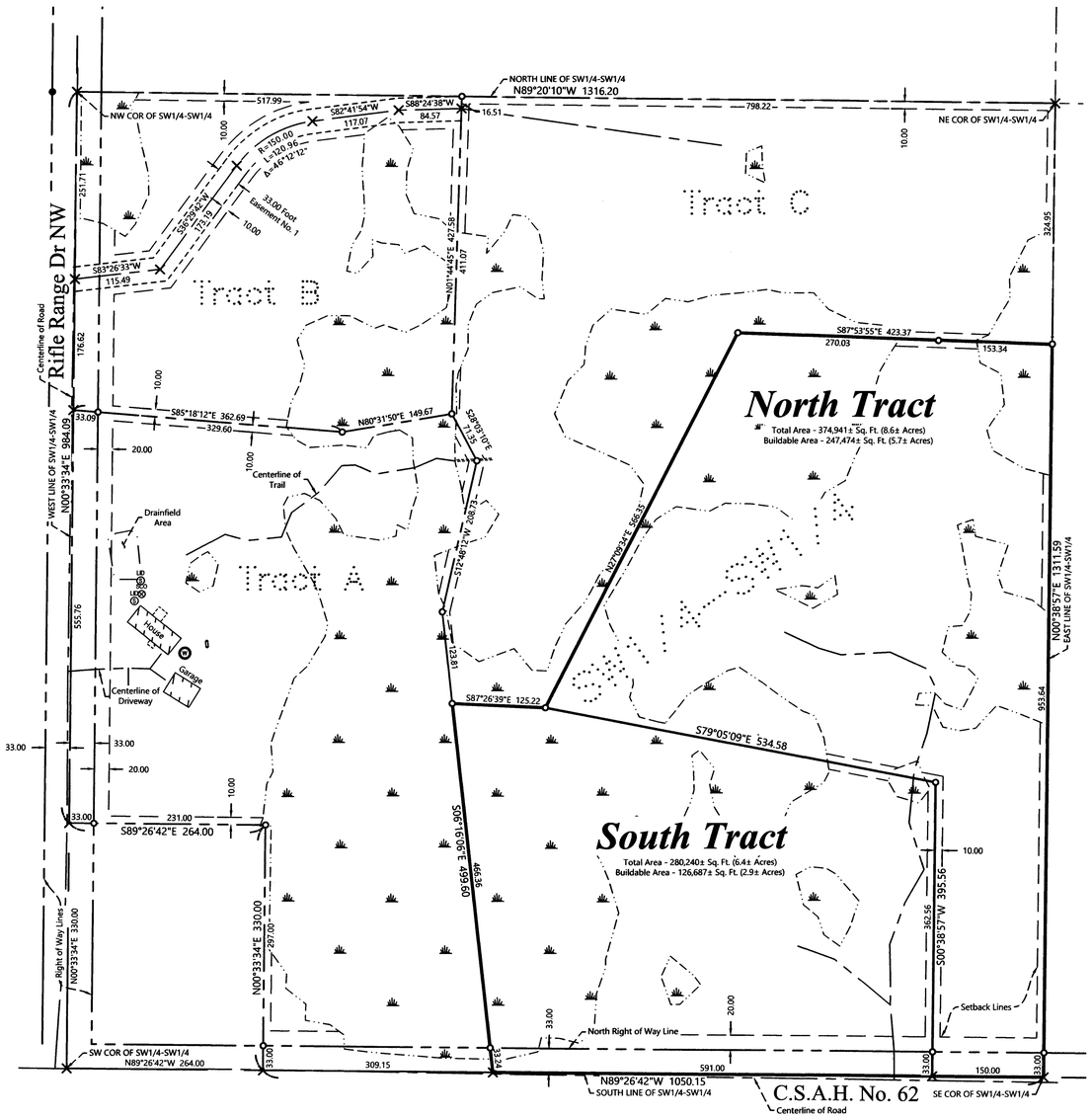
CERTIFICATE OF SURVEY

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 29, TOWNSHIP 143 NORTH, RANGE 31 WEST, CASS COUNTY, MINNESOTA

NOTES:

1. Zoning for subject tract = Rural Residential 5 (RR-5).
2. Parcel ID for subject tract = 20-029-3303.
3. Improvements other than those shown on this certificate, may exist that were not located during this survey. Wetlands as shown delineated by Mitch Brinks, September 2022.
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.



LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- DENOTES CALCULATED POSITION
- DENOTES EXISTING WELL
- DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- DENOTES EXISTING LP TANK
- DENOTES EXISTING BUILDING
- DENOTES DELINEATED WETLAND(S)

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.).

