Certificate of Survey

Part of the Southeast Quarter of the Northeast Quarter of Section 7, Township 133 North, Range 30 West, Cass County, Minnesota.

North Quarter Corner
Section 7-133-30

Northeast Corner
Section 7-133-30

Easement Centerline

L1	N89°02'56"E	Length 372.60	
C1	Delta 58°27'26"	Radius 240.00	Length 244.86
L2	S32°29'38"E	Length 120.68	
C2	Delta 58°04'29"	Radius 150.00	Length 141.57
L3	S86°34'07"E	Length 90.78	
C3	Delta 27°00'00"	Radius 600.00	Length 282.74
C4	Delta 40°12'20"	Radius 100.00	Length 70.17
L4	S73°21'47"E	Length 142.50	
L5	S73°21'47"E	Length 693.62	
L6	N32°36'53"E	Length 136.50	
L7	N49°19'53"E	Length 259.02	
L8	N84°12'44"E	Length 189.90	

Tract B Legal Description

The Southeast Quarter of the Northeast Quarter of Section 7, Township 133 North, Range 30 West, Cass County, Minnesota, EXCEPT the West 660.00 feet thereof.

Along with a 33.00 foot easement for ingress and egress over the South half of the Northeast Quarter of said Section 7, the centerline of said easement is described as follows:

Commencing at the southwest corner of said South Half; thence North 01 degrees 19 minutes 27 seconds West, bearings are based on the Cass County coordinate system, along the west line of said South Half, a distance of 982.59 feet to the point of beginning of the centerline to be described; thence North 89 degrees 02 minutes 56 seconds East, a distance of 372.60 feet; thence southeasterly 244.86 feet along a tangential curve concave to the southwest, said curve having a central angle of 58 degrees 27 minutes 26 seconds and a radius of 240.00 feet; thence South 32 degrees 29 minutes 38 seconds East, tangent to the last described curve, a distance of 120.68 feet; thence southeasterly 141.57 feet along a tangential curve concave to the northeast, said curve having a central angle of 58 degrees 04 minutes 29 seconds and a radius of 150.00 feet; thence South 86 degrees 34 minutes 07 seconds East, tangent to the last described curve, a distance of 90.78 feet; thence easterly 282.74 feet along a tangential curve concave to the north to a point of compound curvature, said curve having a central angle of 27 degrees 00 minutes 00 seconds and a radius of 600.00 feet; thence easterly 70.17 feet along a tangential curve concave to the south, said curve having a central angle of 40 degrees 12 minutes 20 seconds and a radius of 100.00 feet; thence South 73 degrees 21 minutes 47 seconds East, tangent to the last described curve, a distance of 836.12 feet to the intersection with the east line of the West 660.00 feet of said Southeast Quarter of the Northeast Quarter, and said centerline there terminating.

Tract A Legal Description

The West 660.00 feet of the Southeast Quarter of the Northeast Quarter of Section 7, Township 133 North, Range 30 West, Cass County, Minnesota, EXCEPT the North 330.00 feet thereof.

Along with and subject to a 33.00 foot easement for ingress and egress over the South half of the Northeast Quarter of said Section 7, the centerline of said easement is described as follows:

Commencing at the southwest corner of said South Half; thence North 01 degrees 19 minutes 27 seconds West, bearings are based on the Cass County coordinate system, along the west line of said South Half, a distance of 982.59 feet to the point of beginning of the centerline to be described; thence North 89 degrees 02 minutes 56 seconds East, a distance of 372.60 feet; thence southeasterly 244.86 feet along a tangential curve concave to the southwest, said curve having a central angle of 58 degrees 27 minutes 26 seconds and a radius of 240.00 feet; thence South 32 degrees 29 minutes 38 seconds East, tangent to the last described curve, a distance of 120.68 feet; thence southeasterly 141.57 feet along a tangential curve concave to the northeast, said curve having a central angle of 58 degrees 04 minutes 29 seconds and a radius of 150.00 feet; thence South 86 degrees 34 minutes 07 seconds East, tangent to the last described curve, a distance of 90.78 feet; thence easterly 282.74 feet along a tangential curve concave to the north to a point of compound curvature, said curve having a central angle of 27 degrees 00 minutes 00 seconds and a radius of 600.00 feet; thence easterly 70.17 feet along a tangential curve concave to the south to a point hereinafter referred to as "Point A", said curve having a central angle of 40 degrees 12 minutes 20 seconds and a radius of 100.00 feet; thence South 73 degrees 21 minutes 47 seconds East, tangent to the last described curve, a distance of 836.12 feet to the intersection with the east line of the West 660.00 feet of said Southeast Quarter of the Northeast Quarter, and said centerline there terminating.

Also subject to a 33.00 foot easement for ingress and egress over the South half of the Northeast Quarter of said Section 7, the centerline of said easement is described as follows:

Beginning at said "Point A"; thence North 32 degrees 36 minutes 53 seconds East. bearings are based on the Cass County coordinate system, a distance of 136.50 feet; thence North 49 degrees 19 minutes 53 seconds East, a distance of 259.02 feet; thence North 84 degrees 12 minutes 44 seconds East, a distance of 189.90 feet to the intersection with the east line of the West 330.00 feet of said Southeast Quarter of the Northeast Quarter, and said centerline there terminating.

N 89° 01' 22" E 1326.92

N 89° 01' 22" E 1326.92

330.00 | 330.00 | 666.91

330.00 | 330.00 | 330

N 01° 19' 31" W 1336.71

N 01° 19' 36" W 1336.86

330.00 | 330.00 | 330.00

330.00

N 89° 01' 22" E 660.01

660

33' Easement

66' Road Easement

33' Easement

33' Easement

Tract B
20.4 Acres
13.3 Acres Buildable

Tract A
15.2 Acres
6.4 Acres Buildable

SW — NE

SE — NE

N 01° 19' 27" W 1323.27

982.59

1090.70

984.04

N 01° 19' 31" W 1336.86

Power Transmission Easement

Power Transmission Easement

Wetland edge
NWI mapping

Ashby Avenue SW

West Quarter Corner
Section 7-133-30

N 89° 07' 19" E
2814.47

N 89° 07' 19" E
1325.80

660.02

N 89° 07' 19" E 1325.80

655.79

East Quarter Corner
Section 7-133-30

N 01° 19' 27" W
2638.72

South Quarter Corner
Section 7-133-30

● Denotes iron monument found
○ Denotes 1/2" iron pipe set and marked by License No. 23668

Orientation of this bearing system is the North American Datum of 1983.

SCALE IN FEET
0 50 100 200 300 400 500

RECEIVED
JUN 19 2015
COUNTY SURVEYOR
7911
SE-NE 7-133-30

No.	Date	REVISIONS

Client Name: Scott Wetzel

Survey By: MS
Drawn By: KW
Checked By: JK

I HEREBY CERTIFY THAT THIS PLAN, SURVEY, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
SIGNATURE: James Kramer DATE: 5-29-2015
JAMES KRAMER, MN LICENSE NUMBER 23668

PROJECT NO. WETZS1501

KLD
1700 Industrial Park Road SW
Brainerd, MN 56401
218-829-4350
KRAMER LEAS DELEO
SURVEYING • ENGINEERING • PLANNING
BRAINERD ST. CLOUD