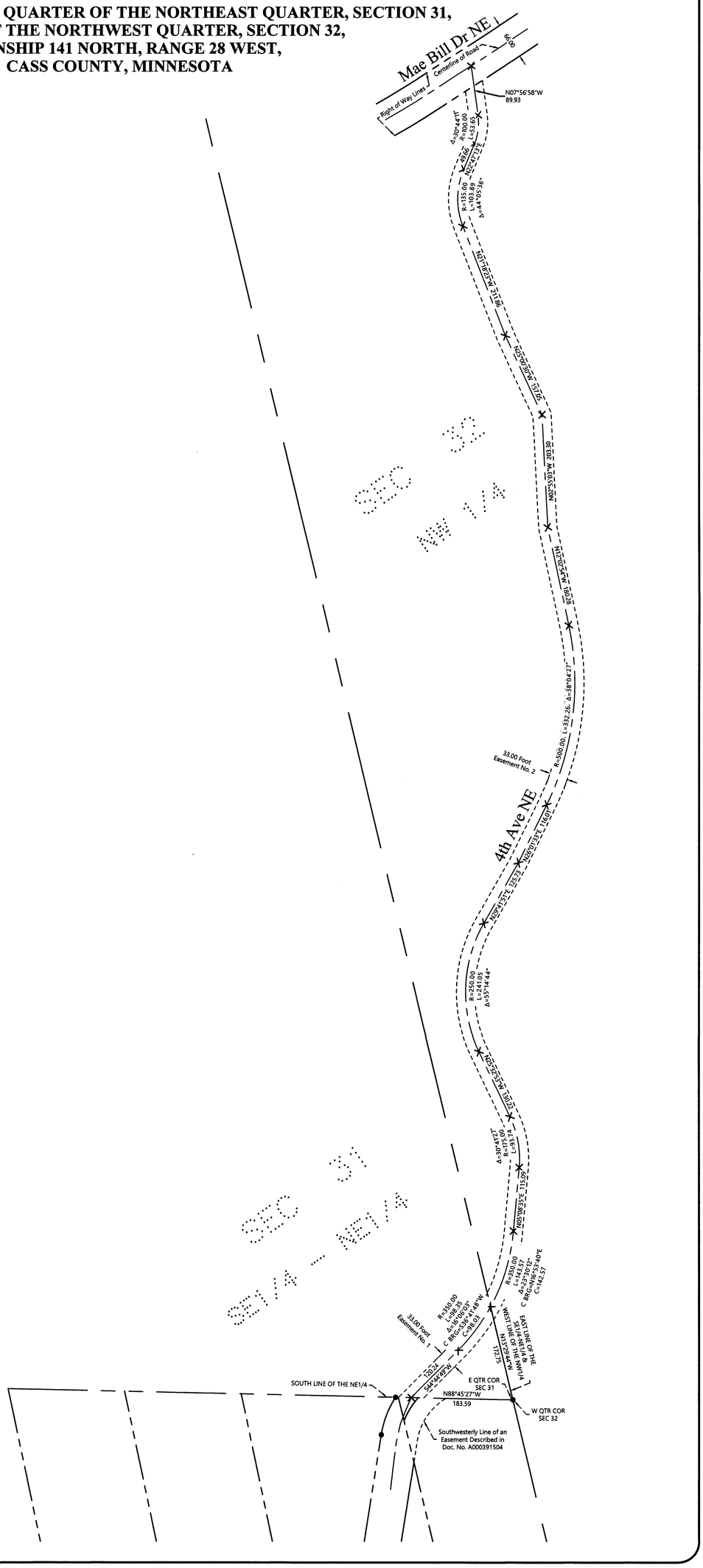
CERTIFICATE OF SURVEY

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, SECTION 31, AND PART OF THE NORTHWEST QUARTER, SECTION 32, TOWNSHIP 141 NORTH, RANGE 28 WEST, CASS COUNTY, MINNESOTA



LEGEND

- ● DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION

PROPOSED EASEMENT DESCRIPTIONS:

