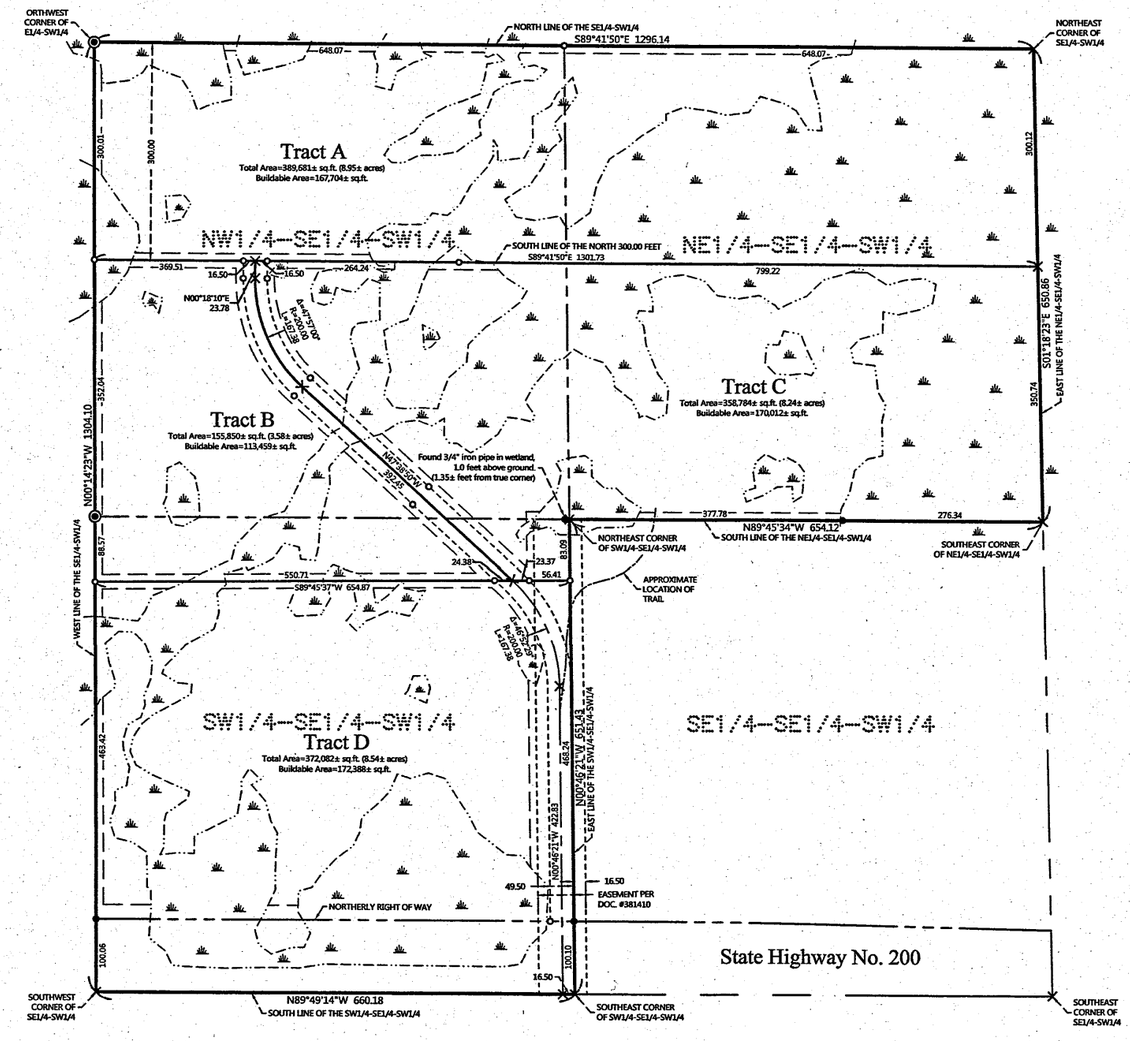
CERTIFICATE OF SURVEY

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 6, TOWNSHIP 141 NORTH, RANGE 30 WEST, CASS COUNTY, MINNESOTA



0 100 200
SCALE IN FEET

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

LEGEND

- ○ DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- ● DENOTES MONUMENT FOUND
- ◉ DENOTES BRASS CAPPED MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- DENOTES DELINEATED WETLAND(S) by Ben Meister, June 2015

