

# CERTIFICATE OF SURVEY

**PART OF GOVERNMENT LOT 1,  
SECTION 23, TOWNSHIP 140 NORTH, RANGE 29 WEST,  
CASS COUNTY, MINNESOTA**

## PROPOSED DESCRIPTIONS:

### DRAINFIELD TRACT

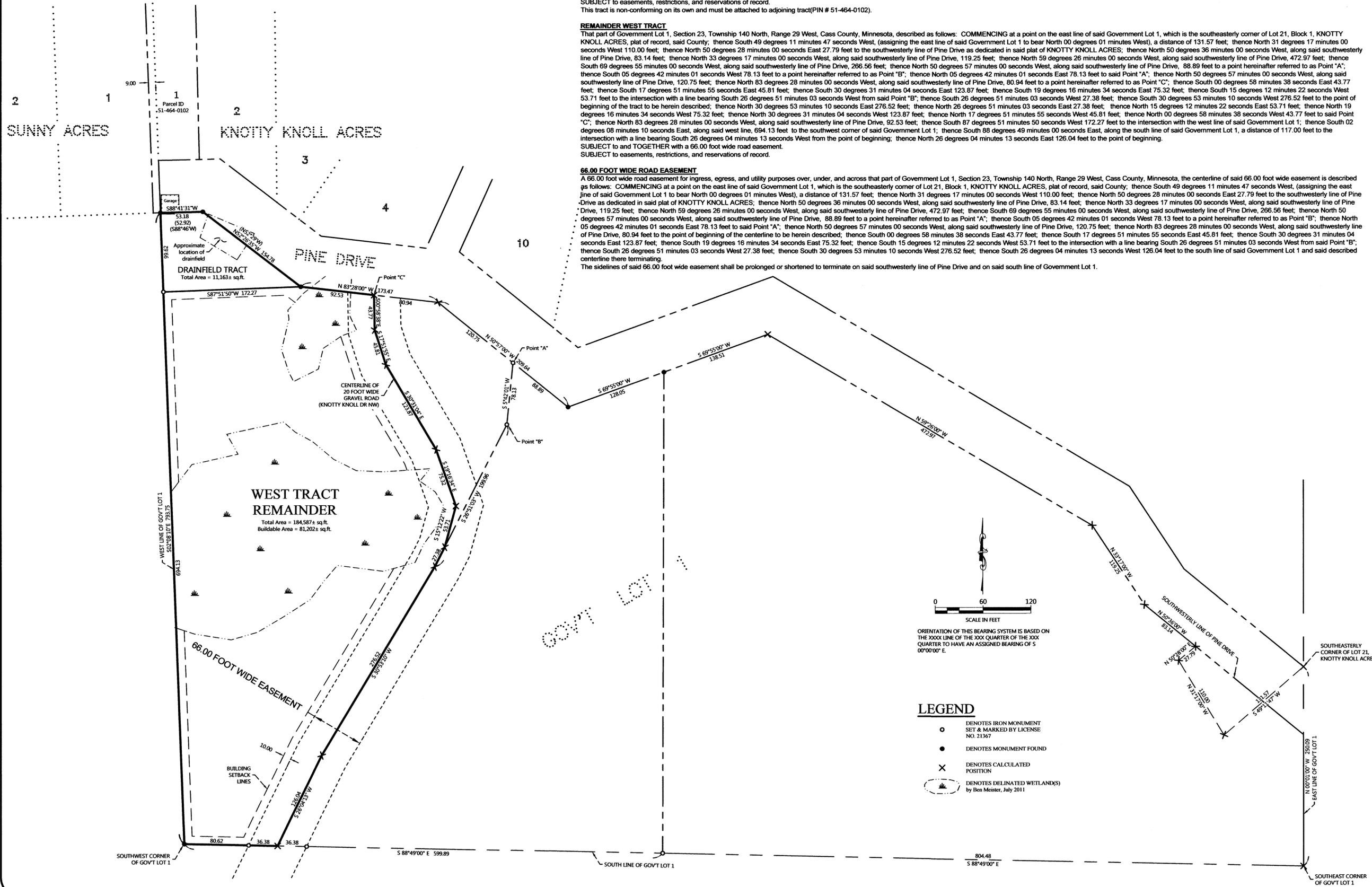
That part of Government Lot 1, Section 23, Township 140 North, Range 29 West, Cass County, Minnesota, described as follows: COMMENCING at a point on the east line of said Government Lot 1, which is the southeasterly corner of Lot 21, Block 1, KNotty Knoll Acres, plat of record, said County; thence South 49 degrees 11 minutes 47 seconds West, (assigning the east line of said Government Lot 1 to bear North 00 degrees 01 minutes West), a distance of 131.57 feet; thence North 31 degrees 17 minutes 00 seconds West 110.00 feet; thence North 50 degrees 28 minutes 00 seconds East 27.79 feet to the southwesterly line of Pine Drive as dedicated in said plat of KNotty Knoll Acres; thence North 50 degrees 36 minutes 00 seconds West, along said southwesterly line of Pine Drive, 83.14 feet; thence North 33 degrees 17 minutes 00 seconds West, along said southwesterly line of Pine Drive, 119.25 feet; thence North 59 degrees 26 minutes 00 seconds West, along said southwesterly line of Pine Drive, 472.97 feet; thence South 69 degrees 55 minutes 00 seconds West, along said southwesterly line of Pine Drive, 266.56 feet; thence North 50 degrees 57 minutes 00 seconds West, along said southwesterly line of Pine Drive, 209.84 feet; thence North 83 degrees 28 minutes 00 seconds West, along said southwesterly line of Pine Drive, 173.47 feet to the point of beginning of the tract to be herein described; thence North 52 degrees 26 minutes 35 seconds West, along said southwesterly line of Pine Drive, 154.78 feet; thence South 88 degrees 41 minutes 31 seconds West, along said southwesterly line of Pine Drive, 53.18 feet to the intersection with the west line of said Government Lot 1; thence South 02 degrees 08 minutes 10 seconds East, along said west line, 99.62 feet to the intersection with SUBJECT to easements, restrictions, and reservations of record. thence North 87 degrees 51 minutes 50 seconds East 172.27 feet to the point of beginning. This tract is non-conforming on its own and must be attached to adjoining tract(PIN # 51-464-0102).

