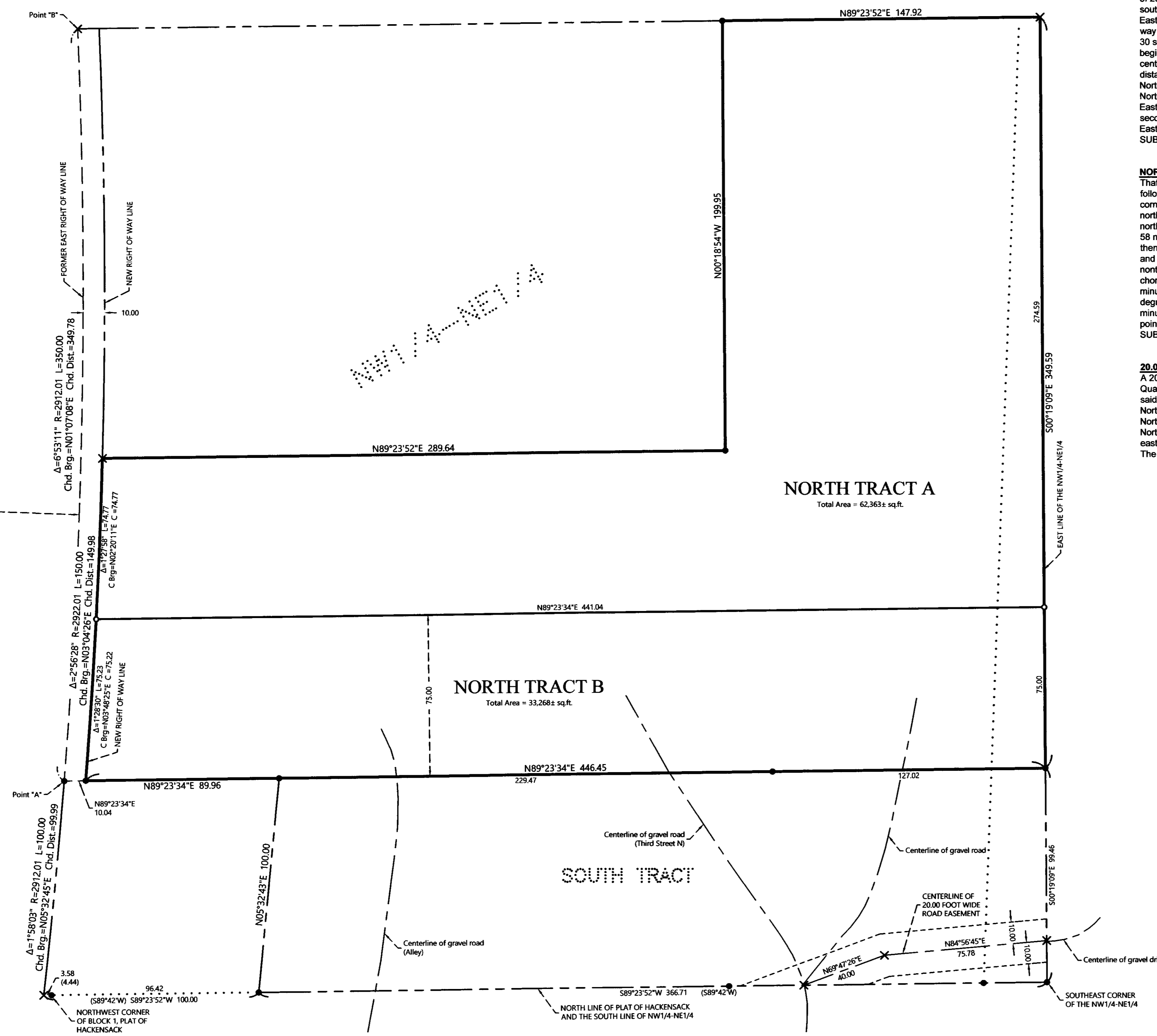
That part of the Northwest Quarter of the Northeast Quarter, Section 19 Township 140 North, Range 30 West, described as follows: COMMENCING at the point on the south line of said Northwest Quarter of the Northeast Quarter which is the northwest corner of Block 1, Plat of HACKENSACK; thence South 89 degrees 23 minutes 52 seconds West, assigned bearing, along the north line of said Plat of HACKENSACK, 3.58 feet to a point on the easterly right of way line of U.S. Highway No. 371; thence northerly 100.00 feet, along a nontangential curve, concave to the west, having a radius of 2912.01, a central angle of 01 degrees 58 minutes 03 seconds, a chord bearing of North 05 degrees 32 minutes 45 seconds East, and a chord distance of 99.99 feet to a point hereinafter referred to as point "A"; thence continue northerly 350.00 feet, along last described curve, having a radius of 2912.01 feet and a central angle of 6 degrees 53 minutes 11 seconds to a point hereinafter referred to as Point "B"; thence southerly 350.00 feet, along last described curve returning to said Point "A"; thence North 89 degrees 23 minutes 34 seconds East 10.04 feet to the new easterly right of way line of said U.S. Highway No. 371; thence northerly 75.23 feet, along said right of way line and a nontangential curve, concave to the west, having a radius of 2922.01 feet, a central angle of 01 degrees 28 minutes 30 seconds, a chord bearing of North 03 degrees 48 minutes 25 seconds East, for a chord distance of 75.22 feet, to the point of beginning of the tract to be herein described; thence continue northerly, along said 2922.01 foot radius curve, 74.77 feet, with a central angle of 01 degrees 27 minutes 58 seconds, a chord bearing of North 02 degrees 20 minutes 11 seconds, and a chord distance of 74.77 feet; thence North 89 degrees 23 minutes 52 seconds East 289.64 feet; thence North 00 degrees 18 minutes 54 seconds West 199.95 feet to the intersection with a line bearing North 89 degrees 23 minutes 52 seconds East from said Point "B"; thence North 89 degrees 23 minutes 52 seconds East 147.92 feet to the east line of said Northwest Quarter of the Northeast Quarter; thence South 00 degrees 19 minutes 09 seconds East, along said east line, 274.59 feet to the intersection with a line bearing North 89 degrees 23 minutes 34 seconds East from the point of beginning; thence South 89 degrees 23 minutes 34 seconds West 441.04 feet to the point of beginning. SUBJECT to easements, restrictions, and reservations of record.

