

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOTS 3 AND 4,
SECTION 30, TOWNSHIP 141 NORTH, RANGE 27 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION FOR PID 18-030-3303:

EXHIBIT 'A'
That part of Government Lot 3, Section 30, Township 141 North, Range 27 West, Cass County, Minnesota described as follows: Beginning at the southwest corner of said Government Lot 3; thence North 1 degree 45 minutes 44 seconds East, assumed bearing along the East line thereof 654.41 feet to the North line of the South Half of said Government Lot 3; thence South 72 degrees 41 minutes 14 seconds East, bearing along the East line thereof 331.60 feet to the South line of the North Half of said Government Lot 3; thence South 28 degrees 57 minutes 34 seconds West 443.79 feet to the South line of the North Half of said Government Lot 3; thence South 50 degrees 05 minutes 47 seconds West, tangent to said curve concave to the Northwest; having a radius of 300.00 feet and a central angle of 23 degrees 08 minutes 14 seconds; thence South 50 degrees 05 minutes 47 seconds West, tangent to said curve 76.81 feet; thence Southwesterly 18.51 feet along a tangential curve concave to the Southeast, having a radius of 100.00 feet, a central angle of 10 degrees 36 minutes 28 seconds and the chord bears South 44 degrees 47 minutes 33 seconds West for a chord distance of 18.49 feet to the South line of said Government Lot 3; thence North 72 degrees 28 minutes 46 seconds West along said South line, not tangent to last said curve 39.54 feet to the point of beginning.

EXISTING DESCRIPTION FOR PID 18-030-3200:

North Half of Government Lot 3 in Section 30, Township 141 North, Range 27 West of the 5th P.M. in Cass County, Minnesota



A000606908

PROPOSED DESCRIPTION:

TRACT A
That part of Government Lot 3, Section 30, Township 141 North, Range 27 West, Cass County, Minnesota, described as follows: COMMENCING at the southwest corner of said Government Lot 3; thence North 01 degrees 47 minutes 27 seconds East, assigned bearing, along the west line thereof, 654.41 feet to the north line of the South Half of said Government Lot 3; thence South 72 degrees 40 minutes 13 seconds East along said north line 385.07 feet to the Point of Beginning of the tract to be described; thence South 28 degrees 57 minutes 17 seconds West 443.79 feet to the South line of the North Half of said Government Lot 3; thence North 72 degrees 40 minutes 13 seconds East 148.35 feet to said north line; thence North 72 degrees 40 minutes 13 seconds West along said north line 398.97 feet to the point of beginning. **SUBJECT** tract is non-conforming on its own and must be attached to an adjoining tract. **SUBJECT** to 24th Ave NE. **SUBJECT** to easements, restrictions, and reservations of record.

PID: 18-030-3200

TRACT A

Total Area=39,603.5 Sq. Ft.
Buildable Area=27,702.54 Sq. Ft.



PID: 18-030-3303

REMAINDER TRACT

Total Area=1,861,018.5 Sq. Ft. (42.22 Acres)
Buildable Area=1,646,387.5 Sq. Ft. (37.82 Acres)

PROPOSED DESCRIPTIONS:

REMAINDER TRACT
Those parts of Government Lot 3 and Government Lot 4, Section 30, Township 141 North, Range 27 West, Cass County, Minnesota, described as follows: COMMENCING at the southwest corner of said Government Lot 3; thence North 01 degrees 47 minutes 27 seconds East, assigned bearing, along the west line thereof, 654.41 feet to the north line of the South Half of said Government Lot 3; thence South 72 degrees 40 minutes 13 seconds East along said north line 385.07 feet; thence South 28 degrees 57 minutes 17 seconds West 443.79 feet; thence North 72 degrees 40 minutes 13 seconds East 148.35 feet to the Point of Beginning of the tract to be herein described; thence North 67 degrees 16 minutes 27 seconds West 331.60 feet; thence South 28 degrees 59 minutes 12 seconds West 351.56 feet; thence Southwesterly 121.15 feet along a tangential curve concave to the northwest, having a radius of 300.00 feet and a central angle of 23 degrees 08 minutes 14 seconds; thence South 50 degrees 07 minutes 25 seconds West tangent to said curve 76.81 feet; thence Southwesterly 18.51 feet along a tangential curve concave to the southeast, having a radius of 100.00 feet and a central angle of 10 degrees 36 minutes 28 seconds, a chord bearing of South 44 degrees 47 minutes 33 seconds West and a chord length of 18.49 feet to the South line of said Government Lot 3; thence North 72 degrees 28 minutes 46 seconds West 39.54 feet to the South line of said Government Lot 3; thence North 72 degrees 28 minutes 46 seconds West along the west line of said Government Lot 4, a distance of 654.41 feet to the south line of the North Half of said Government Lot 4; thence South 72 degrees 14 minutes 14 seconds East along said south line 1644.71 feet to the east line of said Government Lot 4; thence North 01 degrees 03 minutes 52 seconds East along the east line of said Government Lot 4 and Government Lot 3, a distance of 1326.48 feet to the north line of the South Half of said Government Lot 3; thence North 72 degrees 40 minutes 13 seconds West along said north line 841.89 feet to the intersection with a line that bears North 51 degrees 58 minutes 07 seconds East from the point of beginning; thence South 51 degrees 58 minutes 07 seconds West 148.35 feet to the point of beginning. **SUBJECT** to 24th Ave NE. **SUBJECT** to easements, restrictions, and reservations of record.

