

**EXISTING DESCRIPTION:**

Page 1 of 1

DATE: August 20, 2021

PROJECT: HEARTLAND TRAIL

OWNER: TERRY L. FREEMAN

PREPARED BY: TERRY L. FREEMAN

SCALE: 1" = 200'

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

**LEGEND**

○ DENOTES IRON MONUMENT SET BY LICENSE NO. 21367

□ DENOTES SET LATH FLAG

▲ DENOTES FOUND ORANGE

● DENOTES MONUMENT FOUND POSITION

✕ DENOTES CALCULATED POSITION

(N01°23'45"E) DENOTES DEEDED BEARING

⊙ DENOTES EXISTING WELL

⊕ DENOTES EXISTING SEPTIC CLEANSOUT & SEPTIC TANK LID

⊖ DENOTES NON-DELINEATED WETLAND(S)

⊗ DENOTES DELINEATED WETLAND(S) BY MITCH BRINKS

⊘ DENOTES EXISTING LP TANK

⊙ DENOTES EXISTING UTILITY POLE

⊕ DENOTES EXISTING ELECTRIC METER

⊖ DENOTES EDGE OF EXISTING BITUMINOUS

▭ DENOTES EXISTING BUILDING

**PROPOSED DESCRIPTIONS:**

**Tract 1**  
 That part of the West Half of the Northwest Quarter, Section 9, Township 143 North, Range 31 West, Cass County, Minnesota described as follows: COMMENCING at the Northwest corner of said West Half of the Northwest Quarter, thence South 89 degrees 46 minutes 51 seconds East, assigned bearing, along the north line of said West Half of the Northwest Quarter, 898.79 feet to the Point of Beginning of the tract to be herein described; thence continue South 89 degrees 46 minutes 51 seconds East, along said north line, 501.75 feet to the Northeast corner of said West Half of the Northwest Quarter; thence South 00 degrees 56 minutes 25 seconds West, along the east line of said West Half of the Northwest Quarter, 1428.15 feet to the northeastern right of way line of the Heartland Trail; thence North 30 degrees 34 minutes 22 seconds West, along said northeasterly right of way line, 1447.85 feet to the intersection with a line that bears South 54 degrees 37 minutes 09 seconds West from the point of beginning; thence North 54 degrees 37 minutes 09 seconds East 316.58 feet to the point of beginning.

**Tract 2**  
 That part of the West Half of the Northwest Quarter, Section 9, Township 143 North, Range 31 West, Cass County, Minnesota described as follows: COMMENCING at the Northwest corner of said West Half of the Northwest Quarter, thence South 89 degrees 46 minutes 51 seconds East, assigned bearing, along the north line of said West Half of the Northwest Quarter, 898.79 feet to the Point of Beginning of the tract to be herein described; thence South 00 degrees 56 minutes 25 seconds West, along the east line of said West Half of the Northwest Quarter, 1428.15 feet to the northeastern right of way line of the Heartland Trail; thence North 30 degrees 34 minutes 22 seconds West, along said northeasterly right of way line, 1447.85 feet to the intersection with a line that bears South 54 degrees 37 minutes 09 seconds West from the point of beginning; thence North 54 degrees 37 minutes 09 seconds East 316.58 feet to the point of beginning.

**Tract 3**  
 That part of the West Half of the Northwest Quarter, Section 9, Township 143 North, Range 31 West, Cass County, Minnesota described as follows: COMMENCING at the Northwest corner of said West Half of the Northwest Quarter, thence South 01 degrees 00 minutes 34 seconds West, assigned bearing, along the west line of said West Half of the Northwest Quarter, 1050.88 feet to the Point of Beginning of the tract to be herein described; thence South 89 degrees 29 minutes 24 seconds East 770.03 feet to the Point of Beginning of the tract to be herein described; thence South 01 degrees 00 minutes 34 seconds West 562.02 feet; thence North 89 degrees 29 minutes 24 seconds West 770.03 feet to said west line; thence South 01 degrees 00 minutes 34 seconds West, along said west line, 995.11 feet to the Southwest corner of said West Half of the Northwest Quarter; thence South 89 degrees 29 minutes 24 seconds East, along the south line of said West Half of the Northwest Quarter, 1313.63 feet to the Southeast corner of said West Half of the Northwest Quarter; thence North 00 degrees 56 minutes 25 seconds East, along the east line of said West Half of the Northwest Quarter, 995.16 feet to the southeasterly right of way line of the Heartland Trail; thence North 30 degrees 34 minutes 22 seconds West, along said southeasterly right of way line, 656.14 feet to the intersection with a line that bears South 89 degrees 29 minutes 24 seconds East from the point of beginning; thence North 89 degrees 29 minutes 24 seconds West 198.74 feet to the point of beginning.

