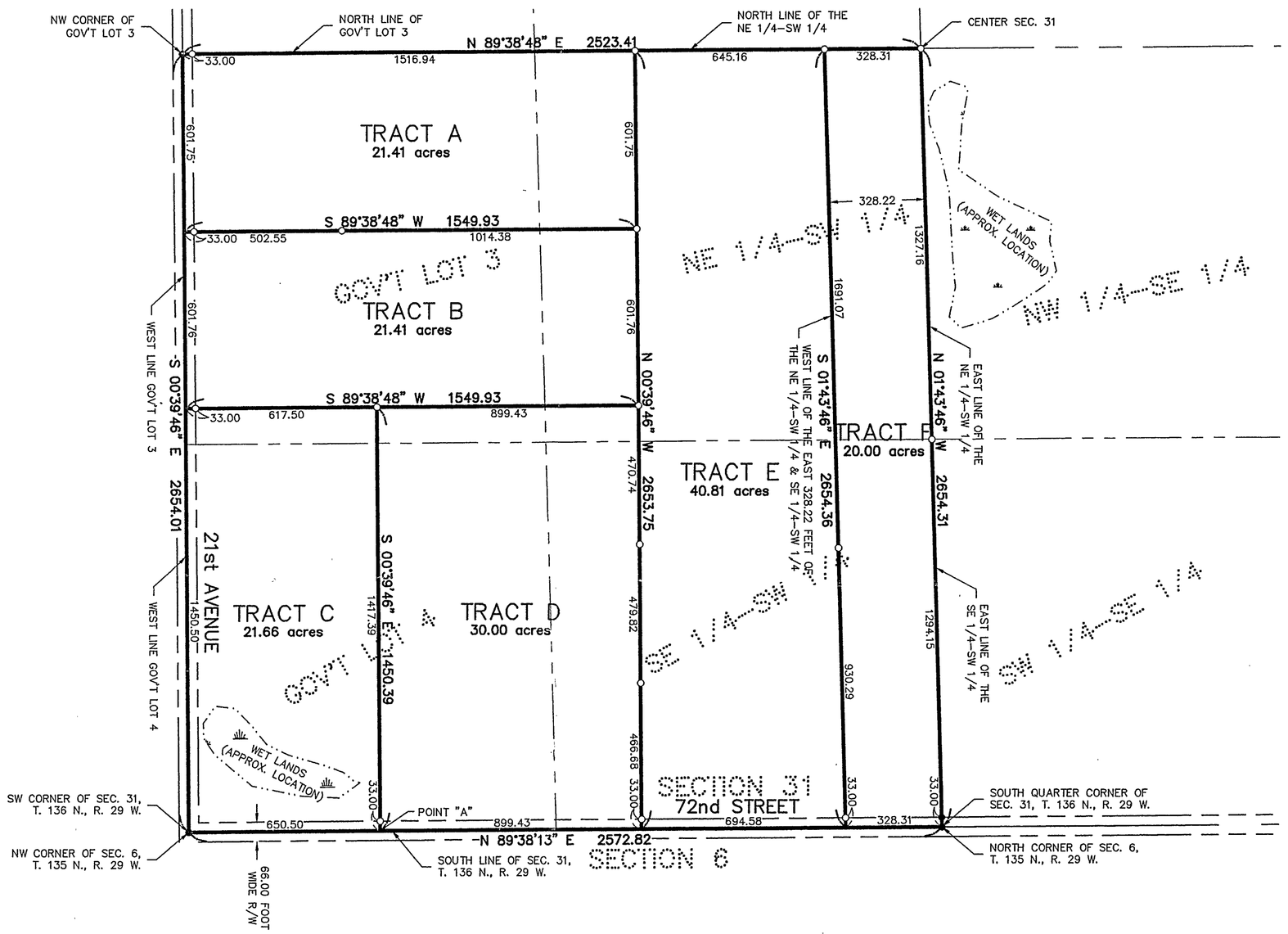
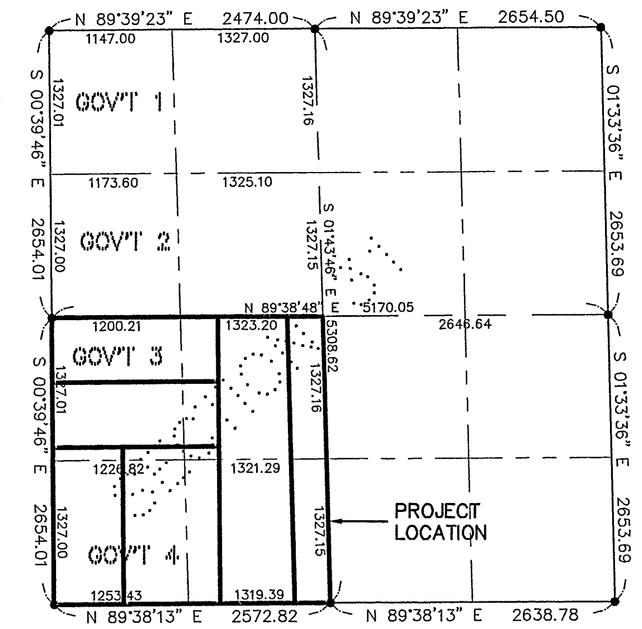
CERTIFICATE OF SURVEY

GOVERNMENT LOTS 3 & 4 AND THE NE 1/4-SW1/4 AND THE SE 1/4-SW 1/4
SECTION 31, TOWNSHIP 136 NORTH, RANGE 29 WEST
CASS COUNTY, MINNESOTA





SECTION BREAKDOWN

SECTION 31, T. 136 N., R. 29 W.