NOTES:

1. Zoning for subject tract = part Shoreland Residential and part Rural Residential 2.5.
2. Parcel ID for subject tract = A part of 45-006-4300
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.

PROPOSED DESCRIPTIONS:

TRACT A
The North 300.00 feet of the Southeast Quarter of the Southwest Quarter, Section 6, Township 141 North, Range 30 West, Cass County, Minnesota.
SUBJECT to easements, restrictions, and reservations of record.
TOGETHER with a 33.00 foot wide easement.

TRACT B
That part of the Northwest Quarter of the Southeast Quarter of the Southwest Quarter and that part of the Southwest Quarter of the Southeast Quarter of the Southwest Quarter, both in Section 6, Township 141 North, Range 30 West, Cass County, Minnesota, described as follows: COMMENCING at the southeast corner of said Southwest Quarter of the Southeast Quarter of the Southwest Quarter; thence North 89 degrees 49 minutes 14 seconds West, assigned bearing, along the south line of said Southwest Quarter of the Southeast Quarter of the Southwest Quarter, 16.50 feet; thence North 00 degrees 46 minutes 21 seconds West 422.83 feet; thence northwesterly 167.38 feet, along a tangential curve, concave to the southwest, having a radius of 200.00 feet, and a central angle of 46 degrees 52 minutes 29 seconds to the point of beginning of the tract to be herein described; thence North 47 degrees 38 minutes 50 seconds West, tangent to said curve, 392.45 feet; thence northwesterly 167.38 feet, along a tangential curve, concave to the northeast, having a radius of 200.00 feet, and a central angle of 47 degrees 57 minutes 00 seconds; thence North 00 degrees 18 minutes 10 seconds East, tangent to said last described curve, 23.78 feet to the south line of the North 300.00 feet of said Northwest Quarter of the Southeast Quarter of the Southwest Quarter; thence North 89 degrees 41 minutes 50 seconds West, along said south line of the North 300.00 feet, a distance of 386.01 feet to the west line of the Southeast Quarter of the Southwest Quarter; thence South 00 degrees 14 minutes 23 seconds East, along said west line, 440.61 feet to the intersection with a line bearing South 89 degrees 45 minutes 37 seconds West from the point of beginning; thence North 89 degrees 45 minutes 37 seconds East 575.09 feet to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to and TOGETHER with a 33.00 foot wide easement.

