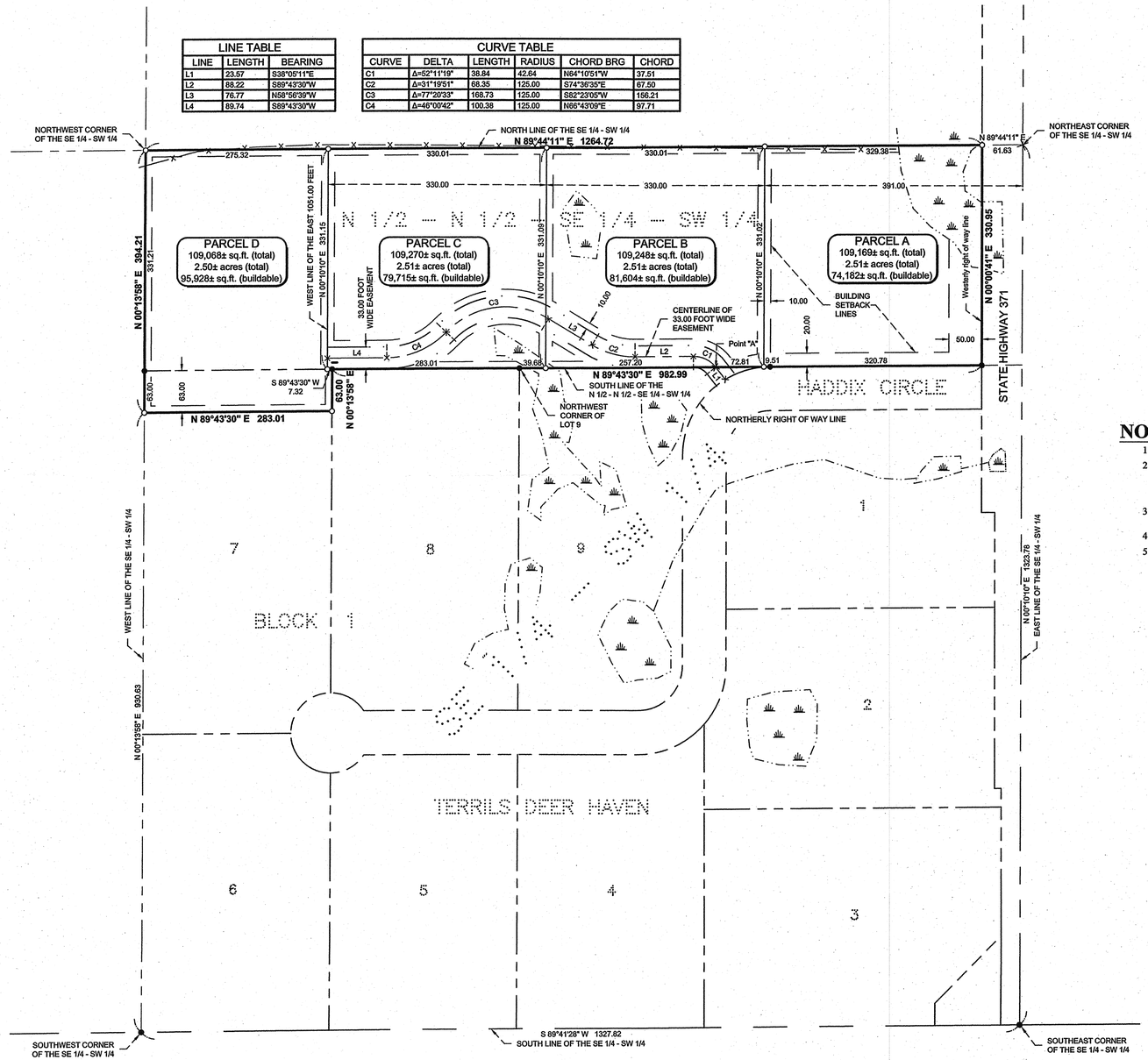
CERTIFICATE OF SURVEY

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 20, TOWNSHIP 139 NORTH, RANGE 30 WEST, CASS COUNTY, MINNESOTA

LINE TABLE		
LINE	LENGTH	BEARING
L1	23.57	S38°05'11"E
L2	88.22	S89°43'30"W
L3	76.77	N58°56'39"W
L4	89.74	S89°43'30"W

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD BRG	CHORD
C1	Δ=52°11'19"	38.84	42.64	N64°10'51"W	37.51
C2	Δ=31°19'51"	68.35	125.00	S74°36'35"E	67.50
C3	Δ=77°20'33"	168.73	125.00	S82°23'05"W	156.21
C4	Δ=46°00'42"	100.38	125.00	N86°43'09"E	97.71