SCALE: 1" =1000'

LEGAL DESCRIPTIONS PROVIDED BY CLIENT

Lots Three (3) and Four (4), and the East Half of the Southwest Quarter (E 1/2 of SW 1/4) of Section Thirty-one (31). Township One hundred thirty-six (136), north of Range Twenty-nine (29) West of the 5th Principal Meridian, containing according to the United States Government Survey thereof 164.28 acres.

Subject to mineral reservations, if any, of record and any easements for roadways, electric or telephone lines, and any unpaid taxes.

RECEIVED
#2363
OCT 15 2009
31/36/69
COUNTY SURVEYOR

NOTES:

1. The original 1871 Government Land Office survey shows the Western tier quarter-quarter of Section 31 as being Government Lots 1 through 4 because they are considered fractional and, in the case of this section, are smaller than 40 acres. This would, therefore, not provide for the typical survey solution of equally dividing the quarter-quarter portions of a quarter section, but instead the western tier would be established in a proportional location (not equal). On the contrary, the record legal description provided by our client references Government Lots 3 and 4; and the East Half of the Southwest Quarter. Because of the fractional Government Lots mentioned above, referring to the half portions would be an incorrect description method for measuring the quarters.
For purposes of this survey we have held to the original survey dimensions of Section 31 and its Government Lots and aliquot parts. We have proportioned in said Government Lots, referring to the quarter-quarter and not the East half of the quarter as called out in the legal description.
If one were to assume the East lines of Government Lots 3 and 4 were intended to coincide with the East Half of the Southwest Quarter as described, then it is this surveyor's opinion that the description for the half portions was improperly used and the author of the description did not understand the fractional implications of a section. If the descriptions were retained in their original state, there would be an gap onto the East line of Government Lots 3 and 4, by a true quarter-quarter solution disregarding the Government Lots. Whereas, there would be a shift in this line by starting the line beginning at the Southeast corner of Government Lot 4 and drawing it Northerly to the Northeast corner of Government Lot 3, being 45 feet Easterly of the true Northeast corner of Government Lot 3(a gap).
It is our recommendation that this situation cures itself based on the new legal descriptions that are created for the proposed lot splits. But if the proposed splits are not taken into account and the original description that was provided by our client stays current, then we advise that a new legal description is written to correct this, so that no future title issues are encountered.

2. Wet lands as shown have been digitized from U.S.G.S. Quadrangle maps. They have not been field verified.

3. No improvements or topographic information has been surveyed or shown on this certificate.

PROPOSED LEGAL DESCRIPTIONS

TRACT A

That part of Government Lot 3 and that part of the Northeast Quarter of the Southwest Quarter, Section 31, Township 136 North, Range 29 West, Cass County, Minnesota described as follows:
Commencing at the Southwest corner of said Section; thence North 89 degrees 38 minutes 13 seconds East, assumed bearing, along the South line of said Section 1549.93 feet; thence North 00 degrees 39 minutes 46 seconds West 2052.00 feet to the point of beginning of the tract to be herein described; thence South 89 degrees 38 minutes 48 seconds West 1549.93 feet to the West line of said Government Lot 3; thence North 00 degrees 39 minutes 46 seconds West along said West line 601.75 feet to the Northwest corner said Government Lot 3; thence North 89 degrees 38 minutes 48 seconds East along the North line of said Government Lot 3 and said Northeast Quarter of the Southwest Quarter 1549.94 feet, more or less, to the intersection with a line bearing North 00 degrees 39 minutes 46 seconds West from the point of beginning; thence South 00 degrees 39 minutes 46 seconds East 601.75 feet, more or less, to the point of beginning.

Subject to easements, restrictions, and reservations of record.

TRACT B

That part of Government Lot 3 and that part of the Northeast Quarter of the Southwest Quarter, Section 31, Township 136 North, Range 29 West, Cass County, Minnesota described as follows:
Commencing at the Southwest corner of said Section; thence North 89 degrees 38 minutes 13 seconds East, assumed bearing, along the South line of said Section 1549.93 feet; thence North 00 degrees 39 minutes 46 seconds West 2052.00 feet to the point of beginning of the tract to be herein described; thence South 00 degrees 39 minutes 46 seconds East 601.76 feet; thence South 89 degrees 38 minutes 48 seconds West 1549.93 feet to the West line of said Government Lot 3; thence North 00 degrees 39 minutes 46 seconds West along the West line of said Government Lot 3 for a distance of 601.76 feet to the intersection with a line bearing South 89 degrees 38 minutes 48 seconds West from the point of beginning; thence North 89 degrees 38 minutes 48 seconds East 1549.93 feet, more or less, to the point of beginning.

