

# CERTIFICATE OF SURVEY

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER,  
SECTION 12, TOWNSHIP 141 NORTH, RANGE 31 WEST,  
CASS COUNTY, MINNESOTA

NO.	DATE	DESCRIPTION
1	12-24-2014	ADDED BUILDABLE AREA
2	03-25-2015	DIVIDED NORTH TRACT
2	06-16-2020	CREATED TRACTS A AND B

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

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



CERTIFICATE OF SURVEY

Rick Schaefer  
P.O. Box 39  
Walker, MN 56484

JOB NO. 14-191  
DATE: 12-04-2014

SHEET NO.  
1 OF 1

## PROPOSED DESCRIPTIONS:

### ADJOINER TRACT

The North 150.00 feet of the North Half of the Northwest Quarter of the Southeast Quarter, Section 12, Township 141 North, Range 31 West, Cass County, Minnesota.  
SUBJECT TO State Highway Number 371 right of way.  
SUBJECT TO easements, restrictions, and reservations of record.  
Subject tract is non-conforming and must be attached to an adjoining tract.

### SOUTH TRACT

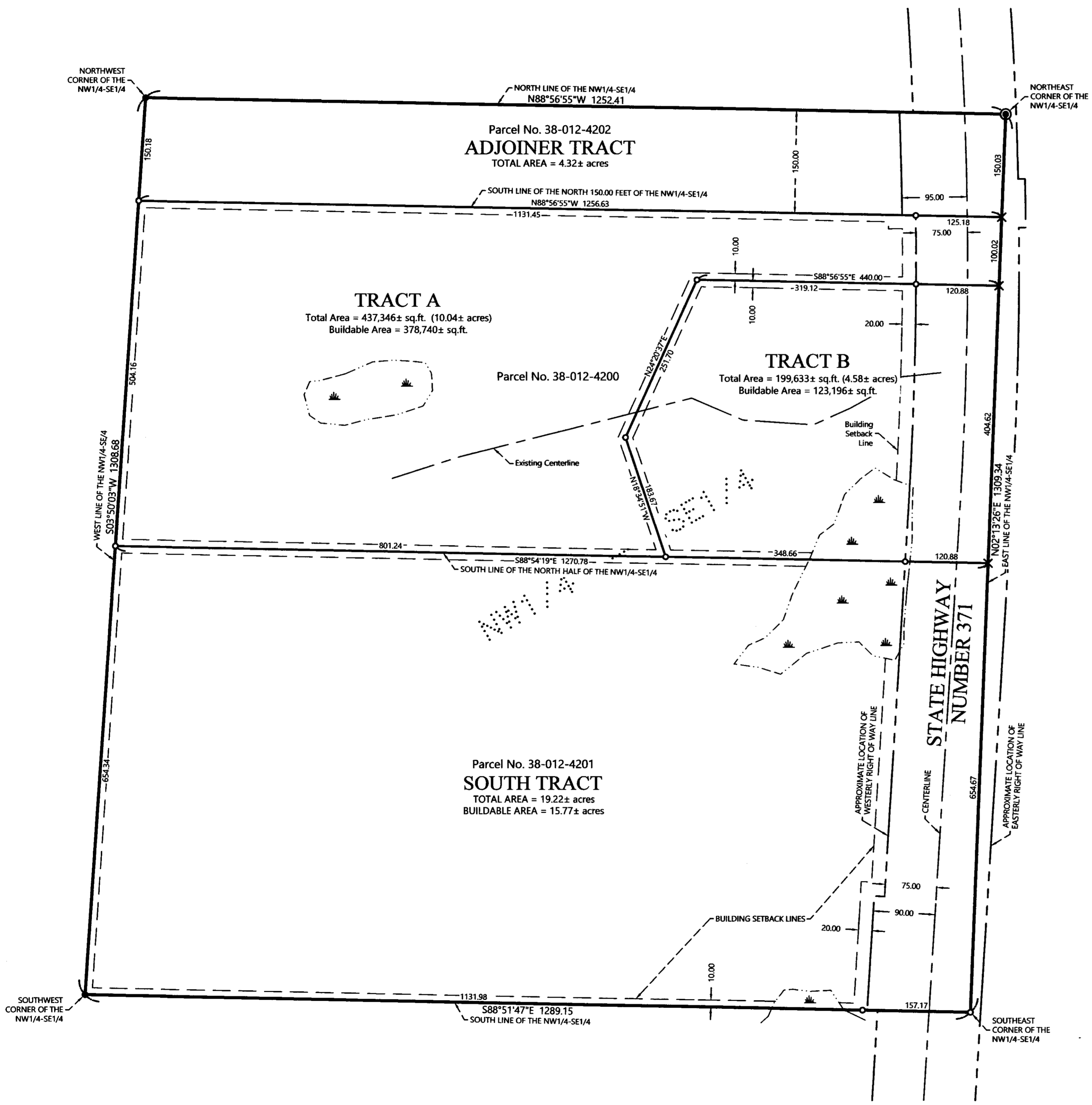
The South Half of the Northwest Quarter of the Southeast Quarter, Section 12, Township 141 North, Range 31 West, Cass County, Minnesota.  
SUBJECT TO State Highway Number 371 right of way.  
SUBJECT TO easements, restrictions, and reservations of record.

