

# CERTIFICATE OF SURVEY

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER,  
SECTION 21, TOWNSHIP 140 NORTH, RANGE 30 WEST,  
CASS COUNTY, MINNESOTA



NO.	DATE	DESCRIPTION

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.

FERRIS L. RIEGGAN  
 LIC. NO. 21367



**CERTIFICATE OF SURVEY**  
 Joe & Barb Sherman  
 P.O. Box 844  
 Walker, MN 56484

JOB NO. 12-166  
 DATE: 01-22-2013  
 SHEET NO.  
 1 OF 1

## PROPOSED DESCRIPTIONS:

### GREENHOUSE TRACT

That part of the Northwest Quarter of the Northwest Quarter, Section 21, Township 140 North, Range 30 West, Cass County, Minnesota, described as follows: BEGINNING at the southeast corner of said Northwest Quarter of the Northwest Quarter; thence North 89 degrees 03 minutes 57 seconds West, assigned bearing, along the south line thereof, a distance of 486.12 feet; thence North 40 degrees 37 minutes 20 seconds East 197.55 feet; thence North 79 degrees 26 minutes 17 seconds East 103.50 feet; thence North 46 degrees 10 minutes 31 seconds East 68.84 feet; thence North 02 degrees 43 minutes 03 seconds West 47.25 feet; thence North 10 degrees 08 minutes 53 seconds East 45.39 feet; thence North 13 degrees 35 minutes 54 seconds West 256.19 feet; thence North 89 degrees 44 minutes 29 seconds East 257.75 feet to the east line of said Northwest Quarter of the Northwest Quarter; thence South 00 degrees 16 minutes 41 seconds East, along said east line, 566.56 feet to the point of beginning.

SUBJECT to North Pleasant Lane Drive NW right of way.  
 SUBJECT to easements, restrictions, and reservations of record.  
 SUBJECT to and TOGETHER with a 20.00 foot wide easement.

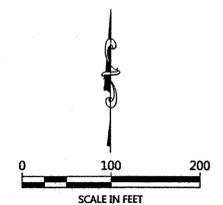
### HOUSE TRACT

That part of the Northwest Quarter of the Northwest Quarter, Section 21, Township 140 North, Range 30 West, Cass County, Minnesota, described as follows: COMMENCING at the southeast corner of said Northwest Quarter of the Northwest Quarter; thence North 89 degrees 03 minutes 57 seconds West, assigned bearing, along the south line thereof, a distance of 486.12 feet to the point of beginning of the tract to be herein described; thence North 40 degrees 37 minutes 20 seconds East 197.55 feet; thence North 79 degrees 26 minutes 17 seconds East 103.50 feet; thence North 46 degrees 10 minutes 31 seconds East 68.84 feet; thence North 02 degrees 43 minutes 03 seconds West 47.25 feet; thence North 10 degrees 08 minutes 53 seconds East 45.39 feet; thence North 13 degrees 35 minutes 54 seconds West 256.19 feet; thence North 89 degrees 44 minutes 29 seconds East 257.75 feet to the east line of said Northwest Quarter of the Northwest Quarter; thence North 00 degrees 16 minutes 41 seconds West, along said east line, 772.85 feet to the northeast corner of said Northwest Quarter of the Northwest Quarter; thence North 89 degrees 50 minutes 15 seconds West, along the north line of said Northwest Quarter of the Northwest Quarter, 772.42 feet to the intersection with the east line of the West 552.67 feet of said Northwest Quarter of the Northwest Quarter; thence South 00 degrees 08 minutes 15 seconds West, along last described east line, 1328.84 feet to said south line; thence South 89 degrees 03 minutes 57 seconds East, along said south line, 296.10 feet to the point of beginning.

SUBJECT to North Pleasant Lane Drive NW right of way.  
 SUBJECT to easements, restrictions, and reservations of record.  
 SUBJECT to and TOGETHER with a 20.00 foot wide easement.

### 20.00 FOOT WIDE EASEMENT

A 20.00 foot wide easement for ingress, egress, and utility purposes over, under, and across that part of the Northwest Quarter of the Northwest Quarter, Section 21, Township 140 North, Range 30 West, Cass County, Minnesota, the centerline of said 20.00 foot wide easement is described as follows: COMMENCING at the southeast corner of said Northwest Quarter of the Northwest Quarter; thence North 89 degrees 03 minutes 57 seconds West, assigned bearing, along the south line thereof, a distance of 486.12 feet to the point of beginning of the centerline to be herein described; thence North 40 degrees 37 minutes 20 seconds East 197.55 feet and said described centerline there terminating. The sidelines of said 20.00 foot wide easement shall be prolonged or shortened to terminate on the south line of said Northwest Quarter of the Northwest Quarter.



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER TO HAVE AN ASSIGNED BEARING OF N 89°03'57" W.

## LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- ⊙ DENOTES EXISTING SEPTIC CLEANOUT
- LP FUEL DENOTES EXISTING LP TANK / FUEL TANK
- ⊕ DENOTES EXISTING WELL
- DENOTES EXISTING UTILITY POLE & GUY WIRE
- ⊞ DENOTES APPROXIMATE LOCATION OF WETLAND(S) (NOT DELINEATED)

NOTE: Due to winter conditions, no wetland determination has been made. The buildable area may need to be adjusted if any wetlands are found on the Greenhouse Tract.