### REMAINDER WEST TRACT

That part of Government Lot 1, Section 23, Township 140 North, Range 29 West, Cass County, Minnesota, described as follows: COMMENCING at a point on the east line of said Government Lot 1, which is the southeasterly corner of Lot 21, Block 1, KNotty Knoll Acres, plat of record, said County; thence South 49 degrees 11 minutes 47 seconds West, (assigning the east line of said Government Lot 1 to bear North 00 degrees 01 minutes West), a distance of 131.57 feet; thence North 31 degrees 17 minutes 00 seconds West, along said southwesterly line of Pine Drive, 83.14 feet; thence North 33 degrees 17 minutes 00 seconds West, along said southwesterly line of Pine Drive, 119.25 feet; thence North 59 degrees 26 minutes 00 seconds West, along said southwesterly line of Pine Drive, 472.97 feet; thence South 69 degrees 55 minutes 00 seconds West, along said southwesterly line of Pine Drive, 266.56 feet; thence North 50 degrees 57 minutes 00 seconds West, along said southwesterly line of Pine Drive, 209.84 feet; thence North 83 degrees 28 minutes 00 seconds West, along said southwesterly line of Pine Drive, 173.47 feet to a point hereinafter referred to as Point "A"; thence North 05 degrees 42 minutes 01 seconds East 78.13 feet to a point hereinafter referred to as Point "B"; thence North 05 degrees 42 minutes 01 seconds East 78.13 feet to said Point "A"; thence North 50 degrees 57 minutes 00 seconds West, along said southwesterly line of Pine Drive, 120.75 feet; thence North 83 degrees 28 minutes 00 seconds West, along said southwesterly line of Pine Drive, 80.94 feet to a point hereinafter referred to as Point "C"; thence South 00 degrees 58 minutes 38 seconds East 43.77 feet; thence South 17 degrees 51 minutes 55 seconds East 45.81 feet; thence South 30 degrees 31 minutes 04 seconds East 123.87 feet; thence South 19 degrees 16 minutes 34 seconds East 75.32 feet; thence South 15 degrees 12 minutes 22 seconds West 53.71 feet to the intersection with a line bearing South 26 degrees 51 minutes 03 seconds West from said Point "B"; thence South 30 degrees 53 minutes 10 seconds West 276.52 feet; thence North 26 degrees 51 minutes 03 seconds East 27.38 feet; thence North 15 degrees 12 minutes 22 seconds East 53.71 feet; thence North 19 degrees 16 minutes 34 seconds West 75.32 feet; thence North 30 degrees 31 minutes 04 seconds West 123.87 feet; thence North 17 degrees 51 minutes 55 seconds West 45.81 feet; thence North 00 degrees 58 minutes 38 seconds West 43.77 feet to said Point "C"; thence North 83 degrees 28 minutes 00 seconds West, along said southwesterly line of Pine Drive, 92.53 feet; thence South 87 degrees 51 minutes 50 seconds West 172.27 feet to the intersection with the west line of said Government Lot 1; thence South 02 degrees 08 minutes 10 seconds East, along said west line, 694.13 feet to the southwest corner of said Government Lot 1; thence South 88 degrees 41 minutes 31 seconds West from the point of beginning; thence North 26 degrees 04 minutes 13 seconds East 126.04 feet to the point of beginning. thence North 26 degrees 04 minutes 13 seconds East 126.04 feet to the point of beginning. SUBJECT to easements, restrictions, and reservations of record.