### TRACT A

That part of the Northwest Quarter of the Southeast Quarter, Section 12, Township 141 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the northwest corner of said Northwest Quarter of the Southeast Quarter, thence South 03 degrees 50 minutes 03 seconds West, assigned bearing, along the west line thereof, 150.18 feet to the intersection with the south line of the North 150.00 feet of said Northwest Quarter of the Southeast Quarter and the point of beginning of the tract to be herein described; thence continue South 03 degrees 50 minutes 03 seconds West, along said west line, 504.16 feet to the intersection with the south line of the North Half of said Northwest Quarter of the Southeast Quarter; thence South 88 degrees 54 minutes 19 seconds East, along last said south line, 801.24 feet; thence North 18 degrees 34 minutes 51 seconds West 183.67 feet; thence North 24 degrees 20 minutes 37 seconds East 251.70 feet; thence South 88 degrees 56 minutes 55 seconds East 440.00 feet to the east line of said Northwest Quarter of the Southeast Quarter; thence North 02 degrees 13 minutes 26 seconds East, along said east line 100.02 feet to the intersection with said south line of the North 150.00 feet; thence North 88 degrees 56 minutes 55 seconds West, along last said south line, 1256.63 feet to the point of beginning.  
SUBJECT TO State Highway Number 371 right of way.  
SUBJECT TO easements, restrictions, and reservations of record.