TRACT C
That part of the Northwest Quarter of the Southeast Quarter of the Southwest Quarter, and that part of the Southwest Quarter of the Southeast Quarter of the Southwest Quarter, and that part of the Northeast Quarter of the Southeast Quarter of the Southwest Quarter, all in Section 6, Township 141 North, Range 30 West, Cass County, Minnesota, described as follows: COMMENCING at the southeast corner of said Southwest Quarter of the Southeast Quarter of the Southwest Quarter; thence North 89 degrees 49 minutes 14 seconds West, assigned bearing, along the south line of said Southwest Quarter of the Southeast Quarter of the Southwest Quarter, 16.50 feet; thence North 00 degrees 46 minutes 21 seconds West 422.83 feet; thence northwesterly 167.38 feet, along a tangential curve, concave to the southwest, having a radius of 200.00 feet, and a central angle of 46 degrees 52 minutes 29 seconds to the point of beginning of the tract to be herein described; thence North 47 degrees 38 minutes 50 seconds West, tangent to said curve, 392.45 feet; thence northwesterly 167.38 feet, along a tangential curve, concave to the northeast, having a radius of 200.00 feet, and a central angle of 47 degrees 57 minutes 00 seconds; thence North 00 degrees 18 minutes 10 seconds East, tangent to said last described curve, 23.78 feet to the south line of the North 300.00 feet of said Northwest Quarter of the Southeast Quarter of the Southwest Quarter; thence South 89 degrees 41 minutes 50 seconds East, along said south line of the North 300.00 feet, a distance of 1079.96 feet to the east line of said Northeast Quarter of the Southeast Quarter of the Southwest Quarter; thence South 01 degrees 18 minutes 23 seconds East, along said east line, 350.74 feet to the southeast corner of said Northeast Quarter of the Southeast Quarter of the Southwest Quarter; thence North 89 degrees 45 minutes 34 seconds West, along the south line of said Northeast Quarter of the Southeast Quarter of the Southwest Quarter, 654.12 feet to the northeast corner of said Southwest Quarter of the Southeast Quarter of the Southwest Quarter; thence South 00 degrees 46 minutes 21 seconds East, along the east line of said Southwest Quarter of the Southeast Quarter of the Southwest Quarter, 83.09 feet to the intersection with a line bearing North 89 degrees 45 minutes 37 seconds East from the point of beginning; thence South 89 degrees 45 minutes 37 seconds West 79.78 feet to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to and TOGETHER with a 33.00 foot wide easement.

TRACT D
That part of the Southwest Quarter of the Southeast Quarter of the Southwest Quarter, Section 6, Township 141 North, Range 30 West, Cass County, Minnesota, lying southerly of the following described line: COMMENCING at the southeast corner of said Southwest Quarter of the Southeast Quarter of the Southwest Quarter; thence North 89 degrees 49 minutes 14 seconds West, assigned bearing, along the south line of said Southwest Quarter of the Southeast Quarter of the Southwest Quarter, 16.50 feet; thence North 00 degrees 46 minutes 21 seconds West 422.83 feet; thence northwesterly 167.38 feet, along a tangential curve, concave to the southwest, having a radius of 200.00 feet, and a central angle of 46 degrees 52 minutes 29 seconds; thence North 89 degrees 45 minutes 37 seconds East 79.78 feet to the east line of said Southwest Quarter of the Southeast Quarter and the point of beginning of the line to be herein described; thence South 89 degrees 45 minutes 37 seconds West 654.87 feet to the west line of said Southwest Quarter of the Southeast Quarter of the Southwest Quarter and said described line there terminating.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to a 33.00 foot wide easement.

33.00 FOOT WIDE EASEMENT
A 33.00 foot wide easement for ingress, egress, and utility purposes over, under, and across that part of the Northwest Quarter of the Southeast Quarter of the Southwest Quarter and that part of the Southwest Quarter of the Southeast Quarter of the Southwest Quarter, both in Section 6, Township 141 North, Range 30 West, Cass County, Minnesota, the centerline of said 33.00 foot wide easement is described as follows: COMMENCING at the southeast corner of said Southwest Quarter of the Southeast Quarter of the Southwest Quarter; thence North 89 degrees 49 minutes 14 seconds West, assigned bearing, along the south line of said Southwest Quarter of the Southeast Quarter of the Southwest Quarter, 16.50 feet to the point of beginning of the centerline to be herein described; thence North 00 degrees 46 minutes 21 seconds West 422.83 feet; thence northwesterly 167.38 feet, along a tangential curve, concave to the southwest, having a radius of 200.00 feet, and a central angle of 46 degrees 52 minutes 29 seconds; thence North 47 degrees 38 minutes 50 seconds West, tangent to said curve, 392.45 feet; thence northwesterly 167.38 feet, along a tangential curve, concave to the northeast, having a radius of 200.00 feet, and a central angle of 47 degrees 57 minutes 00 seconds; thence North 00 degrees 18 minutes 10 seconds East, tangent to said last described curve, 23.78 feet to the south line of the North 300.00 feet of said Northwest Quarter of the Southeast Quarter of the Southwest Quarter and said described centerline there terminating.

