

EXISTING LEGAL DESCRIPTION: (PER DOCUMENT # 364898)

The West Half of the Southwest Quarter of the Northeast Quarter (W1/2 of SW1/4 of NE1/4) and the West Half of the East half of the Southwest Quarter of the Northeast Quarter (W1/2 of E1/2 of SW1/4 of NE1/4) all in Section 28, Township 140, Range 31, Cass County, Minnesota. Containing 30 acres more or less. Subject to easements, covenants, restrictions and reservations of record, if any. Also excepting and reserving all minerals and mineral rights, if any.

PROPOSED PARCEL A LEGAL DESCRIPTION

The North 275.00 feet of the West Half of the Southwest Quarter of the Northeast Quarter (W1/2 of SW1/4 of NE1/4) and the West Half of the East half of the Southwest Quarter of the Northeast Quarter (W1/2 of E1/2 of SW1/4 of NE1/4) all in Section 28, Township 140, Range 31, Cass County, Minnesota.

AND

That part of the West Half of the Southwest Quarter of the Northeast Quarter (W1/2 of SW1/4 of NE1/4) and the West Half of the East half of the Southwest Quarter of the Northeast Quarter (W1/2 of E1/2 of SW1/4 of NE1/4) lying Northeast of County Road 40 Northwest.

PROPOSED PARCEL B LEGAL DESCRIPTION

That part of the West Half of the Southwest Quarter of the Northeast Quarter (W1/2 of SW1/4 of NE1/4) and the West Half of the East half of the Southwest Quarter of the Northeast Quarter (W1/2 of E1/2 of SW1/4 of NE1/4) all in Section 28, Township 140, Range 31, Cass County, Minnesota, lying Southwest of County Road 40 Northwest.

EXCEPT

The North 275.00 feet of the West Half of the Southwest Quarter of the Northeast Quarter (W1/2 of SW1/4 of NE1/4) and the West Half of the East half of the Southwest Quarter of the Northeast Quarter (W1/2 of E1/2 of SW1/4 of NE1/4) all in Section 28, Township 140, Range 31, Cass County, Minnesota.

Said parcel contains 14.44 acres more or less.

GENERAL NOTES

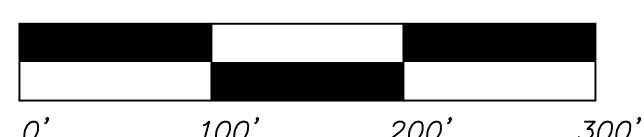
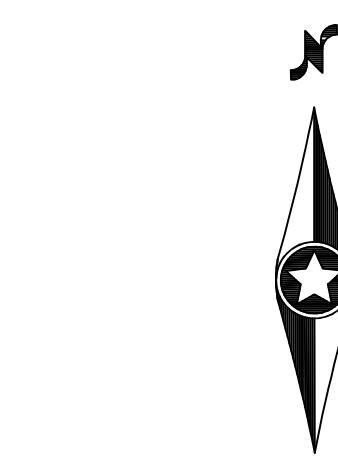
- No search for easements or restrictions, recorded or unrecorded, was made by the Surveyor.
- Bearings shown are based upon the Cass County Coordinate System.
- The underground utilities shown have been located from field survey information. The surveyor makes no guarantees that the utilities shown 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: +/- 24.53 Acres.

LEGEND

- DENOTES FOUND MONUMENT
- DENOTES SET 1/2"x1/4" IRON PIPE WITH CAP # 50319

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: 7/17/24 License No. 50319



Revisions:	Crew:	EAN
	Checked:	PDH
	Drawn:	TTS
	Record Drawing by/date:	

Prepared for:
WILLIAM ZOLDEY
 6121 County Road 40 NW
 Hackensack, MN 56452

**Part of Government Lot 2,
 Section 28, Township 140,
 Range 31**
 Cass County, Minnesota

Date: 7/17/24

24-150 CTF01.DWG