Subject to easements, restrictions, and reservations of record.

TRACT C

Those parts of Government Lot 3 and Government Lot 4, Section 31, Township 136 North, Range 29 West, Cass County, Minnesota described as follows:
Commencing at the Southwest corner of said Section; thence North 89 degrees 38 minutes 13 seconds East, assumed bearing, along the South line of said Section 650.50 feet to a point hereinafter referred to as Point "A"; thence continuing North 89 degrees 38 minutes 13 seconds East along said South line 899.43 feet; thence North 00 degrees 39 minutes 46 seconds West 1450.24 feet; thence South 89 degrees 38 minutes 48 seconds West 899.43 feet, more or less, to the intersection with a line bearing North 00 degrees 39 minutes 46 seconds West from said Point "A", the point of beginning of the tract to be herein described; thence South 89 degrees 38 minutes 48 seconds West 650.50 feet to the West line of said Government Lot 3; thence South 00 degrees 39 minutes 46 seconds East along said West line of Government Lot 3 and the West line of said Government Lot 4 for a distance of 1450.50 feet to the Southwest corner of said Section; thence North 89 degrees 38 minutes 13 seconds East along the South line of said Section 650.50 feet to Point "A"; thence North 00 degrees 39 minutes 46 seconds West 1450.39 feet to the point of beginning.

Subject to easements, restrictions, and reservations of record.

TRACT D

Those parts of Government Lot 3, Government Lot 4, the Southeast Quarter of the Southwest Quarter, and the Northeast Quarter of the Southwest Quarter, Section 31, Township 136 North, Range 29 West, Cass County, Minnesota described as follows:
Commencing at the Southwest corner of said Section; thence North 89 degrees 38 minutes 13 seconds East, assumed bearing, along the South line of said Section 650.50 feet to the point of beginning of the tract to be herein described; thence continuing North 89 degrees 38 minutes 13 seconds East along the South line of said Section 899.43 feet; thence North 00 degrees 39 minutes 46 seconds West 1450.24 feet; thence South 89 degrees 38 minutes 48 seconds West 899.43 feet, more or less, to the intersection with a line bearing North 00 degrees 39 minutes 46 seconds West from the point of beginning; thence South 00 degrees 39 minutes 46 seconds East 1450.39 feet, more or less, to the point of beginning.

Subject to easements, restrictions, and reservations of record.

TRACT E

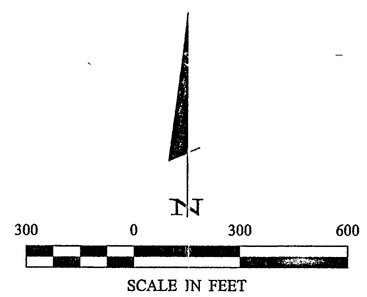
That part of Northeast Quarter of the Southwest Quarter and that part of the Southeast Quarter of the Southwest Quarter, Section 31 Township 136 North, Range 29 West, Cass County, Minnesota lying West of the East 328.22 feet of said Northeast Quarter of the Southwest Quarter and said Southeast Quarter of the Southwest Quarter, and lying East of the following described line:
Commencing at the Southwest corner of said Section; thence North 89 degrees 38 minutes 13 seconds East, assumed bearing, along the South line of said Section 1549.93 feet to the point of beginning of the line to be herein described; thence North 00 degrees 39 minutes 46 seconds West 2653.75 feet to the North line of said Northeast Quarter of the Southwest Quarter and said line there terminating.

Subject to easements, restrictions, and reservations of record.

TRACT F

The East 328.22 feet of the Northeast Quarter of the Southwest Quarter and the East 328.22 feet of the Southeast Quarter of the Southwest Quarter, Section 31, Township 136 North, Range 29 West, Cass County, Minnesota.

Subject to easements, restrictions, and reservations of record.



● DENOTES MONUMENT FOUND

○ DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 17008

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SOUTH LINE OF SECTION 31 TO HAVE AN ASSUMED BEARING OF N 89°38'13" E.

Landecker & Associates, Inc.
Engineering · Surveying · Planning
Pequot Lakes, MN 56472
Phone: 1888866-4940 Fax: 218-568-5404

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.
PATRICK J. TROTTER, PLS #41002
DATE 4-11-03 LIC. NO. 41002

REVISIONS	DATE	BY
DESCRIPTION	4-11-03	RJF
Revised Tract A legal description		

DATE: 02/28/03
SCALE: HORZ. 1" = 300' VERT. NONE

COMPUTER: C031028.dwg
FIELD BOOK: BOOK 227 PG. 36
FILE NO: 031028

PROJ. MGR. KTM
CHECKED BY: DSL
DRAWN BY: JWR

CERTIFICATE OF SURVEY

Darlene Plategraff
2018 72nd Street SW
Pequot Lakes, MN 56472

SHEET 1 OF 1