

# CERTIFICATE OF SURVEY

E 1/4 Corner of  
Sec. 11, Twp. 141, Rge. 31  
Cass Co., MN

**DESCRIPTION:**

(Record)  
All that part of the Northwest Quarter of Southeast Quarter (NW 1/4 SE 1/4), Section 11, Township 141, Range 31, 1/2 West of Eagle Ridge Road as it presently exists.

**DESCRIPTION:**

(Parcel "A")  
That part of the Northwest Quarter of the Southeast Quarter of Section 11, Township 141, Range 31, Cass County, Minnesota, which lies northerly of the following described line:

Commencing at the northwest corner of said Northwest Quarter of the Southeast Quarter; thence on an assumed bearing of South 06 degrees 16 minutes 48 seconds West, along the west line of said quarter-quarter line, a distance of 214.00 feet to the point of beginning of the line to be described; thence South 69 degrees 38 minutes 50 seconds East a distance of 490.46 feet; thence North 44 degrees 26 minutes 54 seconds East a distance of 338.52 feet; thence North 62 degrees 27 minutes 20 seconds East a distance of 136.67 feet; thence North 77 degrees 27 minutes 26 seconds East a distance of 82.41 feet; thence South 68 degrees 28 minutes 52 seconds East a distance of 94.05 feet; thence South 57 degrees 08 minutes 18 seconds East a distance of 203.63 feet to the east line of said quarter-quarter and said line there terminating.

Said parcel of land contains 5.00 acres of land, more or less, and is subject to existing easements of record.

**DESCRIPTION:**

(Parcel "B")

That part of the Northwest Quarter of the Southeast Quarter of Section 11, Township 141, Range 31, Cass County, Minnesota, lying westerly of Eagle Ridge Road, which lies southerly of the following described line: Commencing at the northeast corner of said Northwest Quarter of the Southeast Quarter, thence on the west line of said Northwest Quarter a distance of 214.00 feet to the point of beginning of the line to be described; thence South 69 degrees 38 minutes 50 seconds East a distance of 490.46 feet; thence North 44 degrees 26 minutes 54 seconds East a distance of 338.52 feet; thence North 62 degrees 27 minutes 20 seconds East a distance of 136.67 feet; thence North 77 degrees 27 minutes 26 seconds East a distance of 82.41 feet; thence South 68 degrees 28 minutes 52 seconds East a distance of 94.05 feet; thence South 57 degrees 08 minutes 18 seconds East a distance of 203.63 feet to the east line of said quarter-quarter and said line there terminating.

And which lies northerly of the north line of the South 364.50 feet thereof.

Said parcel of land contains 15.00 acres of land, more or less, and is subject to existing easements of record.

