

CHILD LAKE
SECTION 10

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Parcel ID 51-010-3301
Mark & Dean Broderick

WEST QUARTER
BUXTON ROAD NW
SECTION 10

Parcel ID 51-009-1101
Brian & Laurel Mills

N36°36'15"W
40.66'

N24°26'05"W
19.87'

A=27°24'46"
R=214.41'
L=102.58'

CERTIFICATE OF SURVEY

GERNER ROAD NW,
SECTIONS 9 & 10, TOWNSHIP 140 NORTH, RANGE 29 WEST,
CASS COUNTY, MINNESOTA

Parcel ID 51-009-4101
Estate of Bruce Matzinke

Parcel ID 51-010-3200
Paul & Margie Higgins

Parcel ID 51-010-3302
Gary Johnson

Parcel ID 51-010-3301
William & C E Hendrickson



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

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21387
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- ⊕ DENOTES EXISTING UTILITY POLE W/ OUT WIRE
- ⊖ DENOTES OVERHEAD ELECTRIC LINE
- ⊙ DENOTES EXISTING DECIDUOUS TREE, TYPE, & SIZE
- ⊞ DENOTES EXISTING PHONE PEDESTAL

JOB NO. 14-006
DATE: 08-28-2015
SHEET NO. 1 OF 1

CERTIFICATE OF SURVEY
Woodrow Township c/o Myles Wagner
4074 Hawk Trail
Hackensack, MN 56452



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.
FERRI L. FREEMAN
LIC. NO. 21387
Date: 11/1/16

NO.	DATE	DESCRIPTION	BY
1	12-18-2015	Adjusted Cul-de-sac	WAG

PROPOSED DESCRIPTION:

GERNER ROAD NW EASEMENT (overall)
A 66.00 foot wide easement for ingress, egress, and utility purposes over, under, and across that part of the Southeast Quarter of the Northeast Quarter, Section 9, that part of Government Lot 8, Section 9, that part of Government Lot 3, Section 10, that part of the Northwest Quarter of the Southwest Quarter, Section 10, and that part of Government Lot 4, Section 10, all in Township 140 North, Range 29 West, Cass County, Minnesota, the centerline of said 66.00 foot wide easement is described as follows: COMMENCING at the west quarter corner of said Section 10; and assigning the west line of said Northwest Quarter of the Southwest Quarter to bear South 01 degrees 18 minutes 40 seconds West; thence North 24 degrees 26 minutes 05 seconds West 19.87 feet; thence North 36 degrees 36 minutes 16 seconds West 40.66 feet to the point of beginning of the centerline to be herein described; thence South 35 degrees 36 minutes 16 seconds East 40.66 feet; thence South 24 degrees 26 minutes 05 seconds East 19.87 feet to said west quarter corner; thence southerly 102.58 feet, along a tangential curve, concave to the west, having a radius of 214.41 feet, and a central angle of 27 degrees 24 minutes 46 seconds; thence South 02 degrees 38 minutes 41 seconds West, tangent to said curve, 460.23 feet; thence southeasterly 189.55 feet, along a tangential curve, concave to the northeast, having a radius of 195.00 feet, and a central angle of 52 degrees 00 minutes 00 seconds; thence South 59 degrees 59 seconds East, tangent to last said described curve, 288.18 feet; thence southeasterly 85.94 feet, along a tangential curve, concave to the northeast, having a radius of 225.00 feet, and a central angle of 21 degrees 53 minutes 01 seconds; thence South 80 degrees 23 minutes 49 seconds East, tangent to last said described curve, 129.77 feet; thence southeasterly 151.92 feet, along a tangential curve, concave to the southwest, having a radius of 160.00 feet, and a central angle of 54 degrees 24 minutes 04 seconds; thence South 25 degrees 59 minutes 45 seconds East, tangent to last said described curve, 338.67 feet; thence southerly 67.59 feet, along a tangential curve, concave to the west, having a radius of 100.00 feet, and a central angle of 38 degrees 43 minutes 45 seconds; thence South 12 degrees 44 minutes 00 seconds West, tangent to last said described curve, 195.85 feet; thence South 03 degrees 49 minutes 20 seconds West 110.85 feet; thence South 18 degrees 30 minutes 17 seconds West 133.19 feet; thence southwesterly 89.71 feet, along a tangential curve, concave to the southeast, having a radius of 370.95 feet, and a central angle of 13 degrees 51 minutes 22 seconds to a point of reverse curvature; thence southwesterly 100.45 feet, along a reverse curve, concave to the northwest, having a radius of 300.00 feet, and a central angle of 19 degrees 11 minutes 04 seconds; thence South 23 degrees 49 minutes 59 seconds West, tangent to last said described curve, 172.59 feet; thence southwesterly 91.29 feet, along a tangential curve, concave to the northwest, having a radius of 190.00 feet, and a central angle of 34 degrees 52 minutes 06 seconds; thence South 58 degrees 42 minutes 05 seconds West, tangent to last said described curve, 51.02 feet; thence southwesterly 165.84 feet, along a tangential curve, concave to the northwest, having a radius of 160.00 feet, and a central angle of 163 degrees 22 minutes 58 seconds; thence South 04 degrees 40 minutes 52 seconds East, tangent to last said described curve, 12.71 feet, and said described centerline there terminating.

