

PROPOSED PARCEL "A" LEGAL DESCRIPTION:

That part of the Southwest Quarter of the Southwest Quarter, Section 24, Township 139, Range 30, Cass County, Minnesota, described as follows: Beginning at the Southwest Corner of said Southwest Quarter of the Southwest Quarter; thence North 00 degrees 03 minutes 51 seconds West, assumed bearing along the west line of said Southwest Quarter of the Southwest Quarter, a distance of 1103.27 feet; thence North 89 degrees 51 minutes 47 seconds East, a distance of 261.12 feet; thence North 00 degrees 03 minutes 51 seconds West, a distance of 104.85 feet; thence North 89 degrees 51 minutes 47 seconds East, a distance of 156.88 feet to the east line of the west 418.00 feet of said Southwest Quarter of the Southwest Quarter; thence South 00 degrees 03 minutes 51 seconds East along said east line of west 418.00 feet, a distance of 1208.12 feet to the south line of said Southwest Quarter of the Southwest Quarter; thence South 89 degrees 51 minutes 47 seconds West along the south line of said Southwest Quarter of the Southwest Quarter, a distance of 418.00 to the point of beginning. Said parcel contains 10.96 acres.

REMNANT DESCRIPTION:

The South One-Half of the Southwest Quarter, Section 24, Township 139, Range 30, Cass County, Minnesota.

EXCEPT

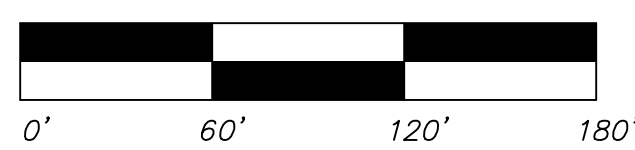
That part of the Southwest Quarter of the Southwest Quarter, Section 24, Township 139, Range 30, Cass County, Minnesota, described as follows: Beginning at the Southwest Corner of said Southwest Quarter of the Southwest Quarter; thence North 00 degrees 03 minutes 51 seconds West, assumed bearing along the west line of said Southwest Quarter of the Southwest Quarter, a distance of 1103.27 feet; thence North 89 degrees 51 minutes 47 seconds East, a distance of 261.12 feet; thence North 00 degrees 03 minutes 51 seconds West, a distance of 104.85 feet; thence North 89 degrees 51 minutes 47 seconds East, a distance of 156.88 feet to the east line of the west 418.00 feet of said Southwest Quarter of the Southwest Quarter; thence South 00 degrees 03 minutes 51 seconds East along said east line of west 418.00 feet, a distance of 1208.12 feet to the south line of said Southwest Quarter of the Southwest Quarter; thence South 89 degrees 51 minutes 47 seconds West along the south line of said Southwest Quarter of the Southwest Quarter, a distance of 418.00 to the point of beginning. Said parcel contains 10.96 acres.

GENERAL NOTES

- No search for easements or restrictions, recorded or unrecorded, was made by the Surveyor.
- Bearings shown are based upon the Cass County Coordinate System.
- The underground utilities shown have been located from field survey information. The surveyor makes no guarantees that the utilities shown comprise all such utilities in the area, either in service or abandoned.
- No wetlands were delineated as a part of this survey.
- Total area of subject property: 10.96 Acres.
- Setbacks to be verified by Cass County prior to any new construction.

LEGEND

- DENOTES FOUND MONUMENT
- DENOTES SET 1/2"x14" IRON PIPE WITH CAP # 50319
- Ⓜ DENOTES WELL
- Ⓢ DENOTES SEWER CLEANOUT



I hereby certify that this plan 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 T. Strus
Terry T. Strus
Date: 5/8/24 License No. 50319

Date: 5/8/24