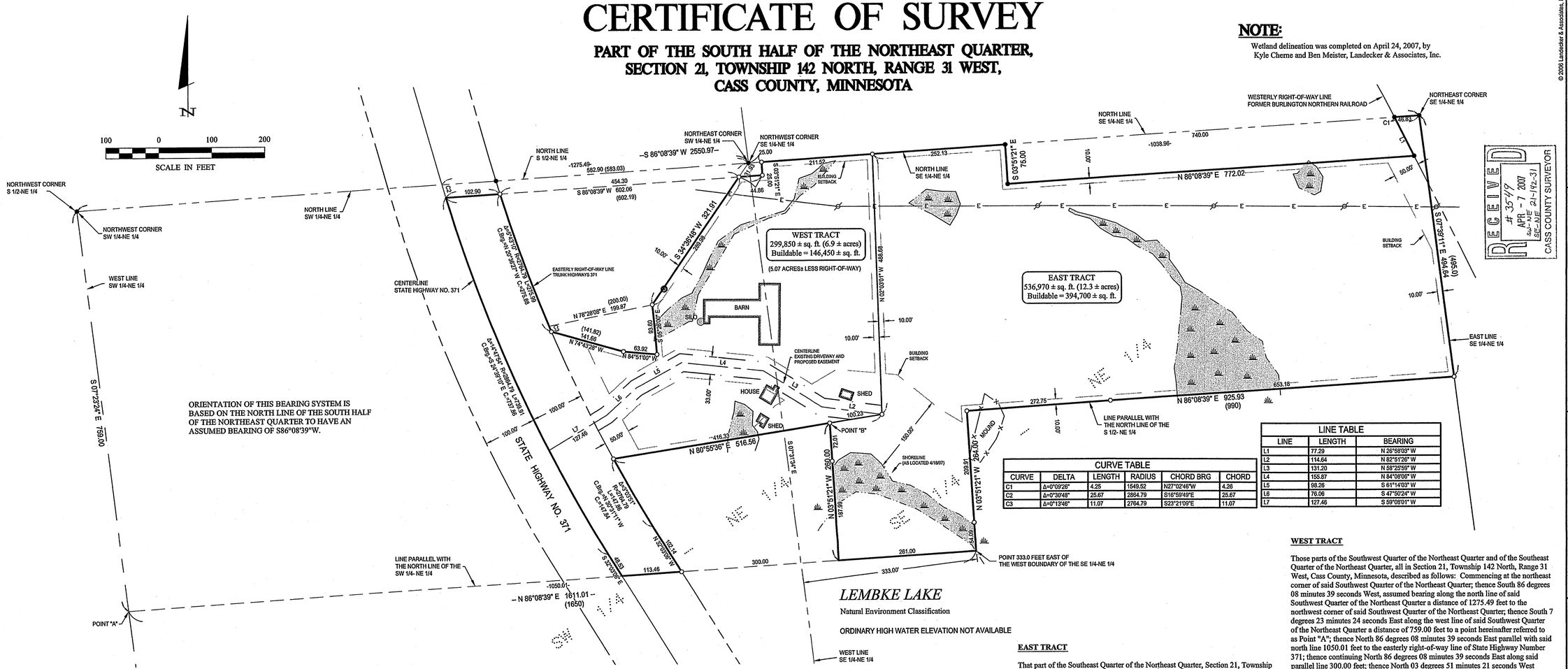
CERTIFICATE OF SURVEY

PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER, SECTION 21, TOWNSHIP 142 NORTH, RANGE 31 WEST, CASS COUNTY, MINNESOTA

NOTE:

Wetland delineation was completed on April 24, 2007, by Kyle Cherne and Ben Meister, Landecker & Associates, Inc.



CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD BRG	CHORD
C1	Δ=0°09'26"	4.25	1549.52	N27°02'46"W	4.26
C2	Δ=0°30'48"	25.67	2864.79	S16°59'49"E	25.67
C3	Δ=0°13'46"	11.07	2764.79	S23°21'09"E	11.07

LINE TABLE		
LINE	LENGTH	BEARING
L1	77.29	N 26°58'03" W
L2	114.64	N 82°51'26" W
L3	131.20	N 58°25'59" W
L4	155.87	N 84°08'06" W
L5	98.26	S 61°14'03" W
L6	76.06	S 47°50'24" W
L7	127.46	S 59°08'01" W

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER TO HAVE AN ASSUMED BEARING OF S86°08'39"W.

