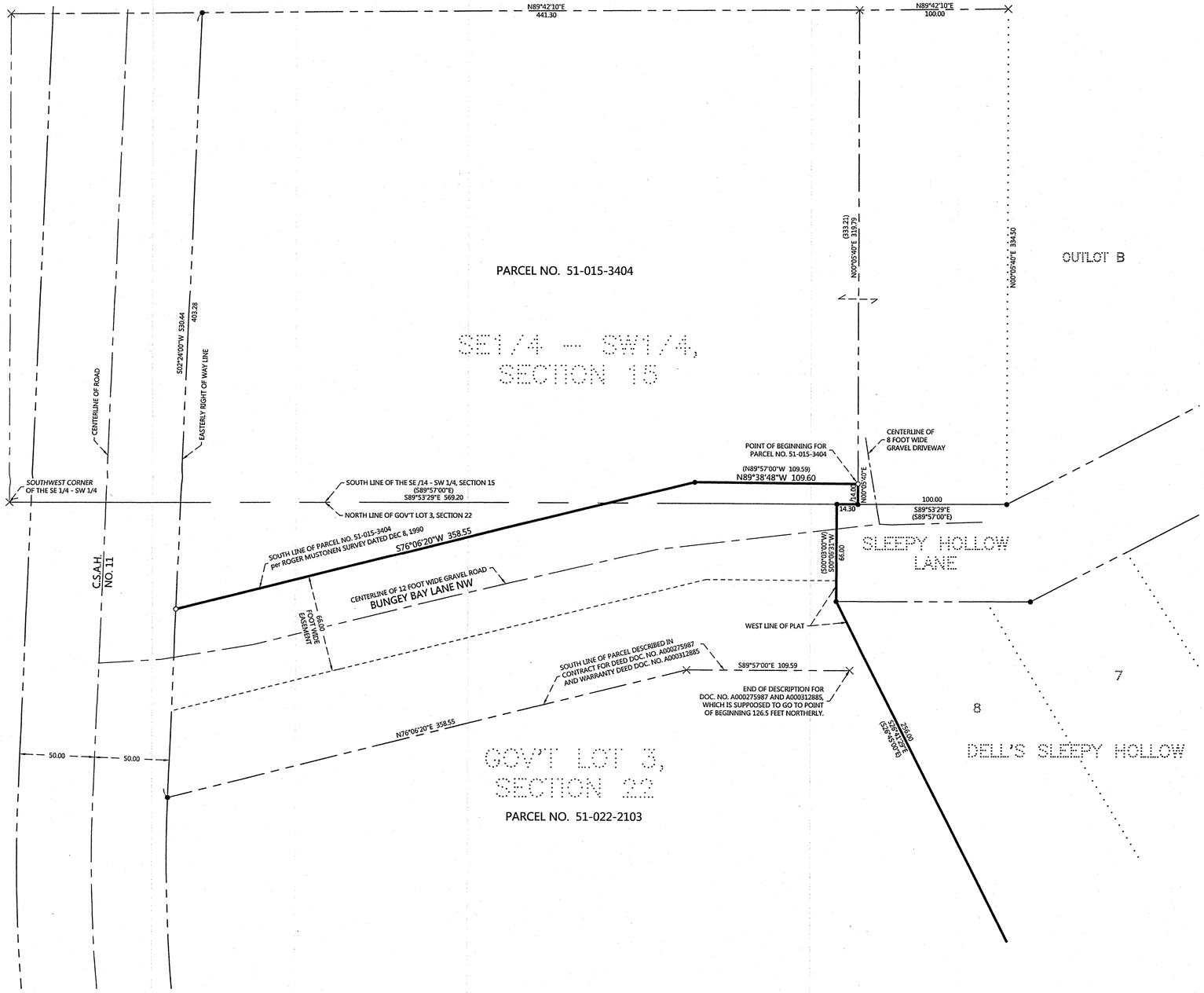
CERTIFICATE OF SURVEY

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 15 AND PART OF GOVERNMENT LOT 3, SECTION 22, BOTH IN TOWNSHIP 140 NORTH, RANGE 29 WEST, CASS COUNTY, MINNESOTA



PROPOSED DESCRIPTION:

PROPOSED 66.00 FOOT WIDE ROAD EASEMENT

A 66.00 foot wide easement for ingress, egress, and utility purposes over, under, and across that part of the Southeast Quarter of the Southwest Quarter, Section 15 and that part of Government Lot 3, Section 22, both in Township 140 North, Range 29 West, Cass County, Minnesota, lying easterly of the easterly right of way line of C.S.A.H. No. 11 and westerly of the recorded plat of DELL'S SLEEPY HOLLOW, and westerly and southerly of the following described line: COMMENCING at the southwest corner of said Southeast Quarter of the Southwest Quarter; thence South 89 degrees 53 minutes 29 seconds East, assigned bearing, along the south line thereof, a distance of 569.20 feet to the point of beginning of the line to be herein described; thence North 00 degrees 05 minutes 40 seconds East 14.00 feet; thence North 89 degrees 38 minutes 48 seconds West 109.60 feet; thence South 76 degrees 06 minutes 20 seconds West 358.55 feet to said easterly right of way line of C.S.A.H. No. 11 and said line there terminating. The southerly line of said 66.00 foot wide easement shall be prolonged or shortened to terminate on said easterly right of way line of C.S.A.H. No. 11 and on the west line of said DELL'S SLEEPY HOLLOW.

RECEIVED
#6021
OCT 30 2012
SE-SW 15-140-29
GL-3 22-140-29
CASS COUNTY SURVEYOR

SURVEYOR'S NOTES:

1) The Cass County Tax Forfeit parcel (51-022-2103) shares a boundary with Caine-Goltz parcel (51-015-3404), which is an exception out of the County parcel.
2) In 1972, the plat of DELL'S SLEEPY HOLLOW was recorded. On the west end of the platted roadway is a note with an arrow "to County Road No. 11".
3) In 1977, there was a proposed plat of DELL'S SLEEPY HOLLOW FIRST ADDITION (it was not approved or recorded). There are two Blocks separated by a proposed road which is an extension of Sleepy Hollow Lane in the original plat. Block One (lying north of the proposed road consisted of 4 lots.
4) In 1981, what is now PIN 51-015-3404, Christy Caine and Grant Goltz purchased on Contract for Deed a property described in Doc. No. A000275987. In 1989, the Warrenty Deed was filed as Doc. No. A000312885. The description in those documents does not close by approximately 126.5 feet. There is also a bad distance in the first call after the point of beginning.
5) In the Cass County Surveyor's office is a copy of a survey by Roger Mustonen dated Dec 8, 1990. Part of that survey is what is Block One in the 1977 proposed plat.
6) All of the bearings and distances in the Caine-Goltz deed are on the 1977 proposed plat. If a person where to exclude the distance of 530.44 feet along the east right of way of County Road No. 11 and put in it's place the distance of 403.28 feet along the west line of proposed Lot 4, the description would close. The last two calls in the description match the south line of Lots 2 - 4 and the south line of Lot 1.
7) Based on the above information, I am of the opinion that PIN 51-015-3404 is what was proposed Block One.
8) Mr. Goltz says that his purchase of the property was based on getting 530 feet along the road. I am also showing where the last two calls in the description go if the distance of 530.44 feet along the road is used. As noted before, the ending point is approximately 126.5 feet from the point of beginning.
9) I have prepared a proposed easement description for ingress, egress, and utilities that could be granted to the parties in the plat and the Caine-Goltz parcel.
10) Some sort of legal action is necessary to determine where the common boundary between the Caine-Goltz and County Tax Forfeit parcel is located.

0 40 80
SCALE IN FEET

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 15 TO HAVE AN ASSIGNED BEARING OF S 89°53'29" E.

LEGEND

○	DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
●	DENOTES MONUMENT FOUND
×	DENOTES CALCULATED POSITION
(123.45)	DENOTES PLAT AND/OR DEEDED MEASURE

REVISIONS:			
NO.	DATE	DESCRIPTION	BY

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.

Terry L. Freeman — 21367
TERRY L. FREEMAN — LIC. NO. 21367

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CERTIFICATE OF SURVEY
Tom Gold
35413 Bugle Road
Motley, MN 56466

JOB NO. 12-145
DATE: 10-23-2012

SHEET NO.
1 OF 1