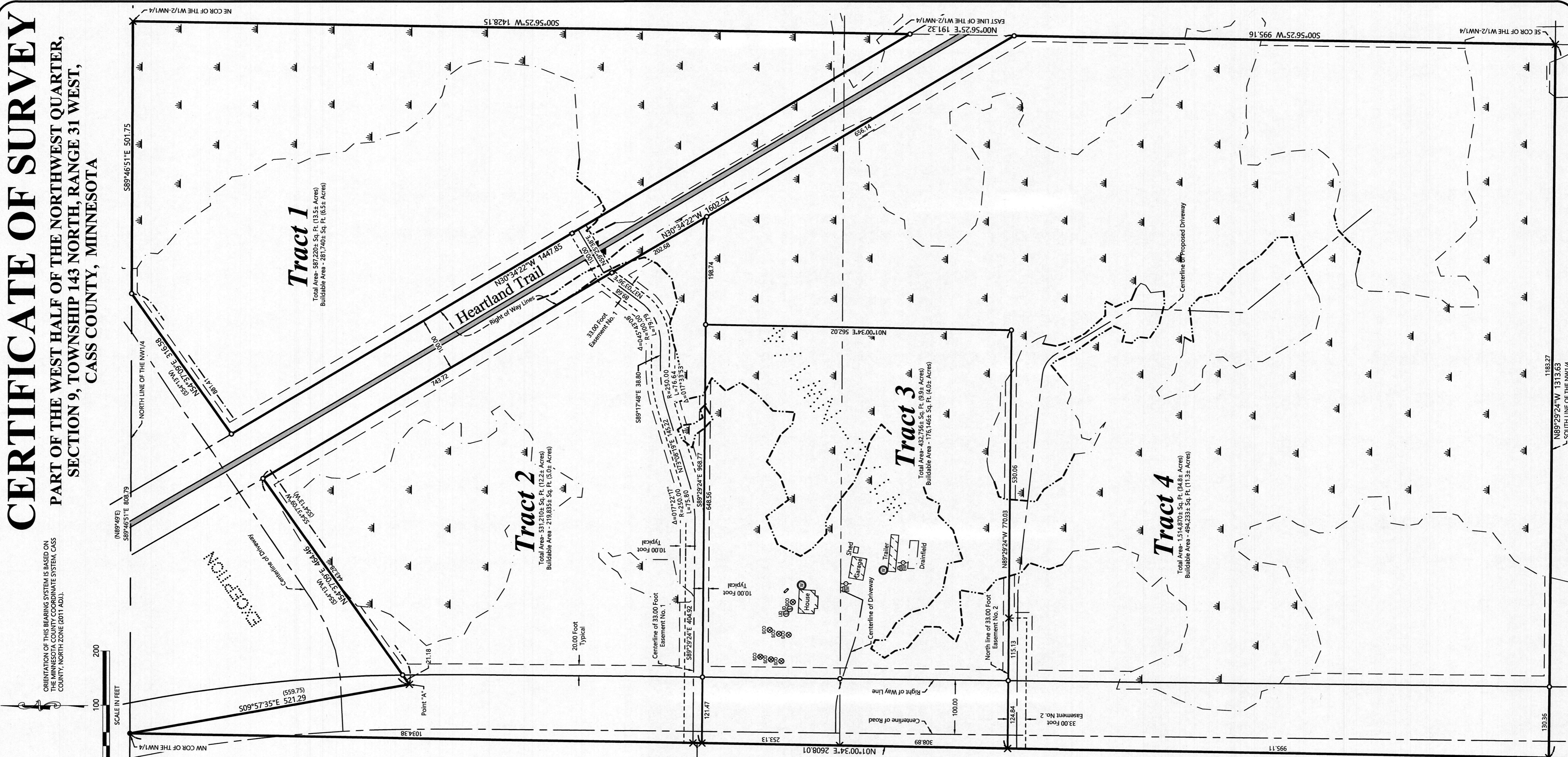
**Tract 4**  
 That part of the West Half of the Northwest Quarter, Section 9, Township 143 North, Range 31 West, Cass County, Minnesota described as follows: COMMENCING at the Northwest corner of said West Half of the Northwest Quarter, thence South 01 degrees 00 minutes 34 seconds West, assigned bearing, along the west line of said West Half of the Northwest Quarter, 1034.38 feet to the Point of Beginning of the tract to be herein described; thence South 89 degrees 29 minutes 24 seconds East 404.29 feet; thence easterly 75.80 feet along a tangential curve, concave to the north, having a radius of 250.00 feet and a central angle of 17 degrees 22 minutes 17 seconds; thence North 73 degrees 08 minutes 19 seconds East, tangent to last described curve, 145.22 feet; thence easterly 76.64 feet along a tangential curve, concave to the south, having a radius of 250.00 feet and a central angle of 17 degrees 22 minutes 17 seconds; thence North 89 degrees 29 minutes 24 seconds East, tangent to last described curve, 38.80 feet; thence northeasterly 79.79 feet along a tangential curve, concave to the northwest, having a radius of 100.00 feet and a central angle of 45 degrees 43 minutes 08 seconds; thence North 37 degrees 03 minutes 36 seconds East, not tangent to last described curve, 89.68 feet to the southeasterly right of way line of the Heartland Trail; thence North 59 degrees 25 minutes 38 seconds East 100.00 feet to the northeastern right of way line of the Heartland Trail and said centerline there terminating. The sidelines of said easement shall be prolonged or shortened to terminate on said west line and said northeasterly right of way line.