LEGEND

- ● DENOTES MONUMENT FOUND
- ○ DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 44869
- ( ) DENOTES DEED VALUE
- -o- DENOTES EXISTING UTILITY POLE W/ GUY WIRE
- —E— DENOTES EXISTING OVERHEAD ELECTRIC CABLE
- (W) DENOTES EXISTING WELL
- DENOTES DELINEATED WET LAND(S)

DESCRIPTION PROVIDED

That part of the South One Half of the Northeast Quarter (S ½ of the NE ¼) lying Easterly of the centerline of Trunk Highway #371 and Northerly of the following described lines: Commencing at the Northwest corner of the S ½ of the NE ¼; thence Southerly along the West boundary of the NE ¼ 759.0 feet to the point of beginning; thence Easterly parallel with the North boundary of the S ½ of the NE ¼ 1,650 feet, more or less, to a point in the SE ¼ NE ¼ located 333.0 feet East of the West boundary of the SE ¼ of the NE ¼; thence Northerly at a 90 degree angle from the previous line that is parallel with the North boundary of the S ½ of the NE ¼ 264.0 feet to a point; thence Easterly parallel with the North boundary of the S ½ of the NE ¼ 990 feet, more or less, to a point on the East boundary of the S ½ of the NE ¼ that is located 495.0 feet South of the Northeast corner of the S ½ of the NE ¼ and there ending, all in Section Twenty-one (21), Township One Hundred Forty-two (142), Range Thirty-one (31).

LESS: That part of the Southeast Quarter of the Northeast Quarter (SE ¼ of the NE ¼), Section 21, Township 142 North, Range 31 West, Cass County, Minnesota described as follows: Commencing at the Northeast corner of said SE ¼ NE ¼; thence South 86 degrees 08 minutes 39 seconds West, assumed bearing along the North line thereof, 46.83 feet to its intersection with the Westerly right of the way line of the Burlington Northern Railroad, the point of beginning of the tract to be herein described; thence continue South 86 degrees 08 minutes 39 seconds West along said North line 740.00 feet; thence South 3 degrees 51 minutes 21 seconds East 75.00 feet; thence North 86 degrees 08 minutes 39 seconds East 772.02 feet to said Westerly right of way line of the Burlington Northern Railroad; thence North 26 degrees 58 minutes 03 seconds West along said Westerly right of way line 77.29 feet; thence Northwesterly 4.25 feet along said Westerly right of way line a long tangential curve, concave to the Southwest having a radius of 1549.52 feet and a central angle of 0 degrees 09 minutes 26 seconds to the point of beginning.

LESS: Together with that part of the Southwest Quarter of the Northeast Quarter (SW ¼ of NE ¼) and that part of the Southeast Quarter of the Northeast Quarter (SE ¼ of the NE ¼) and Section 21, Township 142 North, Range 31 West, Cass County, Minnesota described as follows: Beginning at the Northwest corner of said SE ¼ of the NE ¼; thence on as assumed bearing of North 86 degrees 08 minutes 39 seconds East 25.00 feet along the North line of said SE ¼ of the NE ¼; thence South 3 degrees 51 minutes 21 seconds East 25.00 feet; thence South 86 degrees 08 minutes 39 seconds West 602.19 feet to the centerline of State Highway #371; thence Northwesterly 25.67 feet along said centerline being a non-tangential curve concave to the Northeast, having a radius of 2864.79 feet and a central angle of 0 degrees 30 minutes 48 seconds and the chord of said curve bears North 16 degrees 59 minutes 48 seconds West, to the intersection with the North line of said SW ¼ of the NE ¼; thence North 86 degrees 08 minutes 39 seconds East 583.03 feet along the North line of said SW ¼ of the NE ¼ to the point of beginning.

LESS: That part of the Southwest Quarter of the Northeast Quarter (SW ¼ of NE ¼), Section 21, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows: Commencing at the Northeast corner of said SW ¼ of the NE ¼; thence South 34 degrees 36 minutes 48 seconds West (assuming the North line of said SW ¼ of the NE ¼ has a bearing of South 86 degrees 08 minutes 39 seconds West) 321.91 feet to the point of beginning of the tract to be herein described; thence South 5 degrees 26 minutes 00 seconds East 93.60 feet; thence North 84 degrees 51 minutes 00 seconds West 63.92 feet; thence North 74 degrees 43 minutes 28 seconds West 141.82 feet to the Easterly right of way of Minnesota Trunk Highways 371 and 200; thence Northwesterly 11.00 feet along said right of way line, being a non-tangential curve, concave to the East, having a radius of 2764.79 feet and a central angle of 0 degrees 13 minutes 41 seconds and the chord of said curve bears North 23 degrees 21 minutes 06 seconds West, to its intersection with a line that bears South 78 degrees 28 minutes 08 seconds West from the point of beginning; thence North 78 degrees 28 seconds 08 minutes East 200.00 feet to the point of beginning.