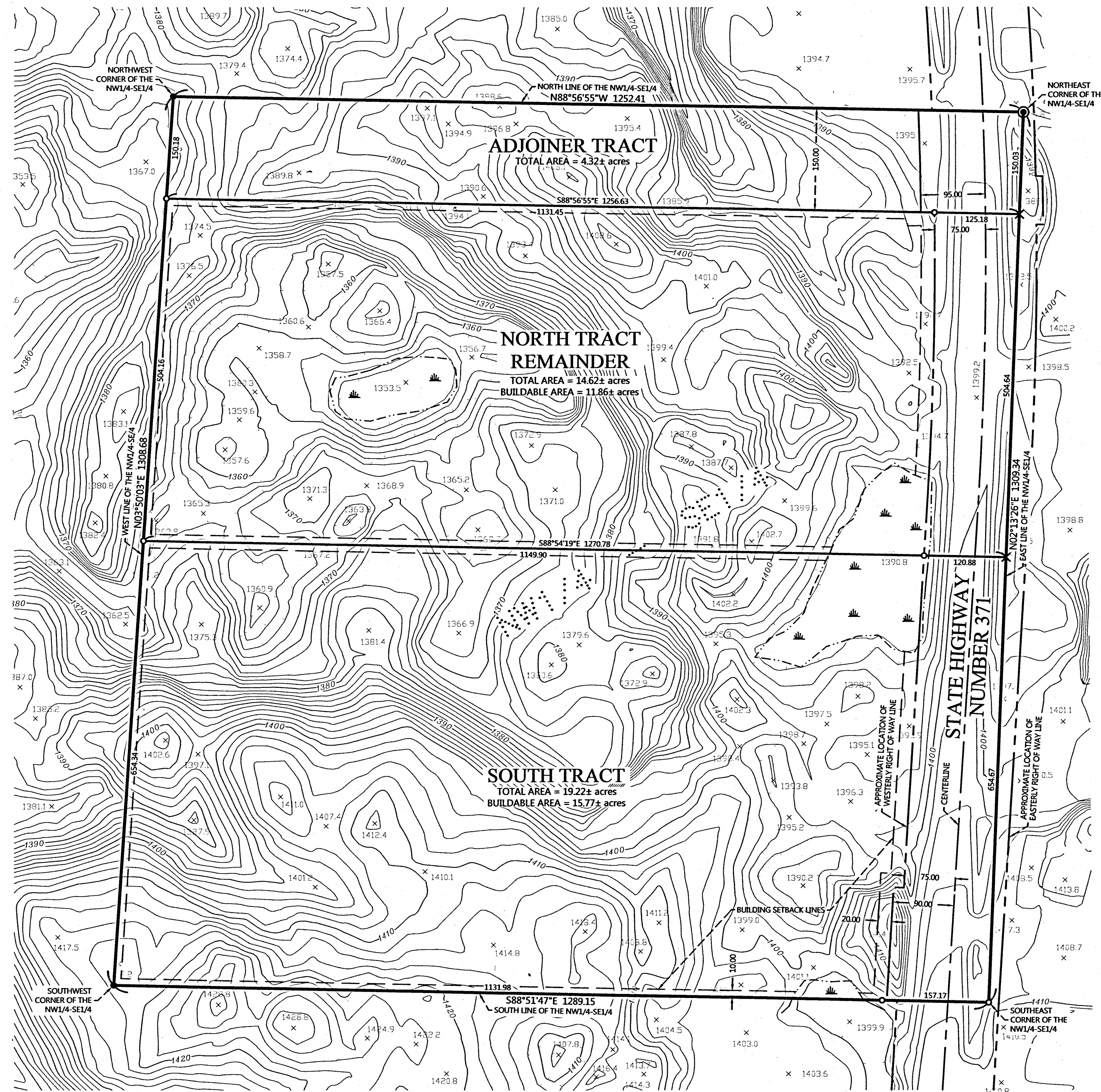
### TRACT B

That part of the Northwest Quarter of the Southeast Quarter, Section 12, Township 141 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the northwest corner of said Northwest Quarter of the Southeast Quarter, thence South 03 degrees 50 minutes 03 seconds West, assigned bearing, along the west line thereof, 654.34 feet to the intersection with the south line of the North Half of said Northwest Quarter of the Southeast Quarter; thence South 88 degrees 54 minutes 19 seconds East, along said south line, 801.24 feet to the point of beginning of the tract to be herein described; thence North 18 degrees 34 minutes 51 seconds West 183.67 feet; thence North 24 degrees 20 minutes 37 seconds East 251.70 feet; thence South 88 degrees 56 minutes 55 seconds East 440.00 feet to the east line of said Northwest Quarter of the Southeast Quarter; thence South 02 degrees 13 minutes 26 seconds West, along said east line 404.62 feet to the intersection with said south line; thence North 88 degrees 54 minutes 19 seconds West, along said south line, 469.54 feet to the point of beginning.  
SUBJECT TO State Highway Number 371 right of way.  
SUBJECT TO easements, restrictions, and reservations of record.



