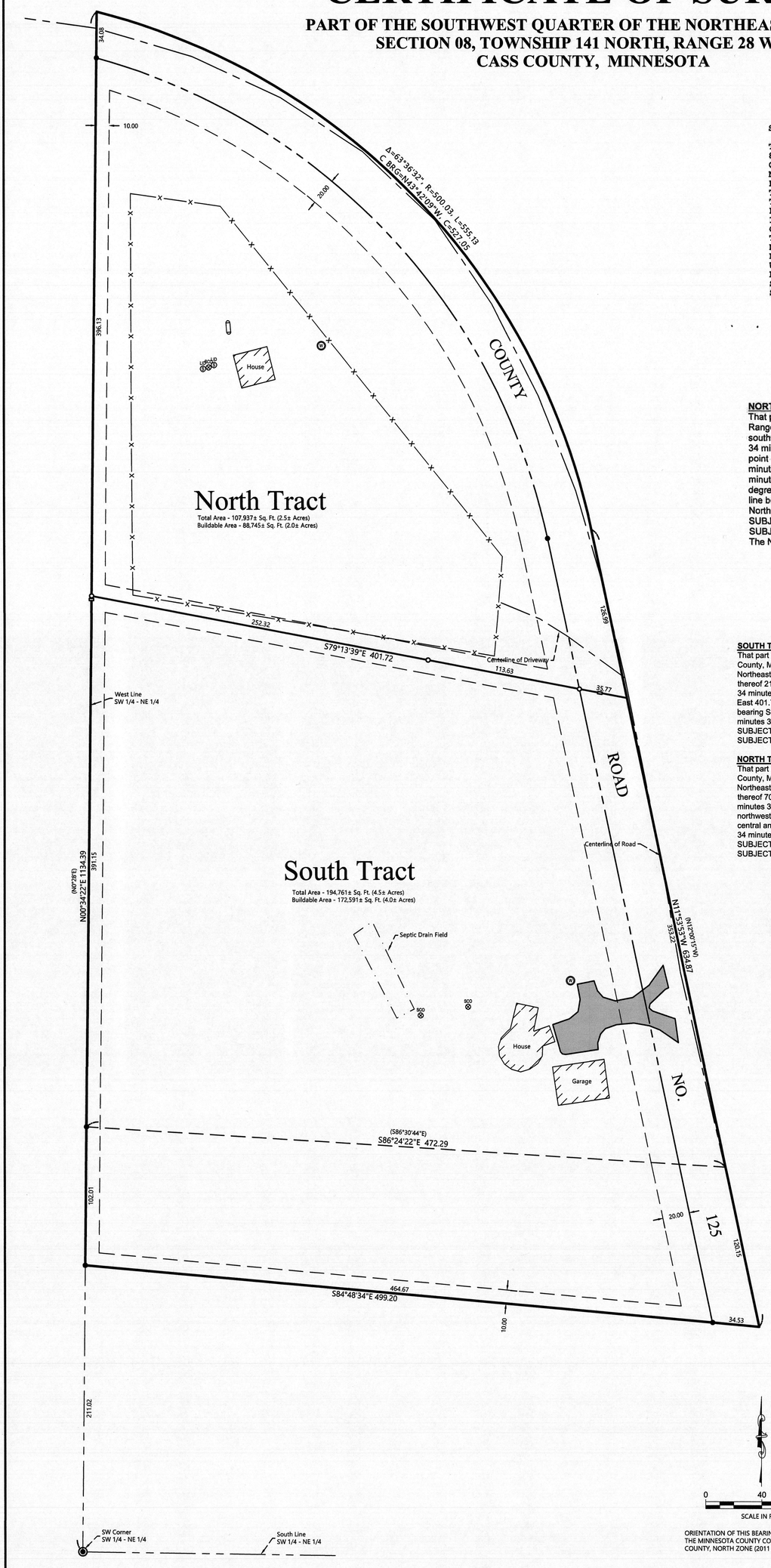
CERTIFICATE OF SURVEY

PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 08, TOWNSHIP 141 NORTH, RANGE 28 WEST, CASS COUNTY, MINNESOTA



EXISTING DESCRIPTION:

EXHIBIT A

SITUATED IN THE COUNTY OF CASS AND STATE OF MINNESOTA:

THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 8, TOWNSHIP 141 NORTH, RANGE 28 WEST, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 NORTHEAST 1/4; THENCE NORTH 0 DEGREES 28 MINUTES EAST 313.03 FEET ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 NORTHEAST 1/4 TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE SOUTH 86 DEGREES 30 MINUTES 44 SECONDS EAST 472.29 FEET TO THE CENTERLINE OF COUNTY ROAD NO. 125; THENCE NORTH 12 DEGREES 00 MINUTES 15 SECONDS WEST 480.21 FEET ALONG THE CENTERLINE OF SAID COUNTY ROAD NO. 125 TO A POINT OF TANGENTIAL CURVE TO THE LEFT, RADIUS 500.03 FEET; THENCE NORTHWESTERLY 555.13 FEET ALONG SAID CURVE, CENTRAL ANGLE 63 DEGREES 36 MINUTES 32 SECONDS, ALONG SAID CENTERLINE TO THE WEST LINE OF SAID SOUTHWEST 1/4 NORTHEAST 1/4; THENCE SOUTH 0 DEGREES 28 MINUTES WEST 821.36 FEET ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 NORTHEAST 1/4 TO THE POINT OF BEGINNING. SUBJECT TO AN EASEMENT FOR SAID COUNTY ROAD NO. 125.

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EXHIBIT "A"

NORTH TRACT
That part of the Southwest Quarter of the Northeast Quarter, Section 8, Township 141 North, Range 28 West, Cass County, Minnesota, described as follows: COMMENCING at the southwest corner of said Southwest Quarter of the Northeast Quarter; thence North 00 degrees 34 minutes 22 seconds East, assigned bearing, along the west line thereof 211.02 feet to the point of beginning of the tract to be herein described; thence continue North 00 degrees 34 minutes 22 seconds East, along said west line, 102.01 feet; thence South 86 degrees 24 minutes 22 seconds East 472.29 feet to the centerline of County 125 NE; thence South 11 degrees 53 minutes 53 seconds East, along said centerline 120.15 feet to the intersection with a line bearing South 84 degrees 48 minutes 34 seconds East from the point of beginning; thence North 84 degrees 48 minutes 34 seconds West 499.20 feet to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to County 125 NE right of way.
The North Tract shall be an enhancement to Parcel No. 19-008-1302.

PROPOSED DESCRIPTIONS:

SOUTH TRACT
That part of the Southwest Quarter of the Northeast Quarter, Section 8, Township 141 North, Range 28 West, Cass County, Minnesota, described as follows: COMMENCING at the southwest corner of said Southwest Quarter of the Northeast Quarter; thence North 00 degrees 34 minutes 22 seconds East, assigned bearing, along the west line thereof 211.02 feet to the point of beginning of the tract to be herein described; thence continue North 00 degrees 34 minutes 22 seconds East, along said west line, 493.16 feet; thence South 79 degrees 13 minutes 39 seconds East 401.72 feet; thence South 11 degrees 53 minutes 53 seconds East 473.37 feet to the intersection with a line bearing South 84 degrees 48 minutes 34 seconds East from the point of beginning; thence North 84 degrees 48 minutes 34 seconds West 499.20 feet to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to County Road No.125 NE right of way.

NORTH TRACT
That part of the Southwest Quarter of the Northeast Quarter, Section 8, Township 141 North, Range 28 West, Cass County, Minnesota, described as follows: COMMENCING at the southwest corner of said Southwest Quarter of the Northeast Quarter; thence North 00 degrees 34 minutes 22 seconds East, assigned bearing, along the west line thereof 704.18 feet to the point of beginning of the tract to be herein described; thence South 79 degrees 13 minutes 39 seconds East 401.72 feet; thence North 11 degrees 53 minutes 53 seconds West 126.99 feet; thence northwesterly 555.13 feet along a tangential curve, concave to the southwest, having a radius of 500.03 feet and a central angle of 63 degrees 36 minutes 32 seconds to the intersection with said west line; thence South 00 degrees 34 minutes 22 seconds West, along said west line 430.21 feet to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to County Road No.125 NE right of way.

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- DENOTES CALCULATED POSITION
- DENOTES GLO BRASS CAPPED MONUMENT FOUND
- DENOTES EXISTING WELL
- DENOTES EXISTING SEPTIC CLEANOUT, & SEPTIC TANK LID
- DENOTES EXISTING LP TANK
- DENOTES EDGE OF EXISTING BITUMINOUS
- DENOTES EXISTING BUILDING
- DENOTES EXISTING FENCE LINE
- (123.45) DENOTES PLAT AND/OR DEEDED MEASURE

0 40 80
SCALE IN FEET

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

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 19-008-1302.
3. See No Wetlands letter dated July 26, 2024 by Patrick Reardon Certification No. 1295.
4. Improvements, other than those shown on this certificate, may exist that were not located during this survey.
5. 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.
6. Northern Engineering and Consulting, Inc. was not given nor has conducted an investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search and opinion may disclose.

SHEET NO. 1 OF 1
JOB NO. 24-162
DATE 8-5-2024

CERTIFICATE OF SURVEY
John Sumption
6597 County 125 NE
Longville, MN 56655

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 8/5/24 LIC. NO. 21367

REVISIONS:

NO.	DATE	DESCRIPTION	BY