

CERTIFICATE OF SURVEY

136TH ST. NW N89°26'12"W -1340.53- Co. Rd. 144

N88°32'42"W 2681.05

1340.53 S89°26'12"E -1030.00-

N1/4 CORNER 33.00

33.00

NE CORNER S15, T144, R31

-N00°50'48"W- 1308.99

1275.99

NW 1/4 OF NE 1/4

1,761,917± sq. ft.
40.45± ac.

-1284.77-

N00°58'19"W -1317.77-

16.50

-714.20-

W. LINE OF THE NE 1/4 OF THE NE 1/4

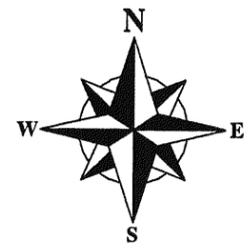
FENCE

-S89°03'57"E- 1343.65

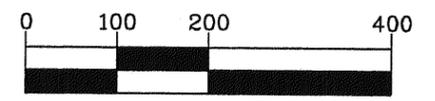
S00°50'48"E 1308.99

CENTER SECTION

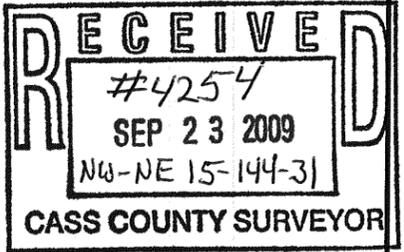
EDGE OF WETLAND
S22°08'00"W -500.00-
Proposed 33.00 foot Ingress/Egress Easement



GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.



LEGEND

- DENOTES 1/2 INCH x 14 INCH IRON PIPE SET AND MARKED WITH RLS 17768 CAP.
- DENOTES FOUND SURVEY MONUMENT
- DENOTES FOUND GLO MONUMENT
- ▨ DENOTES GRAVEL SURFACE



SHEET 1 OF 2

DRAWN BY: <u>RPW</u>		CHECKED BY: <u>BWS</u>	
APPROVED BY: <u>BWS</u>		JOB NUMBER: <u>09-068</u>	
NO.	DATE	BY	REVISION DESCRIPTION

CLIENT: Russell Mann
Personal Representative
Ivan R. Mann Estate

25890 Rum River Drive NW
Isanti, MN 55040

BOUNDARY SURVEY

NW 1/4 of the NE 1/4 Sec. 15,
T. 144, R. 31, Cass Co. MN.

P.O. Box 7
609 Minnesota Avenue
Walker, MN 56484
(218) 547-3797 Office
(218) 547-3799 Fax

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.

Dated this 11th day of September, 2009

By: Bruce W. Skipton
Bruce W. Skipton, Minnesota License No. 17768

CERTIFICATE OF SURVEY

DESCRIPTION – (RECORD)

The Northwest Quarter of the Northeast Quarter, Section 15, Township 144, Range 31, Cass County Minnesota.

Said parcel contains 40.45 acres of land, more or less, and is subject to existing easements of record.

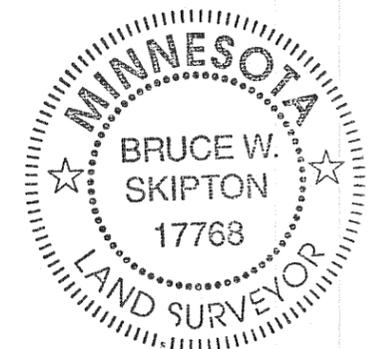
SURVEYOR'S NOTES:

- 1. Bearing Orientation: The north line of the Northeast Quarter of Section 15, Township 144, Range 31 is assumed to have a bearing of North 89 degrees 26 minutes 12 seconds West**
- 2. The field survey was completed on August 20, 2009 .**
- 3. Arro 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.**

Proposed Ingress and Egress Easement

A 33.00 foot wide perpetual easement for ingress and egress purposes over, under and across the Northeast Quarter of the Northeast Quarter and the Northwest Quarter of the Northeast Quarter, Section 15, Township 144, Range 31, Cass County, Minnesota, the centerline of which is described as follows:

Commencing at the northeast of said Northeast Quarter of the Northeast Quarter; thence South 89 degrees 26 minutes 12 seconds East, assumed bearing, along the north line of said Northeast Quarter of the Northeast Quarter, a distance of 1030.00 feet to the point of beginning of the centerline to be described; thence South 22 degrees 08 minutes 00 seconds West, a distance of 500.00 feet; thence South 39 degrees 11 minutes 00 seconds West, a distance of 177.10 feet to the west line of said Northeast Quarter of the Northeast Quarter; thence South 00 degrees 58 minutes 19 seconds East, a distance of 714.20 feet to the southwest corner of said Northeast Quarter of the Northeast Quarter and said centerline there terminating.



SHEET 2 OF 2

DRAWN BY: <u>RPW</u> CHECKED BY: <u>BWS</u> APPROVED BY: <u>BWS</u> JOB NUMBER: <u>09-068</u>	CLIENT: Russell Mann Personal Representative Ivan R. Mann Estate 25890 Rum River Drive NW Isanti, MN 55040	BOUNDARY SURVEY NW 1/4 of the NE 1/4 Sec. 15, T. 144, R. 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. Dated this <u>11th</u> day of <u>September</u> , 2009 By: <u>Bruce W. Skipton</u> Bruce W. Skipton, Minnesota License No. 17768
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