### 66.00 FOOT WIDE ROAD EASEMENT

A 66.00 foot wide road easement for ingress, egress, and utility purposes over, under, and across that part of Government Lot 1, Section 23, Township 140 North, Range 29 West, Cass County, Minnesota, the centerline of said 66.00 foot wide easement is described as follows: COMMENCING at a point on the east line of said Government Lot 1, which is the southeasterly corner of Lot 21, Block 1, KNotty Knoll Acres, plat of record, said County; thence South 49 degrees 11 minutes 47 seconds West, (assigning the east line of said Government Lot 1 to bear North 00 degrees 01 minutes West), a distance of 131.57 feet; thence North 31 degrees 17 minutes 00 seconds West 110.00 feet; thence North 50 degrees 28 minutes 00 seconds East 27.79 feet to the southwesterly line of Pine Drive as dedicated in said plat of KNotty Knoll Acres; thence North 50 degrees 36 minutes 00 seconds West, along said southwesterly line of Pine Drive, 83.14 feet; thence North 33 degrees 17 minutes 00 seconds West, along said southwesterly line of Pine Drive, 119.25 feet; thence North 59 degrees 26 minutes 00 seconds West, along said southwesterly line of Pine Drive, 472.97 feet; thence South 69 degrees 55 minutes 00 seconds West, along said southwesterly line of Pine Drive, 266.56 feet; thence North 50 degrees 57 minutes 00 seconds West, along said southwesterly line of Pine Drive, 209.84 feet; thence North 83 degrees 28 minutes 00 seconds West, along said southwesterly line of Pine Drive, 173.47 feet to a point hereinafter referred to as Point "A"; thence North 05 degrees 42 minutes 01 seconds East 78.13 feet to a point hereinafter referred to as Point "B"; thence North 05 degrees 42 minutes 01 seconds East 78.13 feet to said Point "A"; thence North 50 degrees 57 minutes 00 seconds West, along said southwesterly line of Pine Drive, 120.75 feet; thence North 83 degrees 28 minutes 00 seconds West, along said southwesterly line of Pine Drive, 80.94 feet to the point of beginning of the centerline to be herein described; thence South 00 degrees 58 minutes 38 seconds East 43.77 feet; thence South 17 degrees 51 minutes 55 seconds East 45.81 feet; thence South 30 degrees 31 minutes 04 seconds East 123.87 feet; thence South 19 degrees 16 minutes 34 seconds East 75.32 feet; thence South 15 degrees 12 minutes 22 seconds West 53.71 feet to the intersection with a line bearing South 26 degrees 51 minutes 03 seconds West from said Point "B"; thence South 30 degrees 53 minutes 10 seconds West 276.52 feet; thence North 26 degrees 51 minutes 03 seconds East 27.38 feet; thence North 15 degrees 12 minutes 22 seconds East 53.71 feet to the south line of said Government Lot 1 and said described centerline there terminating. The sidelines of said 66.00 foot wide easement shall be prolonged or shortened to terminate on said southwesterly line of Pine Drive and on said south line of Government Lot 1.



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE XXXX LINE OF THE XXXX QUARTER OF THE XXXX QUARTER TO HAVE AN ASSIGNED BEARING OF S 00°00'00" E.

### LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- ◌ DENOTES DELINEATED WETLAND(S) by Ben Meister, July 2011

NO.	DATE	DESCRIPTION	BY

I HEREBY CERTIFY THAT THIS SURVEY 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.

*Ferry L. Freeman*  
FERRY L. FREEMAN  
LIC. NO. 21367  
3/6/15

**MINNESOTA SURVEYING & CONSULTING, INC.**  
P.O. Box 283, Walker, MN 56484  
Phone: 218-547-1766, Fax: 218-547-2272  
web: www.mnsls.com

**CERTIFICATE OF SURVEY**  
Oreste Rigoni  
516 NW 26th Terrace  
Cape Coral, FL 33993

JOB NO. 15-027  
DATE: 03-26-2015  
SHEET NO.  
1 OF 1