### NORTH TRACT B

That part of the Northwest Quarter of the Northeast Quarter, Section 19 Township 140 North, Range 30 West, described as follows: COMMENCING at the point on the south line of said Northwest Quarter of the Northeast Quarter which is the northwest corner of Block 1, Plat of HACKENSACK; thence South 89 degrees 23 minutes 52 seconds West, assigned bearing, along the north line of said Plat of HACKENSACK, 3.58 feet to a point on the easterly right of way line of U.S. Highway No. 371; thence northerly 100.00 feet, along a nontangential curve, concave to the west, having a radius of 2912.01, a central angle of 01 degrees 58 minutes 03 seconds, a chord bearing of North 05 degrees 32 minutes 45 seconds East, and a chord distance of 99.99 feet; thence North 89 degrees 23 minutes 34 seconds East 10.04 feet to the new easterly right of way line of said U.S. Highway No. 371 and the point of beginning of the tract to be herein described; thence northerly 75.23 feet, along said right of way line and a nontangential curve, concave to the west, having a radius of 2922.01 feet, a central angle of 01 degrees 28 minutes 30 seconds, a chord bearing of North 03 degrees 48 minutes 25 seconds East, for a chord distance of 75.22 feet; thence North 89 degrees 23 minutes 34 seconds East 441.04 feet to the east line of said Northwest Quarter of the Northeast Quarter; thence South 00 degrees 19 minutes 09 seconds East, along said east line, 75.00 feet to the intersection with a line bearing North 89 degrees 23 minutes 34 seconds East from the point of beginning; thence South 89 degrees 23 minutes 34 seconds West 446.45 feet to the point of beginning. SUBJECT to easements, restrictions, and reservations of record.

### 20.00 FOOT EASEMENT

A 20.00 foot wide road easement for ingress, egress, and utility purposes over, under, and across that part of the Northwest Quarter of the Northeast Quarter, Section 19, Township 140 North, Range 30 West, Cass County, Minnesota, the centerline of said 20.00 foot wide easement is described as follows: COMMENCING at the southeast corner of said Northwest Quarter of the Northeast Quarter, 113.13 feet to the point of beginning of the centerline to be herein described; thence North 69 degrees 47 minutes 26 seconds East 40.00 feet; thence North 84 degrees 56 minutes 45 seconds East 75.78 feet to the east line of said Northwest Quarter of the Northeast Quarter and said described centerline there terminating. The sidelines of said 20.00 foot wide easement shall be prolonged or shortened to terminate on said south and east lines.

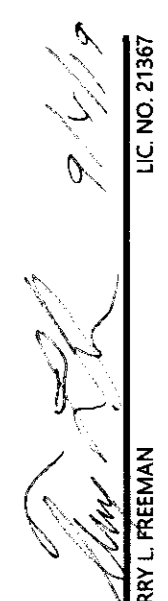


- LEGEND**
- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
  - DENOTES MONUMENT FOUND
  - × DENOTES CALCULATED POSITION

- NOTES:**
- Zoning for subject tract = Commercial.
  - Parcel ID for subject tract = 89-019-1216.
  - Wetlands and 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.

NO.	DATE	DESCRIPTION

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

  
 TERRY L. FREEMAN  
 LIC. NO. 21367



**CERTIFICATE OF SURVEY**

Kris Biessener  
 P.O. Box 187  
 Hackensack, MN 56452

JOB NO. 19-195  
 DATE: 09-04-2019

SHEET NO.  
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