

CERTIFICATE OF SURVEY

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER,
AND LOT 2, BLOCK ONE, LOTS 2-4, BLOCK TWO, SOO ADDITION,
ALL IN SECTION 1, TOWNSHIP 141 NORTH, RANGE 26 WEST,
CASS COUNTY, MINNESOTA

PROPOSED EASEMENT

An easement over, under, and across Lot 3, Block One, Soo Addition, according to the recorded plat thereof, Cass County, Minnesota,
AND an easement over, under, and across that part of Lot 1, said Block One lying southeasterly of "Line 1",
AND an easement over, under, and across that part of the Southwest Quarter of the Northwest Quarter, Section 1, Township 141 North, Range 26 West, Cass County, Minnesota lying southwesterly of said Block One, lying northwesterly of State Highway No. 200, lying northeasterly of Block Two, said Plat, and lying southeasterly of said "Line 1",
Said "Line 1" is described as follows:
BEGINNING at the most northerly corner of Lot 2, Block Two, said plat, and assuming the line common to Lot 1 and Lot 2, said Block Two has a bearing of North 43 degrees 43 minutes 59 seconds East; thence North 43 degrees 43 minutes 59 seconds East along the northeasterly extension of said common line to Lot 1 and Lot 2 a distance of 150.00 feet to the easterly line of said Lot 1, Block One, and said described "Line 1" there terminating.

LINE	LENGTH	BEARING
L1	50.00	S46°16'01"E
L2	35.50	S43°43'59"W
L3	83.50	S46°16'01"E
L4	35.50	N43°43'59"E
L5	50.00	S46°16'01"E
L6	50.00	N43°43'59"E
L7	50.00	N43°43'59"E
L8	99.99	S46°16'01"E
L9	66.81	S46°16'01"E
L10	33.19	S46°16'01"E
L11	114.65	S00°15'47"E
L12	120.00	S89°41'09"E

LEGEND

- 1260— CONTOUR LINE W/ ELEVATION
- - - - - EXIST. CURB
- - - - - EXIST. OVERHEAD ELECTRIC CABLE
- - - - - EXIST. BURIED TELEPHONE CABLE
- - - - - EXIST. SANITARY SEWER W/ MANHOLE
- - - - - EXIST. 6" WATER MAIN
- PROPANE TANK
- UTILITY POLE
- ☆ LIGHT POLE
- ⊗ EXIST. FIRE HYDRANT
- ⊙ EXIST. TREE
- x SPOT ELEVATION

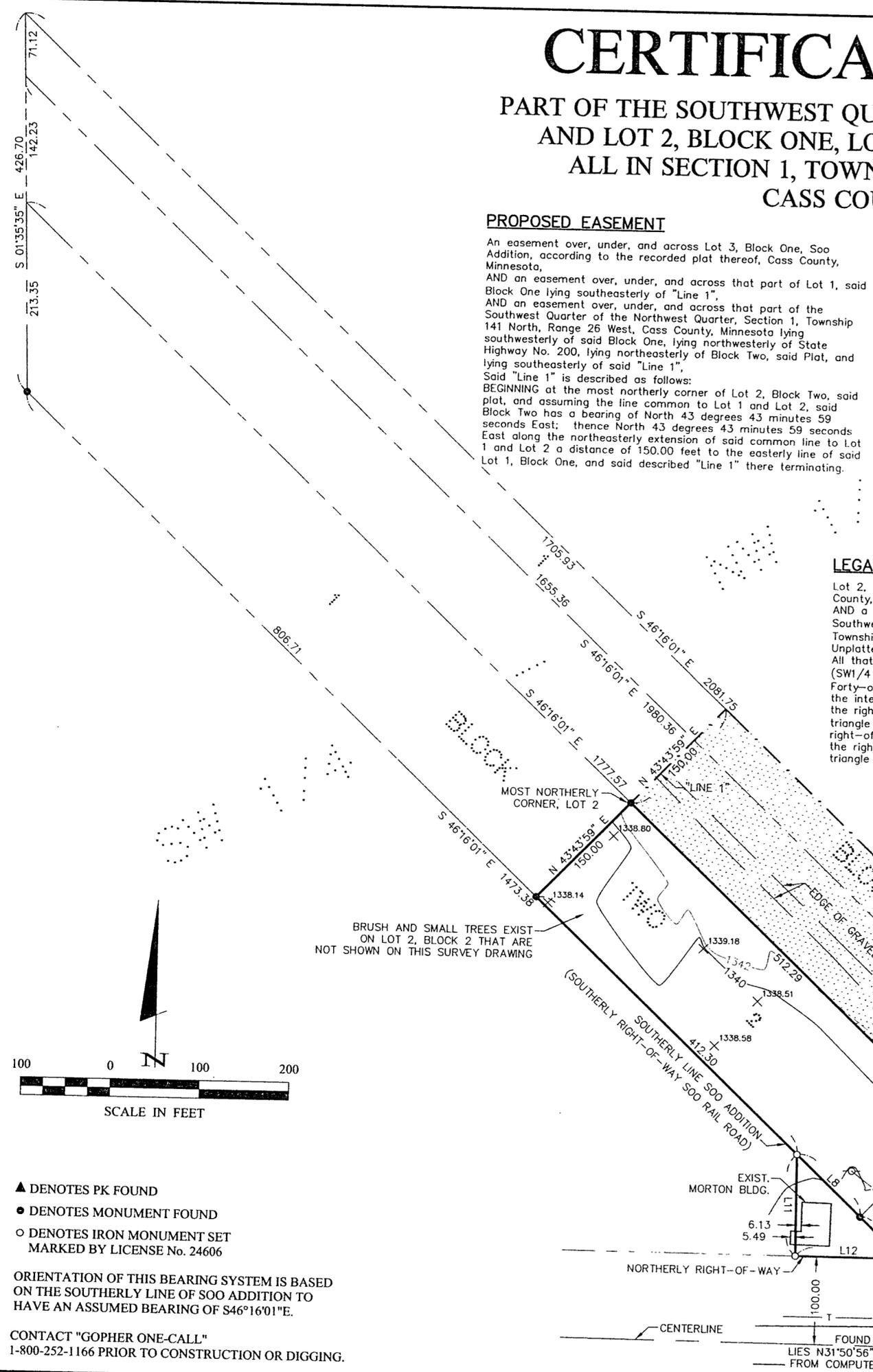
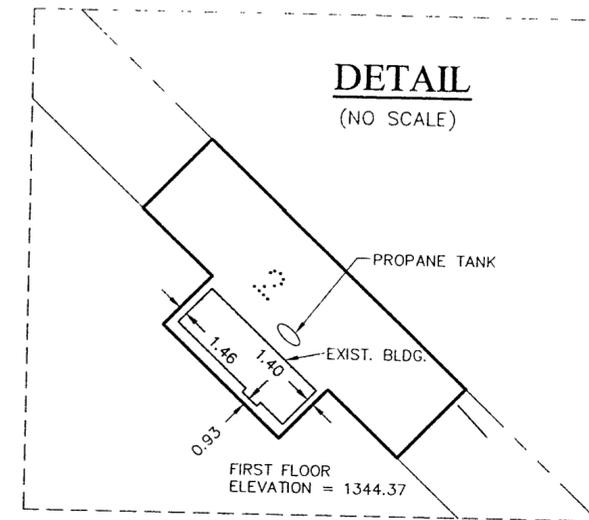
RECEIVED
 #1550
 MAY - 6 2002
 1/11/26
 COUNTY SURVEYOR