**DESCRIPTION:**

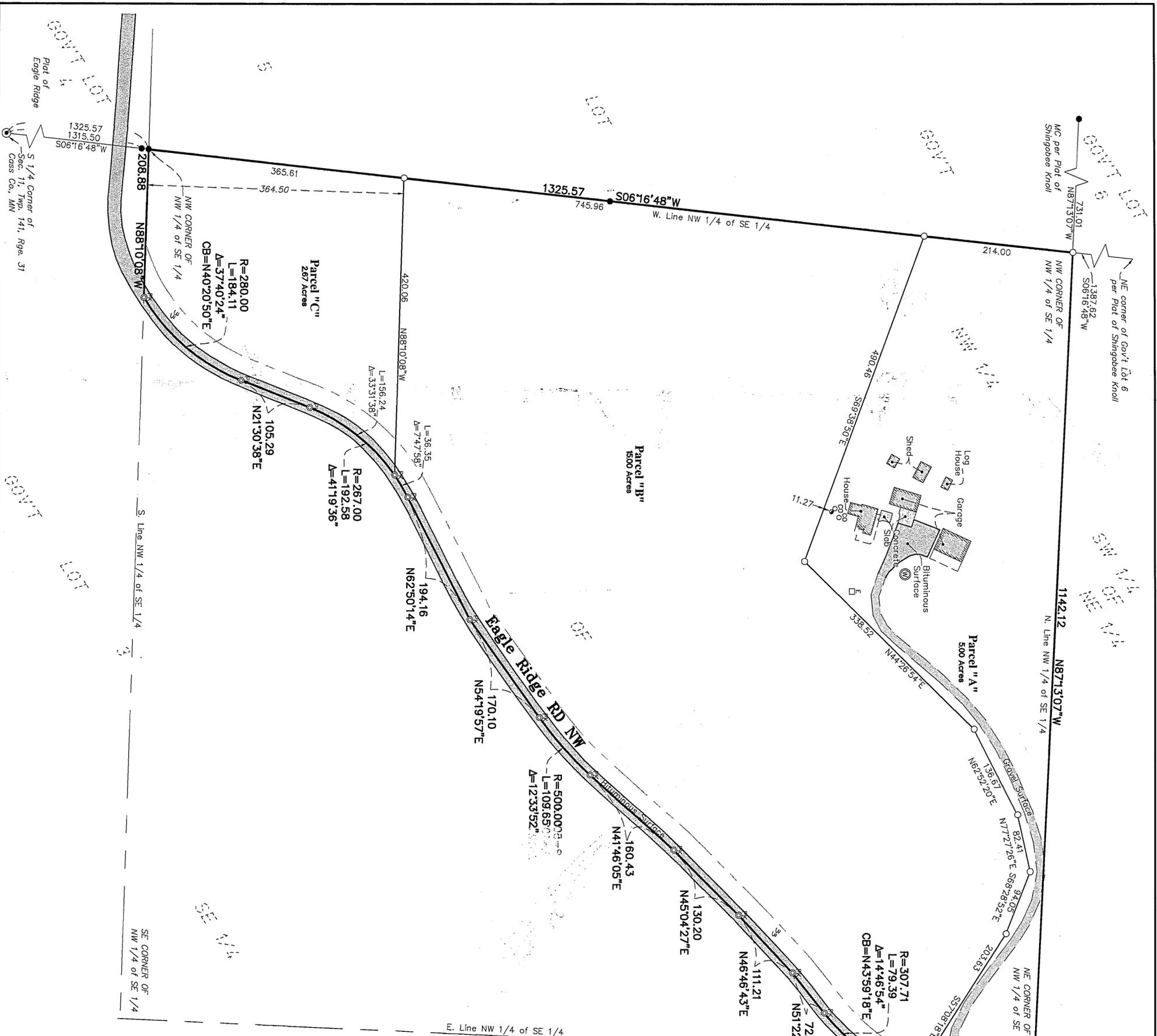
(Parcel "C")

The South 364.50 feet of the Northwest Quarter of the Southeast Quarter of Section 11, Township 141, Range 31, Cass County, Minnesota, lying westerly of Eagle Ridge Road.

Said parcel of land contains 2.675 acres of land, more or less, and is subject to existing easements of record.

**SURVEYOR'S NOTES:**

1. Bearing Orientation: The north line of the Northwest Quarter of the Southeast Quarter of Section 11, Township 141, Range 31 is assumed to have a bearing of North 87 degrees 13 minutes 07 seconds West.
2. The field survey was completed on May 3, 2006.
3. Arjo Land Surveyors, LLC has made no 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 may disclose.



**LEGEND**

- DENOTES 1/2 INCH x 14 INCH IRON PIPE SET AND MARKED WITH RLS 17768 CAP.
- DENOTES PK NAIL SET WITH DISK MARKED WITH RLS 17768 CAP.
- ⊙ DENOTES FOUND GLO BRASS DISK MONUMENT
- ⊙ DENOTES FOUND SURVEY MONUMENT
- ⊙ DENOTES WELL
- ⊙ DENOTES ELECTRIC BOX
- ⊙ DENOTES SEPTIC CAPS
- ⊙ DENOTES SEPTIC CLEANOUT

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 100 ft.



|                         |                           |    |                      |
|-------------------------|---------------------------|----|----------------------|
| DESIGNED BY: _____      | DRAWN BY: <u>MPS</u>      |    |                      |
| APPROVED BY: <u>RWS</u> | JOB NUMBER: <u>08-015</u> |    |                      |
| NO.                     | DATE                      | BY | REVISION DESCRIPTION |
|                         |                           |    |                      |
|                         |                           |    |                      |

**CLIENT:**  
**Jon Gyldenvand**  
P.O. Box 1244  
Walker, MN 56484

**Division Survey**  
PART OF NW 1/4 OF THE SW 1/4  
SEC. 11, TWP. 141, RGE. 31,  
CASS Co., MN



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.

Signed this 4th day of May, 2006  
By: Bruce W. Skipton  
Bruce W. Skipton, Minnesota License No. 17768