**33.00 foot Easement No. 1**  
 A 33.00 foot wide easement for ingress and egress over, under, and across that part of the West Half of the Northwest Quarter, Section 9, Township 143 North, Range 31 West, Cass County, Minnesota, the north line of which is described as follows: COMMENCING at the Northwest corner of said West Half of the Northwest Quarter, thence South 01 degrees 00 minutes 34 seconds West, assigned bearing, along the west line of said West Half of the Northwest Quarter, 1050.88 feet to the Point of Beginning of the tract to be herein described; thence South 89 degrees 29 minutes 24 seconds East 770.03 feet to the Point of Beginning of the tract to be herein described; thence South 01 degrees 00 minutes 34 seconds West 562.02 feet; thence North 89 degrees 29 minutes 24 seconds West 770.03 feet to said west line; thence South 01 degrees 00 minutes 34 seconds West, along said west line, 995.11 feet to the Southwest corner of said West Half of the Northwest Quarter; thence South 89 degrees 29 minutes 24 seconds East, along the south line of said West Half of the Northwest Quarter, 1313.63 feet to the Southeast corner of said West Half of the Northwest Quarter; thence North 00 degrees 56 minutes 25 seconds East, along the east line of said West Half of the Northwest Quarter, 995.16 feet to the southeasterly right of way line of the Heartland Trail; thence North 30 degrees 34 minutes 22 seconds West, along said southeasterly right of way line, 656.14 feet to the intersection with a line that bears South 89 degrees 29 minutes 24 seconds East from the point of beginning; thence North 89 degrees 29 minutes 24 seconds West 198.74 feet to the point of beginning.

**33.00 foot Easement No. 2**  
 A 33.00 foot wide easement for ingress and egress over, under, and across that part of the West Half of the Northwest Quarter, Section 9, Township 143 North, Range 31 West, Cass County, Minnesota, the north line of which is described as follows: COMMENCING at the Northwest corner of said West Half of the Northwest Quarter, thence South 01 degrees 00 minutes 34 seconds West, assigned bearing, along the west line of said West Half of the Northwest Quarter, 1034.38 feet to the Point of Beginning of the tract to be herein described; thence South 89 degrees 29 minutes 24 seconds East 404.29 feet; thence easterly 75.80 feet along a tangential curve, concave to the north, having a radius of 250.00 feet and a central angle of 17 degrees 22 minutes 17 seconds; thence North 73 degrees 08 minutes 19 seconds East, tangent to last described curve, 145.22 feet; thence easterly 76.64 feet along a tangential curve, concave to the south, having a radius of 250.00 feet and a central angle of 17 degrees 22 minutes 17 seconds; thence North 89 degrees 29 minutes 24 seconds East, tangent to last described curve, 38.80 feet; thence northeasterly 79.79 feet along a tangential curve, concave to the northwest, having a radius of 100.00 feet and a central angle of 45 degrees 43 minutes 08 seconds; thence North 37 degrees 03 minutes 36 seconds East, not tangent to last described curve, 89.68 feet to the southeasterly right of way line of the Heartland Trail; thence North 59 degrees 25 minutes 38 seconds East 100.00 feet to the northeastern right of way line of the Heartland Trail and said centerline there terminating. The sidelines of said easement shall be prolonged or shortened to terminate on said west line and said northeasterly right of way line.

**NOTES:**

- Zoning for subject tract = Rural Residential 2.5 (RR-2.5).
- Parcel ID for subject tract = 20-009-2001.
- Improvements other than those shown on this certificate, may exist that were not located during this survey. Wetlands as shown delineated by Mitch Brinks, August 2022.
- 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.



**REVISIONS**

NO.	DATE	DESCRIPTION
1.	4-27-2023	Heartland Easement
2.	5-16-2023	Easement No. 1 Description

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

TERRY L. FREEMAN  
 LIC. NO. 21367



**CERTIFICATE OF SURVEY**

Rick Schaefer  
 P.O. Box 39  
 Walker, MN 56484

JOB NO. 21-302  
 DATE: 11-30-2021

SHEET NO. 1 OF 1