

RIGHT-OF-WAY MAP FOR BIRCHWOOD DRIVE NW WOODROW TOWNSHIP, MINNESOTA

DESCRIPTION - (ROAD RIGHT-OF-WAY EASEMENT "A")

A 66.00 foot wide perpetual easement for road right-of-way purposes over and across part of Government Lot 4 of Section 9, Township 140, Range 29, Cass County, Minnesota. The portions of Government Lot 4, Government Lot 5, and the Northwest Quarter of the Southwest Quarter of said Section 9, Township 140, Range 29, Cass County, Minnesota. The center line being described as follows:

Commencing at the northwest corner of said Northwest Quarter of the Southwest Quarter; thence on an assumed bearing of North 89 degrees 10 minutes 57 seconds East, along the north line of said Northwest Quarter of the Southwest Quarter and Government Lot 5, a distance of 1304.10 feet; thence North 24 degrees 36 minutes 27 seconds West a distance of 59.90 feet; thence North 24 degrees 36 minutes 27 seconds West a distance of 223.88 feet; thence North 18 degrees 09 minutes 04 seconds East, tangent to the last described curve, a distance of 332.06 feet to the westerly right-of-way line of the dedicated road of GLENS POINT, on file in the office of the County Recorder, Cass County, Minnesota; thence North 13 degrees 15 minutes 47 seconds West, along said westerly right-of-way line, a distance of 873.10 feet; thence South 76 degrees 08 minutes 57 seconds West, along a southeasterly right-of-way line of said dedicated road of GLENS POINT, a distance of 132.84 feet; thence South 44 degrees 47 minutes 06 seconds West, along a southeasterly right-of-way line of said dedicated road of GLENS POINT, a distance of 103.46 feet to the point of beginning; thence North 89 degrees 10 minutes 57 seconds East, a chord distance of 72.38 feet and a distance of 72.38 feet; thence North 89 degrees 10 minutes 57 seconds East, tangent to the last described curve, a distance of 60.37 feet to the point of beginning.

The side lines of said easement are to be ploughed or otherwise to terminate at the center line of said 47th Street NW and on said westerly right-of-way line of the dedicated road of GLENS POINT.

DESCRIPTION - (ROAD RIGHT-OF-WAY EASEMENT "B")

A perpetual easement for road right-of-way purposes over and across part of Government Lot 4 of Section 9, Township 140, Range 29, Cass County, Minnesota, said easement being described as follows:

Commencing at the northwest corner of said Northwest Quarter of the Southwest Quarter; thence on an assumed bearing of North 89 degrees 10 minutes 57 seconds East, along the north line of said Northwest Quarter of the Southwest Quarter and Government Lot 5, a distance of 1304.10 feet; thence North 24 degrees 36 minutes 27 seconds West a distance of 59.90 feet; thence North 24 degrees 36 minutes 27 seconds West a distance of 223.88 feet; thence North 18 degrees 09 minutes 04 seconds East, tangent to the last described curve, a distance of 332.06 feet to the westerly right-of-way line of the dedicated road of GLENS POINT, on file in the office of the County Recorder, Cass County, Minnesota; thence North 13 degrees 15 minutes 47 seconds West, along said westerly right-of-way line, a distance of 873.10 feet; thence South 76 degrees 08 minutes 57 seconds West, along a southeasterly right-of-way line of said dedicated road of GLENS POINT, a distance of 132.84 feet; thence South 44 degrees 47 minutes 06 seconds West, along a southeasterly right-of-way line of said dedicated road of GLENS POINT, a distance of 103.46 feet to the point of beginning; thence North 89 degrees 10 minutes 57 seconds East, a chord distance of 72.38 feet and a distance of 72.38 feet; thence North 89 degrees 10 minutes 57 seconds East, tangent to the last described curve, a distance of 60.37 feet to the point of beginning.