33.00 Foot Easement No. 1(Cass County)
A 33.00 foot wide easement for ingress and egress purposes over, under, and across that part of the Southeast Quarter of the Northeast Quarter, Section 31, Township 141 North, Range 28 West, Cass County, Minnesota, the centerline of which is described as follows: COMMENCING at East Quarter Corner of said Section 31; thence North 13 degrees 29 minutes 44 seconds West, assigned bearing, along the east line of said Southeast Quarter of the Northeast Quarter, 172.75 feet to the Point of Beginning of said centerline also being the centerline of 4th Avenue Northeast; thence southwesterly 96.35 feet along said centerline being a non-tangential curve, concave to the northwest, having a radius of 350.00 feet, a central angle of 16 degrees 06 minutes 03 seconds, and a chord bearing of South 36 degrees 41 minutes 48 seconds West and a chord distance of 96.03 feet; thence South 44 degrees 44 minutes 49 seconds West, tangent to last described curve, 120.24 feet to the south line of said Southeast Quarter of the Northeast Quarter and said centerline there terminating. The sidelines of said easement shall be prolonged or shortened to terminate of said east and south lines of said Southeast Quarter of the Northeast Quarter.

Said easement to contain 7,220 Sq. Ft. more or less.

33.00 Foot Easement No. 2(USFS)
A 33.00 foot wide easement for ingress and egress purposes over, under, and across that part of the Northwest Quarter, Section 32, Township 141 North, Range 28 West, Cass County, Minnesota, the centerline of which is described as follows: COMMENCING at West Quarter Corner of said Section 32; thence North 13 degrees 29 minutes 44 seconds West, assigned bearing, along the west line of said Northwest Quarter, 172.75 feet to the Point of Beginning of said centerline also being the centerline of 4th Avenue Northeast; thence northerly 143.57 feet along said centerline being a non-tangential curve concave to the west, having a radius of 350.00 feet, a central angle of 23 degrees 30 minutes 12 seconds, and a chord bearing of North 16 degrees 53 minutes 40 seconds East and a chord distance of 142.57 feet; thence North 05 degrees 08 minutes 35 seconds East, along said centerline being tangent to last described curve, 115.09 feet; thence northerly 93.74 feet along said centerline being a tangential curve, concave to the west, having a radius of 175.00 feet, and a central angle of 30 degrees 41 minutes 27 seconds; thence North 25 degrees 32 minutes 53 seconds West, along said centerline being tangent to last described curve, 130.22 feet; thence northerly 241.05 feet along said centerline being a tangential curve, concave to the east, having a radius of 250.00 feet, and a central angle of 55 degrees 14 minutes 44 seconds; thence North 29 degrees 41 minutes 51 seconds East, along said centerline being tangent to last described curve, 125.73 feet; thence North 26 degrees 01 minutes 33 seconds East 116.01 feet; thence northerly 332.26 feet along said centerline being a tangential curve, concave to the west, having a radius of 500.00 feet, and a central angle of 38 degrees 04 minutes 27 seconds; thence North 12 degrees 02 minutes 54 seconds West, along said centerline being tangent to last described curve, 180.28 feet; thence North 02 degrees 55 minutes 03 seconds West, along said centerline, 203.30 feet; thence North 25 degrees 00 minutes 30 seconds West, along said centerline, 157.05 feet; thence North 21 degrees 18 minutes 23 seconds West, along said centerline, 211.86 feet; thence northerly 103.89 feet along said centerline being a tangential curve, concave to the east, having a radius of 135.00 feet, and a central angle of 44 degrees 05 minutes 36 seconds; thence North 22 degrees 47 minutes 13 seconds East, along said centerline being tangent to last described curve, 49.66 feet; thence northerly 53.65 feet along said centerline being a tangential curve, concave to the west, having a radius of 100.00 feet, and a central angle of 30 degrees 44 minutes 11 seconds; thence North 07 degrees 56 minutes 58 seconds West, along said centerline being tangent to last described curve, 89.93 feet to the centerline of Mae Bill Drive NE and said easement centerline there terminating. The sidelines of said easement shall be prolonged or shortened to terminate on the southerly right of way line of said Mae Bill Dr NE and said west line of the Northwest Quarter.

Said easement to contain 76,256 Sq. Ft. more or less.

0 100 200
SCALE IN FEET

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

SHEET NO. 1 OF 1
JOB NO. 23-180
DATE: 9-01-2023

CERTIFICATE OF SURVEY
Ben Paul
10 West Road
Circle Pines, MN 55014

NORTHERN ENGINEERING & CONSULTING, INC.
P.O. Box 292, Walker, MN, 56484
Phone: 218-547-1296
web: www.neciusa.com

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 — 9/1/23

REVISIONS:			
NO.	DATE	DESCRIPTION	BY