

# CERTIFICATE OF SURVEY

PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER ALL IN, SECTION 21, TOWNSHIP 137 NORTH, RANGE 29 WEST, CASS COUNTY, MINNESOTA

LEGAL DESCRIPTION DOCUMENT NUMBER A000484449

That part of the Northwest Quarter of the Southeast Quarter and that part of the Northeast Quarter of the Southeast Quarter of Section 21, Township 137 North, Range 29 West, Cass County, Minnesota described as follows: Beginning at the Northwest corner of the Southeast Quarter of said Section; thence South 01 degree 28 minutes 29 seconds East, assumed bearing, along the West line of said Southeast Quarter 1323.52 feet to the South line of said Northwest Quarter of the Southeast Quarter; thence North 89 degrees 10 minutes 40 seconds East along said South line 917.02 feet; thence North 01 degree 45 minutes 40 seconds West 293.04 feet, more or less, to the West line of the Minnesota Department of Natural Resources Paul Bunyan Trail; thence Northwesterly along said Westerly line to the intersection of the North line of said Southeast Quarter; thence South 89 degrees 10 minutes 33 seconds West along said North line 1152.44 feet, more or less, to the point of beginning.

Together with a 33 foot wide easement for ingress and egress purposes across that part of the Southeast Quarter of Section 21, Township 137 North, Range 29 West, Cass County, Minnesota the Easterly line thereof is described as follows: Commencing at the Northwest corner of said Southeast Quarter; thence South 01 degree 28 minutes 29 seconds East, assumed bearing, along the West line of said Southeast Quarter 1323.52 feet; thence North 89 degrees 10 minutes 40 seconds East 917.02 feet; thence South 01 degree 45 minutes 40 seconds East 293.04 feet; thence North 89 degrees 10 minutes 40 seconds East 1018.08 feet, more or less, to the Westerly line of the Minnesota Department of Natural Resources Paul Bunyan Trail, the point of beginning of the Easterly easement line to be herein described; thence Northwesterly along said Westerly line of the Trail 700.00 feet and said easement line there terminating.

## PROPOSED BOUNDARY DESCRIPTIONS

**TRACT A**  
The North 452.00 feet of the Southeast Quarter of Section 21, Township 137 North, Range 29 West, Cass County, Minnesota, lying westerly of the westerly line of the Minnesota Department of Natural Resources Paul Bunyan Trail.

Subject to easements, restrictions and restrictions of record.

**TRACT B**  
The South 389.70 feet of the North 841.70 feet of the Southeast Quarter of Section 21, Township 137 North, Range 29 West, Cass County, Minnesota, lying westerly of the westerly line of the Minnesota Department of Natural Resources Paul Bunyan Trail.

Subject to easements, restrictions and restrictions of record.

**TRACT C**  
That part of the Southeast Quarter of Section 21, Township 137 North, Range 29 West, Cass County, Minnesota, described as follows: Beginning at the southwest corner of the Northwest Quarter of the Southeast Quarter of said Section 21; thence North 89 degrees 34 minutes 48 seconds East, assumed bearing, along the south line of said Northwest Quarter of the Southeast Quarter 917.02 feet; thence North 01 degree 21 minutes 32 seconds West 293.04 feet; thence North 89 degrees 34 minutes 48 seconds East 740.35 feet, more or less, to the westerly line of the Minnesota Department of Natural Resources Paul Bunyan Trail; thence North 26 degrees 49 minutes 04 seconds West along said westerly line 210.89 feet to the south line of the north 841.70 feet of said Southeast Quarter; thence South 89 degrees 34 minutes 58 seconds West along last described south line 1564.46 feet to the west line of said Northwest Quarter of the Southeast Quarter; thence South 01 degree 05 minutes 31 seconds East along said west line 482.01 feet, more or less, to the point of beginning.

Subject to easements, restrictions and restrictions of record.

## PROPOSED EASEMENT DESCRIPTIONS

**EASEMENT A**  
An easement for ingress and egress purposes over and across the South 33.00 feet of the North 452.00 feet of the Southeast Quarter of Section 21, Township 137 North, Range 29 West, Cass County, Minnesota, lying westerly of the westerly line of the Minnesota Department of Natural Resources Paul Bunyan Trail.