DESCRIPTION - (ROAD RIGHT-OF-WAY EASEMENT "C")

A perpetual easement for road right-of-way purposes over and across part of Government Lot 4 of Section 9, Township 140, Range 29, Cass County, Minnesota, said easement being described as follows:

Commencing at the northwest corner of said Northwest Quarter of the Southwest Quarter; thence on an assumed bearing of North 89 degrees 10 minutes 57 seconds East, along the north line of said Northwest Quarter of the Southwest Quarter and Government Lot 5, a distance of 1304.10 feet; thence North 24 degrees 36 minutes 27 seconds West a distance of 59.90 feet; thence North 24 degrees 36 minutes 27 seconds West a distance of 223.88 feet; thence North 18 degrees 09 minutes 04 seconds East, tangent to the last described curve, a distance of 332.06 feet to the westerly right-of-way line of the dedicated road of GLENS POINT, on file in the office of the County Recorder, Cass County, Minnesota; thence North 13 degrees 15 minutes 47 seconds West, along said westerly right-of-way line, a distance of 873.10 feet; thence South 76 degrees 08 minutes 57 seconds West, along a southeasterly right-of-way line of said dedicated road of GLENS POINT, a distance of 132.84 feet; thence South 44 degrees 47 minutes 06 seconds West, along a southeasterly right-of-way line of said dedicated road of GLENS POINT, a distance of 103.46 feet to the point of beginning; thence North 89 degrees 10 minutes 57 seconds East, a chord distance of 72.38 feet and a distance of 72.38 feet; thence North 89 degrees 10 minutes 57 seconds East, tangent to the last described curve, a distance of 60.37 feet to the point of beginning.

DESCRIPTION - (ROAD RIGHT-OF-WAY EASEMENT "D")

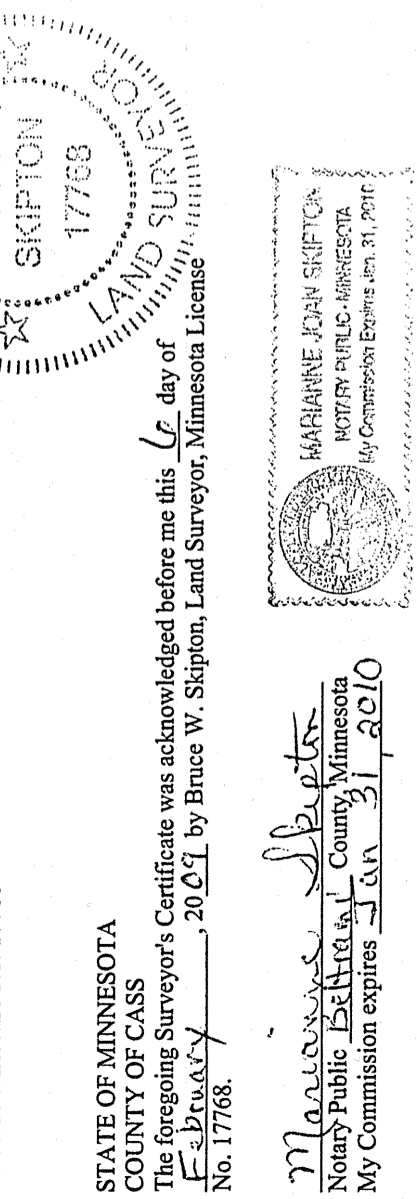
A perpetual easement for road right-of-way purposes over and across part of Government Lot 4 of Section 9, Township 140, Range 29, Cass County, Minnesota, which lies southerly of the northerly line of Document No. 407954 on file in the office of the County Recorder, Cass County, Minnesota, and which lies easterly of the westerly line of said Document No. 407954, which lies westerly of the northerly line of Document No. 407954, and which lies northwesterly of the following described line:

Commencing at the northwest corner of said Northwest Quarter of the Southwest Quarter; thence on an assumed bearing of North 89 degrees 10 minutes 57 seconds East, along the north line of said Northwest Quarter of the Southwest Quarter and Government Lot 5, a distance of 1304.10 feet; thence North 24 degrees 36 minutes 27 seconds West a distance of 59.90 feet; thence North 24 degrees 36 minutes 27 seconds West a distance of 223.88 feet; thence North 18 degrees 09 minutes 04 seconds East, tangent to the last described curve, a distance of 332.06 feet to the westerly right-of-way line of the dedicated road of GLENS POINT, on file in the office of the County Recorder, Cass County, Minnesota; thence North 13 degrees 15 minutes 47 seconds West, along said westerly right-of-way line, a distance of 873.10 feet; thence South 76 degrees 08 minutes 57 seconds West, along a southeasterly right-of-way line of said dedicated road of GLENS POINT, a distance of 132.84 feet; thence South 44 degrees 47 minutes 06 seconds West, along a southeasterly right-of-way line of said dedicated road of GLENS POINT, a distance of 103.46 feet to the point of beginning; thence North 89 degrees 10 minutes 57 seconds East, a chord distance of 72.38 feet and a distance of 72.38 feet; thence North 89 degrees 10 minutes 57 seconds East, tangent to the last described curve, a distance of 60.37 feet to the point of beginning.