EXISTING DESCRIPTION:

Remainder Tract
That part of the Southwest Quarter of the Southwest Quarter, Section 29, Township 143 North, Range 31 West, Cass County, Minnesota described as follows: COMMENCING at the southwest corner of said Southwest Quarter of the Southwest Quarter; thence North 00 degrees 33 minutes 34 seconds East, assigned bearing, along the west line of said Southwest Quarter of the Southwest Quarter, 885.76 feet; thence South 85 degrees 18 minutes 12 seconds East 362.69 feet; thence North 80 degrees 31 minutes 50 seconds East 149.67 feet; thence South 28 degrees 03 minutes 10 seconds East 71.35 feet; thence South 12 degrees 48 minutes 12 seconds West 208.73 feet; thence South 06 degrees 16 minutes 06 seconds East 123.81 feet to the Point of Beginning of the tract to be herein described; thence South 87 degrees 26 minutes 39 seconds East 125.22 feet; thence North 27 degrees 09 minutes 34 seconds East 566.35 feet; thence North 89 degrees 26 minutes 42 seconds West, along the south line of said Southwest Quarter of the Southwest Quarter, 741.00 feet to the intersection with a line that bears South 06 degrees 16 minutes 06 seconds East from the point of beginning; thence North 06 degrees 16 minutes 06 seconds West 499.60 feet to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to C.S.A.H. No. 62.

PROPOSED DESCRIPTION:

North Tract
That part of the Southwest Quarter of the Southwest Quarter, Section 29, Township 143 North, Range 31 West, Cass County, Minnesota described as follows: COMMENCING at the southwest corner of said Southwest Quarter of the Southwest Quarter; thence North 00 degrees 33 minutes 34 seconds East, assigned bearing, along the west line of said Southwest Quarter of the Southwest Quarter, 885.76 feet; thence South 85 degrees 18 minutes 12 seconds East 362.69 feet; thence North 80 degrees 31 minutes 50 seconds East 149.67 feet; thence South 28 degrees 03 minutes 10 seconds East 71.35 feet; thence South 12 degrees 48 minutes 12 seconds West 208.73 feet; thence South 06 degrees 16 minutes 06 seconds East 123.81 feet; thence South 87 degrees 26 minutes 39 seconds East 125.22 feet; thence North 27 degrees 09 minutes 34 seconds East 566.35 feet to the Point of Beginning of the tract to be herein described; thence reverse South 27 degrees 09 minutes 34 seconds West 566.35 feet; thence South 79 degrees 05 minutes 09 seconds East 534.58 feet; thence South 00 degrees 38 minutes 57 seconds West 395.56 feet to the south line of said Southwest Quarter of the Southwest Quarter; thence South 89 degrees 26 minutes 42 seconds East, along said south line 150.00 feet to the southeast corner of the Southwest Quarter of the Southwest Quarter; thence North 00 degrees 38 minutes 57 seconds East, along the east line thereof, 986.64 feet to the intersection with a line that bears South 87 degrees 53 minutes 55 seconds East from the point of beginning; thence North 87 degrees 53 minutes 55 seconds West 423.37 feet to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to C.S.A.H. No. 62.

South Tract
That part of the Southwest Quarter of the Southwest Quarter, Section 29, Township 143 North, Range 31 West, Cass County, Minnesota described as follows: COMMENCING at the southwest corner of said Southwest Quarter of the Southwest Quarter; thence North 00 degrees 33 minutes 34 seconds East, assigned bearing, along the west line of said Southwest Quarter of the Southwest Quarter, 885.76 feet; thence South 85 degrees 18 minutes 12 seconds East 362.69 feet; thence North 80 degrees 31 minutes 50 seconds East 149.67 feet; thence South 28 degrees 03 minutes 10 seconds East 71.35 feet; thence South 12 degrees 48 minutes 12 seconds West 208.73 feet; thence South 06 degrees 16 minutes 06 seconds East 123.81 feet to the Point of Beginning of the tract to be herein described; thence South 87 degrees 26 minutes 39 seconds East 125.22 feet; thence South 79 degrees 05 minutes 09 seconds East 534.58 feet; thence South 00 degrees 38 minutes 57 seconds West 395.56 feet to the south line of said Southwest Quarter of the Southwest Quarter; thence North 89 degrees 26 minutes 42 seconds West, along said south line, 591.00 feet to the intersection with a line that bears South 06 degrees 16 minutes 06 seconds East from the point of beginning; thence North 06 degrees 16 minutes 06 seconds West 499.60 feet to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to C.S.A.H. No. 62.

NO.	DATE	DESCRIPTION	BY
1.	12-14-2022	Change Tract B to Tracts C & D	GAY
2.	7-20-2023	Change Tracts C, D, & Remainder	GAY

REVISIONS:

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.
8/23/24
TERRY L. FREEMAN
LIC. NO. 21367

NORTHERN ENGINEERING & CONSULTING, INC.
P.O. Box 282, Walker, MN, 56484
Phone: 218-547-1296
web: www.neciusa.com

CERTIFICATE OF SURVEY
Rick Schaefer
P.O. Box 39
Walker, MN 56484

JOB NO. 22-203
DATE: 10-12-2022

SHEET NO.
1 OF 1