**EASEMENT B**  
A 33.00 foot wide easement for ingress and egress purposes over and across the Northwest Quarter of the Southeast Quarter of Section 21, Township 137 North, Range 29 West, Cass County, Minnesota, the easterly line of said easement is described as follows: Commencing at the southwest corner of said Northwest Quarter of the Southeast Quarter 917.02 feet to the point of beginning of the line to be herein described; thence North 01 degree 21 minutes 32 seconds West 75.00 feet to the north right-of-way line of Jokela Lake Drive as dedicated in the plat of ROSEWOOD according to the recorded plat thereof, said county, and said described line there terminating.

The westerly line of said easement shall be prolonged or shortened to terminate on said south line.

**EASEMENT C**  
A 33.00 foot wide easement for ingress and egress purposes over and across the Northwest Quarter of the Southeast Quarter and the Southwest Quarter of the Southeast Quarter of Section 21, Township 137 North, Range 29 West, Cass County, Minnesota, the easterly line of said easement is described as follows: Commencing at the southwest corner of said Northwest Quarter of the Southeast Quarter 950.03 feet; thence North 01 degree 21 minutes 32 seconds West 75.00 feet to the point of beginning of the line to be herein described; thence South 01 degree 21 minutes 32 seconds East 368.06 feet, more or less, to the north right-of-way line of Jokela Lake Drive as dedicated in the plat of ROSEWOOD according to the recorded plat thereof, said county, and said described line there terminating.

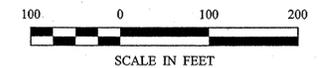
AND  
A 10.00 foot wide easement for utility purposes over, under and across the Northwest Quarter of the Southeast Quarter and the Southwest Quarter of the Southeast Quarter of Section 21, Township 137 North, Range 29 West, Cass County, Minnesota, the westerly line of said easement is described as follows: Commencing at the southwest corner of said Northwest Quarter of the Southeast Quarter 950.03 feet; thence North 01 degree 21 minutes 32 seconds West 75.00 feet to the point of beginning of the line to be herein described; thence South 01 degree 21 minutes 32 seconds East 368.06 feet, more or less, to the north right-of-way line of Jokela Lake Drive as dedicated in the plat of ROSEWOOD according to the recorded plat thereof, said county, and said described line there terminating.

The sidelines of said easements shall be prolonged or shortened to terminate on a line bearing North 89 degrees 34 minutes 48 seconds East and South 89 degrees 34 minutes 48 seconds West from the point of beginning and on said right-of-way line.

## LEGEND

- DENOTES EXISTING BITUMINOUS
- DENOTES DELINEATED WET LAND(S)
- DENOTES MONUMENT FOUND
- DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 44881
- DENOTES PLAT AND/OR DEEDED MEASURE (123.45)

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CASS COUNTY COORDINATE SYSTEM.