# CERTIFICATE OF SURVEY

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER,  
SECTION 12, TOWNSHIP 141 NORTH, RANGE 31 WEST,  
CASS COUNTY, MINNESOTA

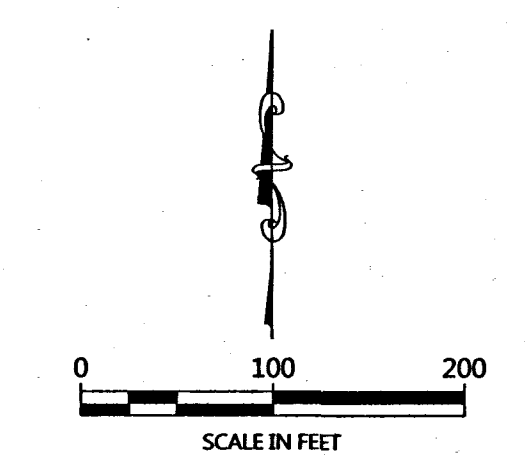


## PROPOSED DESCRIPTIONS:

**ADJOINER TRACT**  
The North 150.00 feet of the North Half of the Northwest Quarter of the Southeast Quarter, Section 12, Township 141 North, Range 31 West, Cass County, Minnesota.  
SUBJECT to State Highway Number 371 right of way.  
SUBJECT to easements, restrictions, and reservations of record.  
Subject tract is non-conforming and must be attached to an adjoining tract.

**NORTH TRACT REMAINDER**  
The North Half of the Northwest Quarter of the Southeast Quarter, Section 12, Township 141 North, Range 31 West, Cass County, Minnesota, lying southerly of the North 150.00 feet thereof.  
SUBJECT to State Highway Number 371 right of way.  
SUBJECT to easements, restrictions, and reservations of record.

**SOUTH TRACT**  
The South Half of the Northwest Quarter of the Southeast Quarter, Section 12, Township 141 North, Range 31 West, Cass County, Minnesota.  
SUBJECT to State Highway Number 371 right of way.  
SUBJECT to easements, restrictions, and reservations of record.



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER TO HAVE AN ASSIGNED BEARING OF N 88°56'55" W.

## LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- ⊙ DENOTES BRASS CAPPED MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- 1208— DENOTES EXISTING INTERMEDIATE CONTOURS
- 1208- DENOTES EXISTING INTERMEDIATE CONTOURS (DEPRESSION)
- 1210- DENOTES EXISTING INDEX CONTOURS
- 1210- DENOTES EXISTING INDEX CONTOURS (DEPRESSION)
- ×1234.5 DENOTES SPOT ELEVATION (EXISTING GRADE)
- ⊖ DENOTES WETLAND(S)

## NOTES:

1. Parcel ID for subject tract is 38-012-4200
2. Zoning for subject tract = Commercial Corridor C-1 and Rural Residential 2.5 (RR-2.5).
3. All lines marked with flagging are only an approximation of the true boundary lines and are not to be used as an exact boundary location. Flagged lines should not be used for the establishment of improvements. To mark true boundary lines, additional monumentation would be required.
4. Contours provided by Aero-Metric, Inc. done in 2007. Contour interval is 2 feet.

NO.	DATE	DESCRIPTION
1	12-24-2014	ADDED BUILDABLE AREA
1	03-25-2015	DIVIDED NORTH TRACT

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  
LIC. NO. 21367

**NORTHERN ENGINEERING & CONSULTING, INC.**  
P.O. Box 293 Walker, MN 56484  
Phone: 218-547-1295 Fax: 218-547-2272  
web: www.necusa.com

CERTIFICATE OF SURVEY  
Rick Schaefer  
P.O. Box 39  
Walker, MN 56484

JOB NO. 14-191  
DATE: 12-04-2014

SHEET NO.  
1 OF 1