SURVEYOR'S CERTIFICATION

Pursuant to Minnesota Statutes 2008, Section 164.07, I hereby certify that I have surveyed or directly supervised the survey of the right-of-way described on this map; that I have prepared this map or directly supervised the preparation of this map; that this map is a correct representation of the right-of-way survey; that all mathematical data and labels are correctly indicated on the map; and that all public ways are shown and labeled on this map.

Bruce W. Skipton
Bruce W. Skipton, Land Surveyor
Minnesota License No. 17769



STATE OF MINNESOTA
COUNTY OF CASS
The foregoing Surveyor's Certificate was acknowledged before me this 16 day of February, 2021, by Bruce W. Skipton, Land Surveyor, Minnesota License No. 17769.

Marianne Jean Skipton
Marianne Jean Skipton
Notary Public, State of Minnesota
My Commission expires 3 11 2020

TOWNSHIP ATTORNEY

I, the undersigned, being duly qualified as an attorney at law under the laws of the State of Minnesota, do hereby certify that this instrument was filed in the office of the County Recorder for record on this 16 day of February, 2021, at 10:25 o'clock am, and was duly recorded in Document Number _____.

Tow J. Gilchrist
Woodrow Township Attorney

WOODROW TOWNSHIP

The Township Board of Woodrow Township, Cass County, Minnesota, this 16 day of February, 2021, does hereby approve this plat.

Mike J. Froehlig
Chairperson, Woodrow Township Board

Kathleen A. Froehlig
Clerk, Woodrow Township

COUNTY RECORDER

I hereby certify that this instrument was filed in the office of the County Recorder for record on this 16 day of February, 2021, at 10:25 o'clock am, and was duly recorded in Document Number _____.

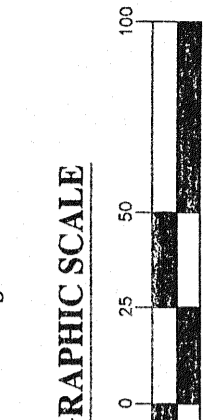
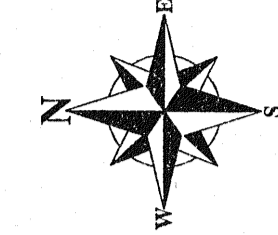
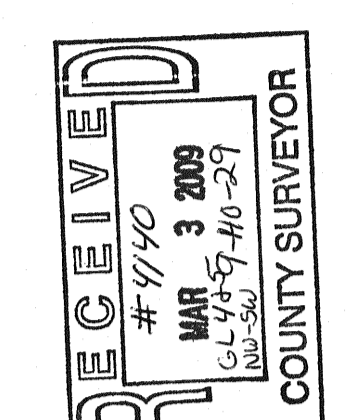
Kathryn M. Norby, County Recorder, Cass County Minnesota

SURVEYOR'S NOTES:

- Bearing Orientation: The north line of Northwest Quarter of the Southwest Quarter of Section 9, Township 140, Range 29, Cass County, Minnesota, which has a bearing of North 89 degrees 10 minutes 57 seconds East.
- The field survey was completed on September 29, 2008.

LEGEND

- DENOTES 1/2 INCH x 1/4 INCH IRON PIPE SET, AND MARKED WITH RLS 17769 CAP.
- DENOTES FOUND SURVEY MONUMENT
- ⊙ DENOTES FOUND CAST IRON MONUMENT
- ⊞ DENOTES TELEPHONE PEDESTAL
- DENOTES UTILITY POLE
- OH— DENOTES OVERHEAD ELECTRICAL LINE
- EOB DENOTES POINT OF BEGINNING
- ⊞⊞⊞⊞⊞ DENOTES PROPOSED 20 FOOT WIDE ROAD
- ⊞⊞⊞⊞⊞ DENOTES GRAVEL SURFACE
- ⊞⊞⊞⊞⊞ DENOTES WATER SURFACE



DRAWN BY: MES CHECKED BY: AB
APPROVED BY: BWS, JOB NUMBER: 08-03A

NO.	DATE	BY	REASON DESCRIPTION

Woodrow Township
c/o Mike Froehlig
2483 Island Lake Dr. NW
Longville, MN 56655

RIGHT-OF-WAY MAP
BIRCHWOOD DRIVE NW
SEC. 9, TWP. 140, RGE. 29,
WOODROW TOWNSHIP, CASS CO., MN