Together with an easement for ingress, egress, and utility purposes over, under, and across that part of said Government Lot 4, not included in the above described easement, which lies within the circumference of a circle having a radius of 50.00 feet. The center of said circle is the terminus of the above described centerline.

GERNER ROAD NW EASEMENT (over Parcel No. 51-010-3302, Gary Johnson)
A 66.00 foot wide easement for ingress, egress, and utility purposes over, under, and across that part of the West Half of Government Lot 4, Section 10, Township 140 North, Range 29 West, Cass County, Minnesota, the centerline of said 66.00 foot wide easement is described as follows: COMMENCING at the west quarter corner of said Section 10; and assigning the west line of said Northwest Quarter of the Southwest Quarter to bear South 01 degrees 18 minutes 40 seconds West; thence North 24 degrees 26 minutes 05 seconds West 19.87 feet; thence North 36 degrees 36 minutes 16 seconds West 40.66 feet to the point of beginning of the centerline to be herein described; thence South 35 degrees 36 minutes 16 seconds East 40.66 feet; thence South 24 degrees 26 minutes 05 seconds East 19.87 feet to said west quarter corner; thence southerly 102.58 feet, along a tangential curve, concave to the west, having a radius of 214.41 feet, and a central angle of 27 degrees 24 minutes 46 seconds; thence South 02 degrees 38 minutes 41 seconds West, tangent to said curve, 460.23 feet; thence southeasterly 189.55 feet, along a tangential curve, concave to the northeast, having a radius of 195.00 feet, and a central angle of 52 degrees 00 minutes 00 seconds; thence South 59 degrees 59 seconds East, tangent to last said described curve, 288.18 feet; thence southeasterly 85.94 feet, along a tangential curve, concave to the northeast, having a radius of 225.00 feet, and a central angle of 21 degrees 53 minutes 01 seconds; thence South 80 degrees 23 minutes 49 seconds East, tangent to last said described curve, 129.77 feet; thence southeasterly 151.92 feet, along a tangential curve, concave to the southwest, having a radius of 160.00 feet, and a central angle of 54 degrees 24 minutes 04 seconds; thence South 25 degrees 59 minutes 45 seconds East, tangent to last said described curve, 338.67 feet; thence southerly 67.59 feet, along a tangential curve, concave to the west, having a radius of 100.00 feet, and a central angle of 38 degrees 43 minutes 45 seconds; thence South 12 degrees 44 minutes 00 seconds West, tangent to last said described curve, 195.85 feet; thence South 03 degrees 49 minutes 20 seconds West 110.85 feet; thence South 18 degrees 30 minutes 17 seconds West 133.19 feet; thence southwesterly 89.71 feet, along a tangential curve, concave to the southeast, having a radius of 370.95 feet, and a central angle of 13 degrees 51 minutes 22 seconds to a point of reverse curvature; thence southwesterly 100.45 feet, along a reverse curve, concave to the northwest, having a radius of 300.00 feet, and a central angle of 19 degrees 11 minutes 04 seconds; thence South 23 degrees 49 minutes 59 seconds West, tangent to last said described curve, 172.59 feet; thence southwesterly 91.29 feet, along a tangential curve, concave to the northwest, having a radius of 190.00 feet, and a central angle of 34 degrees 52 minutes 06 seconds; thence South 58 degrees 42 minutes 05 seconds West, tangent to last said described curve, 51.02 feet; thence southwesterly 165.84 feet, along a tangential curve, concave to the northwest, having a radius of 160.00 feet, and a central angle of 163 degrees 22 minutes 58 seconds; thence South 04 degrees 40 minutes 52 seconds East, tangent to last said described curve, 12.71 feet, and said described centerline there terminating.

Together with an easement for ingress, egress, and utility purposes over, under, and across that part of said West Half of Government Lot 4, not included in the above described easement, which lies within the circumference of a circle having a radius of 50.00 feet. The center of said circle is the terminus of the above described centerline.