

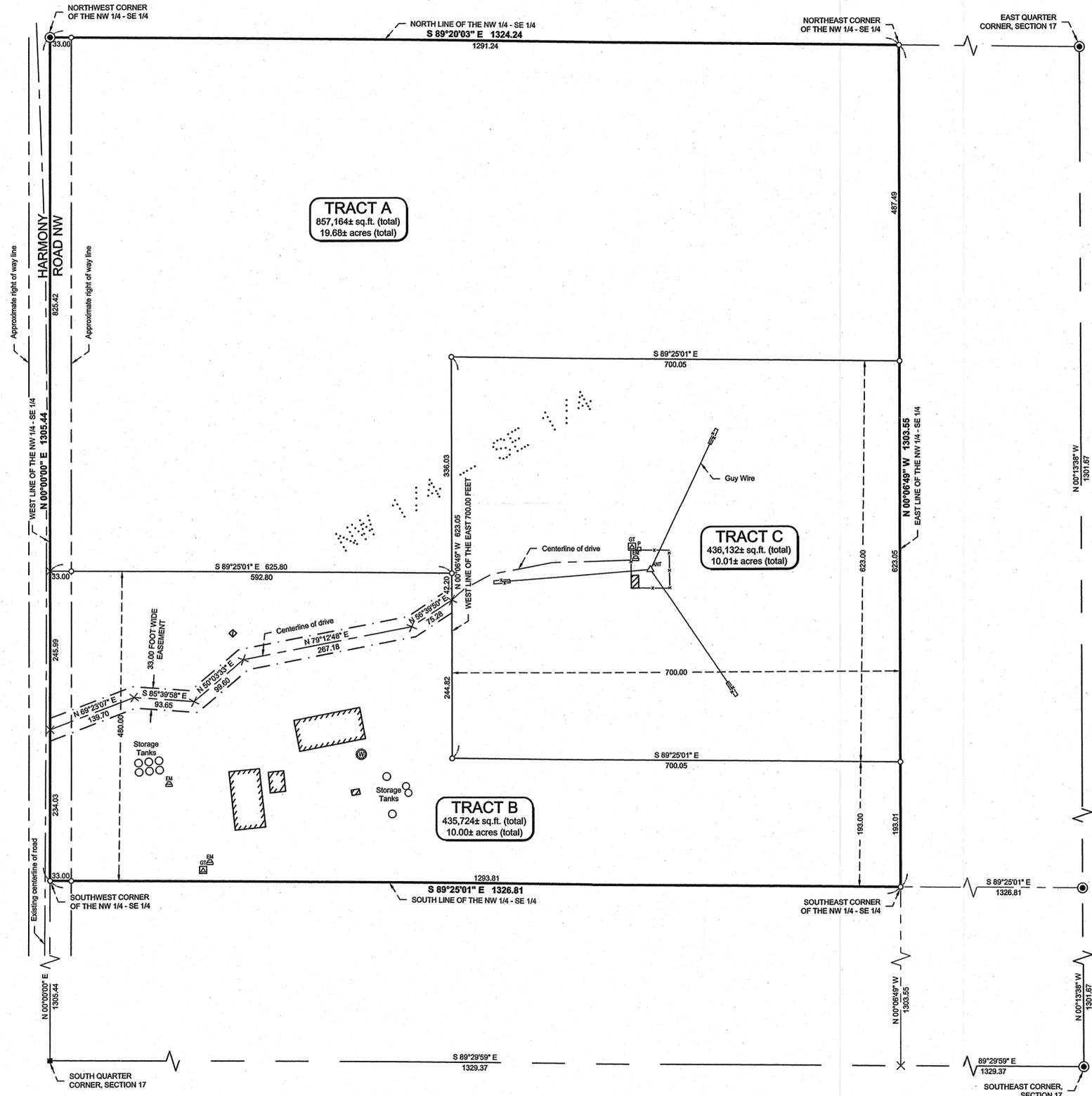
# CERTIFICATE OF SURVEY

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER,  
SECTION 17, TOWNSHIP 143 NORTH, RANGE 31 WEST,  
CASS COUNTY, MINNESOTA

