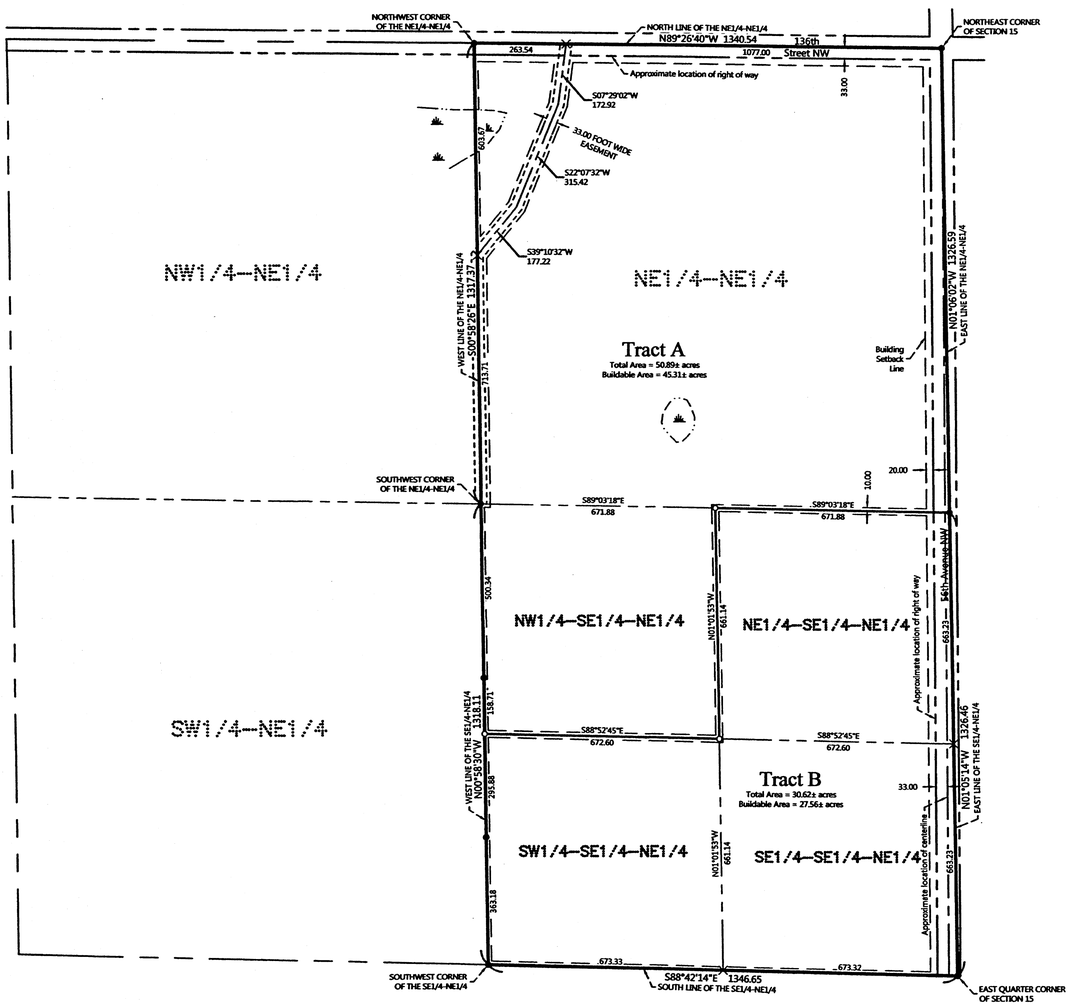
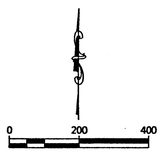
CERTIFICATE OF SURVEY

**THE EAST HALF OF THE NORTHEAST QUARTER,
SECTION 15, TOWNSHIP 144 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA**





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 CALCULATED POSITION
- DENOTES WETLAND(S)

PROPOSED DESCRIPTIONS:

TRACT A
The Northeast Quarter of the Northeast Quarter and the Northwest Quarter of the Southeast Quarter of the Northeast Quarter, both in Section 15, Township 144 North, Range 31 West, Cass County, Minnesota.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to 136th Street NW and 56th Avenue NW right of ways.
SUBJECT to and TOGETHER with a 33.00 foot wide easement for ingress, egress, and utility purposes over, under, and across that part of the Northeast Quarter of the Northeast Quarter and the Northwest Quarter of the Northeast Quarter, both in Section 15, Township 144 North, Range 31 West, Cass County, Minnesota, the centerline of said 33.00 foot wide easement is described as follows: COMMENCING at the northeast corner of said Northeast Quarter of the Northeast Quarter; thence North 89 degrees 26 minutes 40 seconds West, assigned bearing, along the north line thereof, 1077.00 feet to the point of beginning of the centerline to be herein described; thence South 07 degrees 29 minutes 02 seconds West 172.92 feet; thence South 22 degrees 07 minutes 32 seconds West 315.42 feet; thence South 39 degrees 10 minutes 32 seconds West 177.22 feet to the west line of said Northeast Quarter of the Northeast Quarter; thence South 00 degrees 58 minutes 26 seconds East, along said west line, 713.71 feet to the southwest corner of said Northeast Quarter of the Northeast Quarter and said described centerline there terminating. The sidelines of said 33.00 foot wide easement shall be prolonged or shortened to terminate on said north line and on the south line of said Northwest Quarter of the Northeast Quarter and on the south line of said Northeast Quarter of the Northeast Quarter.

TRACT B
The Northeast Quarter of the Southeast Quarter of the Northeast Quarter, the Southeast Quarter of the Southeast Quarter of the Northeast Quarter, and the Southwest Quarter of the Southeast Quarter of the Northeast Quarter, all in Section 15, Township 144 North, Range 31 West, Cass County, Minnesota.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to 56th Avenue NW right of way.

NOTES:

1. Zoning for subject tract = Shoreland Residential and Rural Residential 2.5.
2. Parcel ID for subject tract = 49-015-1100 and 49-015-1400.
3. No improvements or topography have been surveyed or shown on this certificate. Wetland information was obtained from the National Wetland Inventory mappings. No field verification has been done.
4. 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.

RECEIVED
7966
DEC 21 2015
[NE - NE 15-144-31]
COUNTY SURVEYOR

REVISIONS:

NO.	DATE	DESCRIPTION	BY

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.
12/1/15
TERRY L. FREEMAN LIC. NO. 21367

NORTHERN ENGINEERING & CONSULTING, INC.
P.O. Box 292, Walker, MN, 56484
Phone: 218-547-3296, Fax: 218-547-2272
web: www.neiusa.com

CERTIFICATE OF SURVEY
Russ Mann
25890 Rum River Drive NW
Isanti, MN 55040

JOB NO. 15-232
DATE: 12-01-2015

SHEET NO.
1 OF 1