NOTES:

1. Zoning for subject tract = "Rural Residential (RR-2.5)".
2. The survey boundary shown is based on the tax descriptions as obtained from the Cass County Recorders Office. If descriptions of record or as noted in the abstract vary from those shown, a further review by the surveyor should be retained.
3. Wetland delineation was completed on 07-12-2004, by Ben Meister, Landecker & Associates, Inc.
4. Parcel ID of subject parcel: 34-020-3400.
5. All lines marked with flagging are only an approximation of the true boundary lines and are not to be used as an exact boundary location. Flagged lines should not be used for the establishment of improvements. To mark true boundary lines, additional monumentation would be required.

LEGEND

- DENOTES DELINEATED WETLAND(S)
- DENOTES EXISTING FENCE LINE
- DENOTES MONUMENT FOUND
- DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 21367
- DENOTES CALCULATED POSITION

N

100 0 100 200

SCALE IN FEET

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER TO HAVE AN ASSIGNED BEARING OF S 89°41'28" W.

EXISTING LEGAL DESCRIPTION

OBTAINED FROM THE CASS COUNTY RECORDERS OFFICE

34-020-3400

No delinquent taxes and transfer entered;
Certificate of Real Estate Value
(X) filed ( ) not required
June 3 2004
Sharon K Andrusen
County Auditor
by: RA, Deputy

A000484477
OFFICE OF COUNTY RECORDER
CASS COUNTY MINNESOTA
CERTIFIED, FILED, AND/OR RECORDED ON
06/03/2004 10:40:13AM
AS DOC #: A000484477
PARENT: 1
REC FEES: $20.00
KATHRYN M. NOBBY
COUNTY RECORDER
BY Kathryn M Nobby DEPUTY

WARRANTY DEED Form No. 3-M Individual(s) to Corporation, Partnership or Limited Liability Company

STATE DEED TAX DUE HEREON: $112.20
Date: May 24th, 2004

FOR VALUABLE CONSIDERATION, Paul Armond Haddix, a single person, Grantor(s), hereby convey(s) and warrant(s) to Burns Brothers Masonry Inc., Grantee, a Corporation under the laws of Minnesota, real property in Cass County, Minnesota, described as follows:

(Abstract) Cass County, Minnesota

TheNorth Half of the North Half of the Southeast Quarter of Southwest Quarter (N1/2 N1/2 SE1/4 SW1/4), Section Twenty (20), Township One Hundred Thirty-nine (139), Range Thirty (30), LESS that part deeded to State of Minnesota for highway purposes.

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions: Reservations, Declarations, Covenants, Restrictions, and Easements of record, if any.

Check box if applicable:
☒ The Seller certifies that the Seller does not know of any wells on the described real property.
☐ A well disclosure certificate accompanies this document.
☐ I am familiar with the property in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

CASS COUNTY, MN # 1343
Deed tax $ 112.20
Date 06-03-04 By RA

Paul Armond Haddix

RECEIVED
4092
JAN 13 2009
SE-SW 20-139-30
CASS COUNTY SURVEYOR

STATE OF Minnesota
COUNTY OF Crow Wing
The foregoing instrument was acknowledged before me, a notary public, on April 29, 2004 by Paul Armond Haddix, a single person, Grantor(s).

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)
MICHELLE J. BARSTOW
NOTARY PUBLIC - MINNESOTA
My Comm. Exp. Jan. 31, 2005

SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

Tax Statements for the real property described in this instrument should be sent to (Include name and address of Grantee)

Burns Brothers Masonry Inc.
263 76 th Ave S.W.
Backus, MN 56435

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS)
Cossplus Title Services, LLC
30849 First Street PO Box 189
Pequot Lakes, MN 56472

File Number: FL0400316A

PROPOSED DESCRIPTIONS

PARCEL A
The East 391.00 feet of the North one half of the North one half of the Southeast Quarter of the Southwest Quarter, Section 20, Township 139 North, Range 30 West, Cass County, Minnesota, lying westerly of the westerly right of way line of State Highway 371.