## PROPOSED DESCRIPTIONS



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**Landecker & Associates, Inc.**  
 Engineering - Surveying - Planning  
 Walker, MN 56484  
 Phone: 218-847-1296 Fax: 218-847-2712  
 Terry L. Freeman, P.L.S. #21367  
 DATE: 3/18/2009  
 PROJECT NO.: 082011  
 FILE NAME: C082011.dwg  
 FIELD BOOK: BOOK 301  
 PG. 55  
 SHEET 1 of 1



**TRACT A**  
 That part of the Northwest Quarter of the Southeast Quarter, Section 17, Township 143 North, Range 31 West, Cass County, Minnesota, lying westerly of the East 700.00 feet thereof and also lying northerly of the South 480 feet of said Northwest Quarter of the Southeast Quarter,  
 AND  
 That part of the East 700.00 feet of the Northwest Quarter of the Southeast Quarter of Section 17, Township 143 North, Range 31 West, Cass County, Minnesota, lying northerly of the South 816.00 feet thereof.

SUBJECT to easements, restrictions, and reservations of record.

**TRACT B**  
 The South 193.00 feet of the East 700.00 feet of the Northwest Quarter of the Southeast Quarter, Section 17, Township 143 North, Range 31 West, Cass County, Minnesota,  
 AND  
 The South 480 feet of the Northwest Quarter of the Southeast Quarter of Section 17, Township 143 North, Range 31 West, Cass County, Minnesota, lying westerly of the East 700.00 feet thereof.

SUBJECT TO AND TOGETHER WITH (see 33.00 Foot Wide Easement).

SUBJECT to easements, restrictions, and reservations of record.

**TRACT C**  
 The North 623.00 feet of the South 816.00 feet of the East 700.00 feet of the Northwest Quarter of the Southeast Quarter, Section 17, Township 143 North, Range 31 West, Cass County, Minnesota.

TOGETHER WITH (see 33.00 Foot Wide Easement).

SUBJECT to easements, restrictions, and reservations of record.

**33.00 FOOT WIDE EASEMENT**  
 A 33.00 foot wide easement for ingress, egress, and utility purposes over, under, and across that part of the Northwest Quarter of the Southeast Quarter, Section 17, Township 143 North, Range 31 West, Cass County, Minnesota, the centerline of said 33.00 foot wide easement is described as follows:  
 COMMENCING at the southwest corner of said Northwest Quarter of the Southeast Quarter; thence North 00 degrees 00 minutes 00 seconds East, assigned bearing, along the west line of said Northwest Quarter of the Southeast Quarter, a distance of 234.03 feet to the point of beginning of the centerline to be herein described; thence North 69 degrees 23 minutes 07 seconds East 139.70 feet; thence South 85 degrees 39 minutes 58 seconds East 93.65 feet; thence North 50 degrees 03 minutes 33 seconds East 99.60 feet; thence North 79 degrees 12 minutes 48 seconds East 267.18 feet; thence North 56 degrees 39 minutes 50 seconds East 75.28 feet to the west line of the East 700.00 feet of said Northwest Quarter of the Southeast Quarter and said centerline there terminating.

### LEGEND

- ▲ ANT DENOTES EXISTING ANTENNA
- x-x- DENOTES EXISTING FENCE LINE
- EM DENOTES EXISTING ELECTRIC METER
- ET DENOTES EXISTING GROUND TRANSFORMER
- P DENOTES EXISTING PHONE PEDESTAL
- ⊙ DENOTES EXISTING WELL
- ▨ DENOTES EXISTING BUILDING
- DENOTES BRASS OR CAST IRON MONUMENT FOUND
- DENOTES MONUMENT FOUND
- DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 21367
- × DENOTES CALCULATED POSITION

### NOTES:

- Zoning for subject tract = "Commercial".
- No wetland delineation was performed for the purpose of this survey.
- Parcel ID of subject parcel: 20-017-4200.
- There was a snow depth of 8 inches when survey crew collected topographic data. Therefore, some physical features covered by snow may not have been identified. Only visible topographic features, improvements, and utilities were located. Site verification in spring when the snow cover is gone is recommended.
- 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.