LESS: That part of the Southwest Quarter of the Northeast Quarter (SW ¼ of the NE ¼), Section 21, Township 142 North, Range 31 described as follows: Beginning at the Northeast corner of said SW ¼ NE ¼, thence South 34 degrees 36 minutes 48 seconds West (assuming the North line of said SW ¼ NE ¼ has a bearing of South 86 degrees 08 minutes 39 seconds West) 321.91 feet; thence South 78 degrees 28 minutes 09 seconds West 200.00 feet to the Easterly right of way of Minnesota Trunk Highway 371 and 200; thence Northwesterly 290.65 feet along said right of way line, being a non-tangential curve, concave to the East, having a radius of 2764.79 feet and a central angle of 6 degrees 01 minutes 24 seconds and the chord of said curve bears North 20 degrees 13 minutes 34 seconds West, to the North line of said SW ¼ NE ¼, thence North 86 degrees 08 minutes 39 seconds East 480.35 feet along the North line of said SW ¼ NE ¼ to the point of beginning.

Except that part of said Southwest Quarter of the Northeast Quarter (SW ¼ of the NE ¼) lying Northerly of the following described line: Commencing at the Northeast corner of said SW ¼ NE ¼, thence on as assumed bearing of North 86 degrees 08 minutes 39 seconds East 25.00 feet along the North line of the SE ¼ NE ¼ of said Section 21; thence South 3 degrees 51 minutes 21 seconds East 25.00 feet to the point of beginning of the line to be herein described; thence South 86 degrees 08 minutes 39 seconds West 602.19 feet to the centerline of State Highway No. 371 and there terminating.

ROADWAY AND UTILITY EASEMENT

An easement for ingress, egress, and utility purposes 33.00 feet in width over, under, and across those parts of the Southwest Quarter of the Northeast Quarter, and of the Southeast Quarter of the Northeast Quarter, all in Section 21, Township 142 North, Range 31 West, Cass County, Minnesota, the centerline of which is described as follows: Commencing at the northeast corner of said Southwest Quarter of the Northeast Quarter; thence South 86 degrees 08 minutes 39 seconds West, assumed bearing along the north line thereof 1275.49 feet to the northwest corner of said Southwest Quarter of the Northeast Quarter; thence South 7 degrees 23 minutes 24 seconds East along the west line of said Southwest Quarter of the Northeast Quarter a distance of 759.00 feet; thence North 86 degrees 08 minutes 39 seconds East, parallel with said north line 1050.01 feet to the easterly right-of-way line of State Highway Number 371; thence continuing North 86 degrees 08 minutes 39 seconds East 300.00 feet; thence North 3 degrees 51 minutes 21 seconds West 260.00 feet; thence North 80 degrees 55 minutes 36 seconds East 100.23 feet to the point of beginning of the centerline to be herein described; thence North 82 degrees 51 minutes 26 seconds West 114.64 feet; thence North 58 degrees 25 minutes 59 seconds West 131.20 feet; thence North 84 degrees 08 minutes 06 seconds West 155.87 feet; thence South 61 degrees 14 minutes 03 seconds West 98.26 feet; thence South 47 degrees 50 minutes 24 seconds West 76.06 feet; thence South 59 degrees 08 minutes 01 second West 127 feet, more or less, to the centerline of State Highway Number 371 and said centerline there terminating.

EAST TRACT

That part of the Southeast Quarter of the Northeast Quarter, Section 21, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows: Commencing at the northeast corner of said Southeast Quarter of the Northeast Quarter; thence South 86 degrees 08 minutes 39 seconds West, assumed bearing along the north line thereof 46.83 feet to its intersection with the westerly right-of-way line of the Burlington Northern Railroad, the point of beginning of the tract to be herein described; thence continue South 86 degrees 08 minutes 39 seconds West along said north line 740.00 feet; thence South 3 degrees 51 minutes 21 seconds East 75.00 feet; thence North 86 degrees 08 minutes 39 seconds East 772.02 feet to said westerly right-of-way line of the Burlington Northern Railroad; thence North 26 degrees 58 minutes 03 seconds West along said westerly right-of-way line 77.29 feet; thence northwesterly 4.25 feet along said westerly right-of-way line along a tangential curve, concave to the southwest, having a radius of 1549.52 feet and a central angle of 0 degrees 09 minutes 26 seconds to the point of beginning.