SUBJECT to easements, restrictions, and reservations of record.

PARCEL B
The West 330.00 feet of the East 721.00 feet of the North one half of the North one half of the Southeast Quarter of the Southwest Quarter, Section 20, Township 139 North, Range 30 West, Cass County, Minnesota.

SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to and TOGETHER with a 33.00 foot wide easement.

PARCEL C
The West 330.00 feet of the East 1051.00 feet of the North one half of the North one half of the Southeast Quarter of the Southwest Quarter, Section 20, Township 139 North, Range 30 West, Cass County, Minnesota.

SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to and TOGETHER with a 33.00 foot wide easement.

PARCEL D
That part of the North one half of the North one half of the Southeast Quarter of the Southwest Quarter, Section 20, Township 139 North, Range 30 West, Cass County, Minnesota lying westerly of the East 1051 feet thereof;
AND
The North 63.00 feet of Lot 7, Block 1, TERRILS DEER HAVEN, according to the recorded plat thereof, said County.

SUBJECT to easements, restrictions, and reservations of record.
TOGETHER with a 33.00 foot wide easement.

33.00 FOOT WIDE EASEMENT
A 33.00 foot wide easement for ingress, egress, and utility purposes, over, under, and across the North one half of the North one half of the Southeast Quarter of the Southwest Quarter, Section 20, Township 139 North, Range 30 West, Cass County, Minnesota and Lot 9, Block 1, TERRILS DEER HAVEN, according to the recorded plat thereof, said County, the centerline of said 33.00 foot wide easement is described as follows:
COMMENCING at the northwest corner of said Lot 9; thence North 89 degrees 43 minutes 30 seconds East, assigned bearing, along the south line of said North one half of the North one half of the Southeast Quarter of the Southwest Quarter, a distance of 296.88 feet to a point hereinafter referred to as Point "A"; thence South 38 degrees 05 minutes 11 seconds East 23.57 feet to the northerly right of way line of Haddix Circle in said plat of TERRILS DEER HAVEN and the point of beginning of the centerline to be herein described; thence North 38 degrees 05 minutes 11 seconds West 23.57 feet to said Point"A"; thence northwesterly 38.84 feet, along a tangential curve, concave to the southwest, having a radius of 42.64 feet and a central angle of 52 degrees 11 minutes 19 seconds; thence South 89 degrees 43 minutes 30 seconds West, tangent to said curve, 88.22 feet; thence northwesterly 68.35 feet, along a tangential curve, concave to the northeast, having a radius of 125.00 feet and a central angle of 31 degrees 19 minutes 51 seconds; thence North 58 degrees 56 minutes 39 seconds West, tangent to said last described curve, 76.77 feet; thence westerly 168.73 feet, along a tangential curve, concave to the south, having a radius of 125.00 feet and a central angle of 77 degrees 20 minutes 33 seconds to a point of reverse curvature; thence southwesterly 100.38 feet, along said reverse curve, concave to the northwest, having a radius of 125.00 feet and a central angle of 46 degrees 00 minutes 42 seconds; thence South 89 degrees 43 minutes 30 seconds West, tangent to last said described curve, 89.74 feet to the west line of East 1051.00 feet of said North one half of the North one half of the Southeast Quarter of the Southwest Quarter and said described centerline there terminating.
The sidelines of said 33.00 foot wide easement shall be prolonged or shortened to terminate on said northerly right of way line and on said west line of the East 1051.00 feet.

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Landecker & Associates, Inc.
Engineering - Surveying - Planning
Walker, MN 56484
Phone: 218-547-1290 Fax: 218-547-2272

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.
Terry L. Freeman, PLS #21367
DATE: 12/30/08 LIC. NO. 21367

REVISIONS		
DESCRIPTION	DATE	BY

DATE: 12-30-2008
SCALE: HORZ. 1" = 100' VERT. NONE
PROJECT No.: 082160
FILE NAME: C082160.dwg
FIELD BOOK: BOOK 212 PG. 14
PROJECT MANAGER: TLF
CHECKED BY: TLF
DRAWN BY: WAG

CERTIFICATE OF SURVEY
Nathan Burns
4271 Haddix Circle NW
Backus, MN 56435

SHEET 1 OF 1

Wayne.gregory 12/30/2008 8:40 AM - P:\Drawings\2008\082160 BURNS\dwg\C082160.dwg