LEGAL DESCRIPTION PROVIDED BY CLIENT

Lot 2, Block One, and Lots 2,3,4, Block Two, Soo Addition, Cass County, Minnesota according to the recorded plat thereof,
AND a tract of land 120 feet by 166.8 feet by 115.9 feet of Southwest Quarter of Northwest Quarter of Section One (1), Township One Hundred Forty-one (141), Range Twenty-six (26), Unplatted Village of Remer, more particularly described as follows:
All that part of the Southwest Quarter of Northwest Quarter (SW1/4 NW1/4) of Section One (1), Township One Hundred Forty-one (141) North, Range Twenty-six (26) West lying between the intersection of the right-of-way of the Soo Line Railway and the right-of-way of the State Highways Nos. 6 and 34 forming a triangle with a One Hundred Twenty (120) foot front on the right-of-way of the State Highway; with a 166.8 foot side on the right-of-way of the Soo Line Railway; and the West side of triangle being 115.9 feet.

DETAIL

(NO SCALE)



BRUSH AND SMALL TREES EXIST ON LOT 2, BLOCK 2 THAT ARE NOT SHOWN ON THIS SURVEY DRAWING

NOTE:
 THE RIGHT-OF-WAY WIDTH FOR HWY. 200 IS 80.00 FEET IN SOO ADDITION ACCORDING TO THE RECORDED PLAT.
 THE CITY OF REMER REQUIRES NO BUILDING SETBACK ON COMMERCIAL PROPERTY ACCORDING TO THE REMER CITY CLERK.
 CEDAR STREET RUNS PARALLEL WITH BIRCH STREET ONE BLOCK NORTH OF BIRCH STREET.
 WATER MAINS WERE OBTAINED FROM MAPS PROVIDED BY THE CITY OF REMER. MARK MADDEN, CITY OF REMER MAINTENANCE DEPARTMENT, SHOULD BE CONTACTED TO CONFIRM THE EXISTANCE AND LOCATION OF THE WATER MAIN SHOWN ON COUNTY ROAD NO. 4 IF NEEDED.
 TELEPHONE #: 218-566-4156

- ▲ DENOTES PK FOUND
- DENOTES MONUMENT FOUND
- DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 24606

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SOUTHERLY LINE OF SOO ADDITION TO HAVE AN ASSUMED BEARING OF S46°16'01"E.

CONTACT "GOPHER ONE-CALL" 1-800-252-1166 PRIOR TO CONSTRUCTION OR DIGGING.

Landecker & Associates, Inc.
 Engineering, Surveying, Planning
 Grand Rapids, MN 55744
 Phone: 1218-526-8477 Fax: 1218-126-1339

I HEREBY CERTIFY THAT THIS SURVEY PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
Jonathan J. Bunkowatz
 License No. 24606
 DATE 5/3/02 L.C. NO. 24606

REVISIONS	DATE	DESCRIPTION
1-29-02	1-29-02	FIELD BOOK
2-21-02	2-21-02	ADD. ITEMS REQUESTED BY ARCHITECTS
5-2-02	5-2-02	Proposed Easement

COMPUTER:	CO23003.dwg
FIELD BOOK:	BOOK 112, pg. 13
FILE NO.:	023003
DATE:	1-29-02
SCALE:	HORIZ. 100
VERT.:	NONE

CERTIFICATE OF SURVEY
SITE PLAN
 Brian Nicklason
 P.O. Box 190
 Remer, MN 56672

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