Together with (see Roadway and Utility Easement).

Subject to and together with easements, restrictions, and reservations of record.

WEST TRACT

Those parts of the Southwest Quarter of the Northeast Quarter and of the Southeast Quarter of the Northeast Quarter, all in Section 21, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows: Commencing at the northeast corner of said Southwest Quarter of the Northeast Quarter; thence South 86 degrees 08 minutes 39 seconds West, assumed bearing along the north line of said Southwest Quarter of the Northeast Quarter a distance of 1275.49 feet to the northwest corner of said Southwest Quarter of the Northeast Quarter; thence South 7 degrees 23 minutes 24 seconds East along the west line of said Southwest Quarter of the Northeast Quarter a distance of 759.00 feet; thence North 86 degrees 08 minutes 39 seconds East along a line parallel with said north line 1050.01 feet to the easterly right-of-way line of State Highway Number 371; thence continuing North 86 degrees 08 minutes 39 seconds East 561.00 feet to a point 333.00 feet East of the west boundary of said Southeast Quarter of the Northeast Quarter; thence North 3 degrees 51 minutes 21 seconds West 264.00 feet to the point of beginning of the tract to be herein described; thence South 3 degrees 51 minutes 21 seconds East 264.00 feet; thence South 86 degrees 08 minutes 39 seconds West 261.00 feet; thence North 3 degrees 51 minutes 21 seconds West 260.00 feet; thence North 80 degrees 55 minutes 36 seconds East 100.23 feet; thence North 2 degrees 03 minutes 01 second West 488.68 feet to the north line of said Southeast Quarter of the Northeast Quarter; thence North 86 degrees 08 minutes 39 seconds East along last said north line 1038.96 feet to the northeast corner of said Southeast Quarter of the Northeast Quarter; thence South 7 degrees 39 minutes 11 seconds East along the east line of said Southeast Quarter of the Northeast Quarter a distance of 494.64 feet to the intersection with a line which bears North 86 degrees 08 minutes 39 seconds East from the point of beginning; thence South 86 degrees 08 minutes 39 seconds West 925.93 feet to the point of beginning.

LESS: That part of the Southeast Quarter of the Northeast Quarter, Section 21, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows: Commencing at the northeast corner of said Southeast Quarter of the Northeast Quarter; thence South 86 degrees 08 minutes 39 seconds West, assumed bearing along the north line thereof 46.83 feet to its intersection with the westerly right-of-way line of the Burlington Northern Railroad, the point of beginning of the tract to be herein described; thence continue South 86 degrees 08 minutes 39 seconds West along said north line 740.00 feet; thence South 3 degrees 51 minutes 21 seconds East 75.00 feet; thence North 86 degrees 08 minutes 39 seconds East 772.02 feet to said westerly right-of-way line of the Burlington Northern Railroad; thence North 26 degrees 58 minutes 03 seconds West along said westerly right-of-way line 77.29 feet; thence northwesterly 4.25 feet along said westerly right-of-way line along a tangential curve, concave to the southwest, having a radius of 1549.52 feet and a central angle of 0 degrees 09 minutes 26 seconds to the point of beginning.

Subject to State Highway No. 371.

Subject to and together with (see Roadway and Utility Easement).

Subject to and together with easements, restrictions, and reservations of record.

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APR - 7 2007
Sec. 21 T142 R31
SE-NE
CASS COUNTY SURVEYOR

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.

Todd R. Johnson
TODD R. JOHNSON PLS #44869

DATE 4/26/07 LIC. NO. 44869

REVISIONS		
DESCRIPTION	BY	DATE

CERTIFICATE OF SURVEY

CRAIG BRUNS
26732 315TH STREET
ERHARD, MN 56534

PROJ. MGR.	COMPUTER:	DATE:	4/26/07
TRJ	072030		
CHECKED BY:	FIELD BOOK:	SCALE:	
TLF	BOOK 277 PG. 68	HORZ.	1"=100'
DRAWN BY:	FILE NO:	VERT.	NONE
TRJ	072030		

SHEET 1 OF 1

Todd Johnson Apr 26, 2007 - 03:24pm - C:\Drawings\072030 Bruns\dwg\C072030.dwg