EXISTING DESCRIPTION:

OBTAINED FROM THE CASS COUNTY RECORDERS OFFICE.

Individual Id or Individual Id
45006d145-006-4301&plot

No delinquent taxes and transfer entered; Certificate of Real Estate Value ( ) filed ( ) not required
Certificate of Real Estate Value No. _____
9-18 , 19 96
Sharon K. Adelson
County Auditor
by _____ Deputy

381410
OFFICE OF COUNTY RECORDER
State of Minnesota, County of Cass
I hereby certify that the within instrument was filed in this office for record on the 18th day of September A.D. 19 96
at 3:00 O'clock P M and was duly recorded as Micro Doc. No. 381410
Sharon Reuter
COUNTY RECORDER

STATE DEED TAX DUE HEREON: $ 125.40
Date: September 11 , 19 96

(reserved for recording data)

FOR VALUABLE CONSIDERATION, Gary Bakker and Darlene Bakker, husband and wife, (married status) , Grantor (s),
hereby convey (s) and warrant (s) to Immanuel Lutheran Church , Grantee (s),
real property in Cass County, Minnesota, described as follows:
the Southeast Quarter of the Southeast Quarter (SE1/4SE1/4), Section 6, Township 141, Range 30, subject to a highway right of way AND reserving to sellers a road easement for purposes of ingress and egress on, over and across the westerly 16.5 feet of the above described tract; AND granting to the purchaser a road easement for purposes of ingress and egress on, over and across the easterly 49.5 feet of the SW1/4SE1/4SW1/4 AND reserving an additional easement on and over the now existing roadway located in the northeast corner of the Southeast Quarter of Southeast Quarter of Southwest Quarter (SE1/4SE1/4SW1/4), Section 6-141-30
Subject to easements, reservations and restrictions, if any of record.
Sellers certify there are no known wells on the premises
(If more space is needed, continue on back)
together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

CASS COUNTY MINNESOTA
Deed Tax $ 1254
Date 9-18-96 By MS

Gary Bakker
Darlene Bakker

STATE OF MINNESOTA } ss.
COUNTY OF Cass }

The foregoing instrument was acknowledged before me this 18th day of Sept , 19 96
by Gary Bakker and Darlene Bakker, husband and wife.
, Grantor (s).
SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)
CHRISTOPHER J. STRANDLIE NOTARY PUBLIC—MINNESOTA HUBBARD COUNTY My Commission Expires Jan 31, 2000

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS)
BAKER & KINBALL, P.A.
Box 3240
WALKER MN 56484

Tax Statements for the real property described in this instrument should be sent to (Include name and address of Grantee):
Immanuel Lutheran Church
Walker, MN 56484
(Tax exempt)

VIC to Transfer
Cass County ESD
Date: 09/17/96
Initials: GB

45-006-4300
I hereby certify that taxes have been paid for the year 19 96 on the property described within have been paid.
Dated this 18th day of Sept 19 96
Cass County Treasurer
By Lorna Bagley Deputy

DECEIVED
DEC 14 2015
7961
SE-SW 6-141-30
COUNTY SURVEYOR

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.
9/14/15
TERRY L. FREEMAN
LIC. NO. 21367

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	09-10-2015	Added Easements	WAG

NORTHERN ENGINEERING & CONSULTING, INC.
P.O. Box 292, Walker, MN, 56484
Phone: 218-547-1296, Fax: 218-547-2272
web: www.neciusa.com

CERTIFICATE OF SURVEY
Gary Bakker
4530 State 200 NW
Walker, MN 56484

JOB NO. 15-055
DATE: 08-04-2015
SHEET NO. 1 OF 1