30176 Old Highway #371  
Suite 2  
P.O. Box 371  
Pound Lake, MN 56472  
Phone: 1215-568-4940  
www.stonemansurvey.com

ONE MARK  
MINNESOTA  
LAND SURVEYORS

DATE: 12/12/2012  
BY: Cynthia M. Hilde  
LIC. NO. 44881

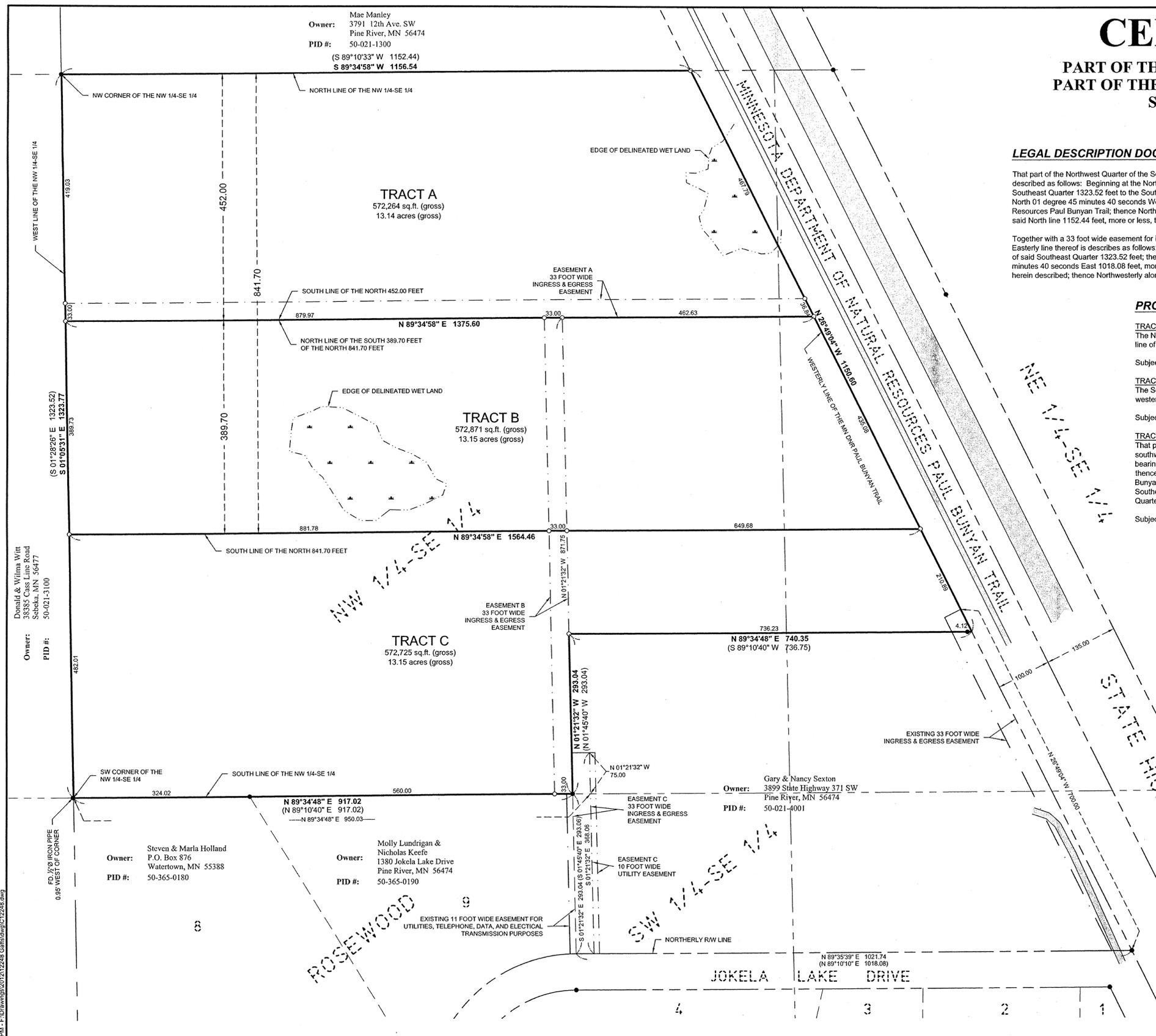
REVISIONS	DATE	DESCRIPTION

PROJECT NO.: 12248  
FILE NAME: C12248.dwg  
FIELD BOOK: BOOK 416  
PG. 39

CERTIFICATE OF SURVEY  
Checked by: CMH  
Drawn by: RJF

Cathryn Gatts  
130 N Front Street  
North Liberty, IA 52317

SHEET 1 of 1



Owner: Mae Manley  
3791 12th Ave. SW  
Pine River, MN 56474  
PID #: 50-021-1300  
(S 89°10'33" W 1152.44)  
S 89°34'58" W 1156.54

**TRACT A**  
572,264 sq.ft. (gross)  
13.14 acres (gross)

**TRACT B**  
572,871 sq.ft. (gross)  
13.15 acres (gross)

**TRACT C**  
572,725 sq.ft. (gross)  
13.15 acres (gross)

Owner: Gary & Nancy Sexton  
3899 State Highway 371 SW  
Pine River, MN 56474  
PID #: 50-021-4001

Owner: Steven & Marla Holland  
P.O. Box 876  
Watertown, MN 55388  
PID #: 50-365-0180

Owner: Molly Lundrigan & Nicholas Keefe  
1380 Jokela Lake Drive  
Pine River, MN 56474  
PID #: 50-365-0190

## NOTES:

- Zoning for subject tract = "Rural Residential 2.5 (RR-2.5) & Shoreland Residential".
- Wetland delineation was completed on 10-2-2012, by Ben Meister, Certification #1031
- Parcel ID of subject parcel: 50-021-4200.

## SURVEYOR'S NOTE:

In the legal description Document Number A000484449 there is a call of "South 89 degrees 10 minutes 40 seconds West" which should read "North 89 degrees 10 minutes 40 seconds East".

Roger Forcille 12/12/2012 4:19 PM - F:\Drawings\2012\12248\Gmhdwg\C12248.dwg