NOTES:

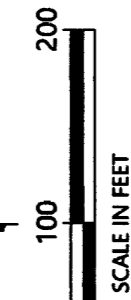
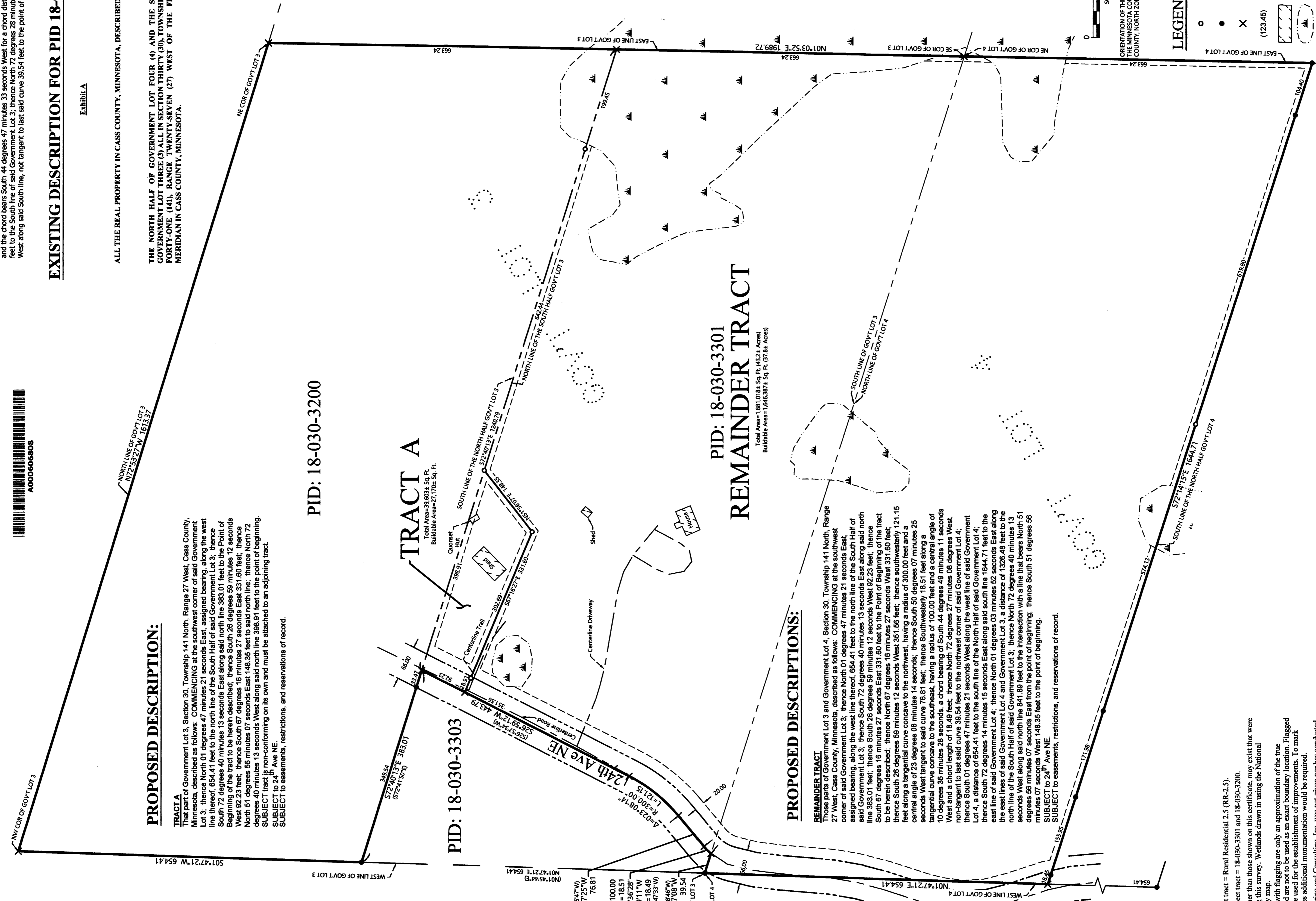
1. Zoning for subject tract = Rural Residential 2.5 (RR-2.5).
2. Parcel ID for subject tract = 18-030-3301 and 18-030-3200.
3. Improvements other than those shown on this certificate, may exist that were not located during this survey. Wetlands drawn in using the National Wetland Inventory map.
4. All 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.
5. 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.

EXISTING DESCRIPTION FOR PID 18-030-3301:

ALL THE REAL PROPERTY IN CASS COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS:

THE NORTH HALF OF GOVERNMENT LOT FOUR (4) AND THE SOUTH HALF OF GOVERNMENT LOT THREE (3) ALL IN SECTION THIRTY (30), TOWNSHIP ONE HUNDRED FORTY-ONE (141), RANGE TWENTY-SEVEN (27) WEST OF THE FIFTH PRINCIPAL MERIDIAN IN CASS COUNTY, MINNESOTA.

Exhibit A



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE MINNESOTA COUNTY COORDINATE SYSTEM, CASS COUNTY, NORTH ZONE (2011 ADI).

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- × POSITION
- (123.45) DENOTES PLAT AND/OR DEEDED MEASURE
- ▨ DENOTES EXISTING BUILDING
- ▧ DENOTES WETLAND(S)

SHEET NO. 1 OF 1

CERTIFICATE OF SURVEY
James Crapser
5546 24th Ave NE
Longville, MN 56655

Talina Staack
666 47 1/2 Ave NE
Columbia Heights, MN 55421

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

TERRY L. FREEMAN
LIC. NO. 21367



NO.	DATE	DESCRIPTION	BY
1.	2-12-21	Removed Tract B	GAY