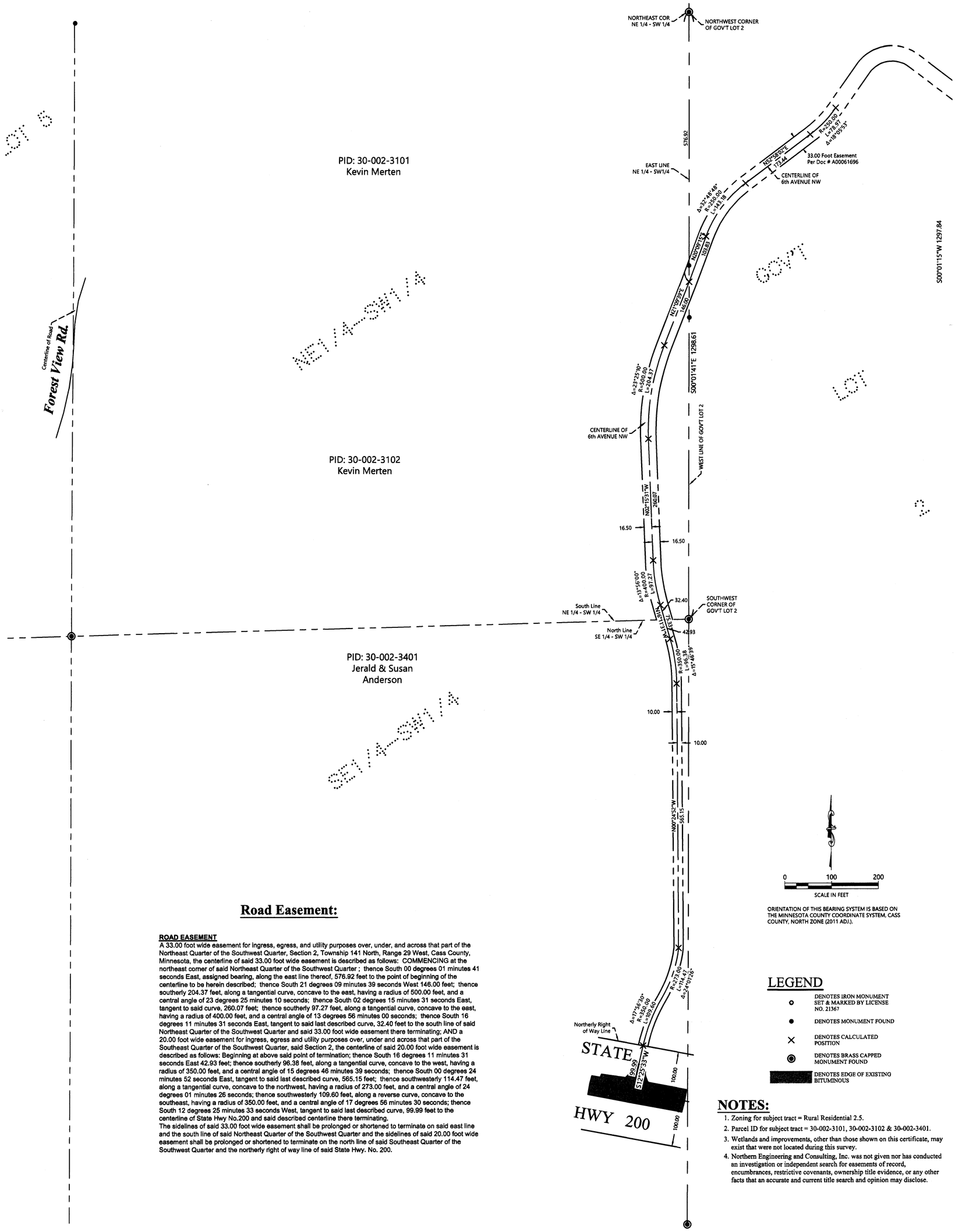
CERTIFICATE OF SURVEY

PART OF NE1/4 - SW1/4 and E1/2 - SE1/4 - SW1/4,
SECTION 2, TOWNSHIP 141 NORTH, RANGE 29 WEST,
CASS COUNTY, MINNESOTA



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

Road Easement:

ROAD EASEMENT
A 33.00 foot wide easement for ingress, egress, and utility purposes over, under, and across that part of the Northeast Quarter of the Southwest Quarter, Section 2, Township 141 North, Range 29 West, Cass County, Minnesota, the centerline of said 33.00 foot wide easement is described as follows: COMMENCING at the northeast corner of said Northeast Quarter of the Southwest Quarter ; thence South 00 degrees 01 minutes 41 seconds East, assigned bearing, along the east line thereof, 576.92 feet to the point of beginning of the centerline to be herein described; thence South 21 degrees 09 minutes 39 seconds West 146.00 feet; thence southerly 204.37 feet, along a tangential curve, concave to the east, having a radius of 500.00 feet, and a central angle of 23 degrees 25 minutes 10 seconds; thence South 02 degrees 15 minutes 31 seconds East, tangent to said curve, 260.07 feet; thence southerly 97.27 feet, along a tangential curve, concave to the east, having a radius of 400.00 feet, and a central angle of 13 degrees 56 minutes 00 seconds; thence South 16 degrees 11 minutes 31 seconds East, tangent to said last described curve, 32.40 feet to the south line of said Northeast Quarter of the Southwest Quarter and said 33.00 foot wide easement there terminating; AND a 20.00 foot wide easement for ingress, egress and utility purposes over, under and across that part of the Southeast Quarter of the Southwest Quarter, said Section 2, the centerline of said 20.00 foot wide easement is described as follows: Beginning at above said point of termination; thence South 16 degrees 11 minutes 31 seconds East 42.93 feet; thence southerly 96.38 feet, along a tangential curve, concave to the west, having a radius of 350.00 feet, and a central angle of 15 degrees 46 minutes 39 seconds; thence South 00 degrees 24 minutes 52 seconds East, tangent to said last described curve, 565.15 feet; thence southwesterly 114.47 feet, along a tangential curve, concave to the northwest, having a radius of 273.00 feet, and a central angle of 24 degrees 01 minutes 26 seconds; thence southwesterly 109.60 feet, along a reverse curve, concave to the southeast, having a radius of 350.00 feet, and a central angle of 17 degrees 56 minutes 30 seconds; thence South 12 degrees 25 minutes 33 seconds West, tangent to said last described curve, 99.99 feet to the centerline of State Hwy No.200 and said described centerline there terminating.
The sidelines of said 33.00 foot wide easement shall be prolonged or shortened to terminate on said east line and the south line of said Northeast Quarter of the Southwest Quarter and the sidelines of said 20.00 foot wide easement shall be prolonged or shortened to terminate on the north line of said Southeast Quarter of the Southwest Quarter and the northerly right of way line of said State Hwy. No. 200.

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- DENOTES CALCULATED POSITION
- DENOTES BRASS CAPPED MONUMENT FOUND
- DENOTES EDGE OF EXISTING BITUMINOUS

NOTES:

1. Zoning for subject tract = Rural Residential 2.5.
2. Parcel ID for subject tract = 30-002-3101, 30-002-3102 & 30-002-3401.
3. Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey.
4. 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.

JOB NO. 24-209
DATE: 10-21-2024
SHEET NO. 1 OF 1

CERTIFICATE OF SURVEY
First National Bank North
P.O. Box 520
Walker, MN 56484

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 — 12/30/24

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1.	12-30-2024	Change Easement	L.A.H.