

Certificate of Survey

Parts of the Southeast Quarter, Section 3,
T 139 N, R 26 W, Cass County, Minnesota

Parcel descriptions of record:

Parcels 12-359-0150 & 12-003-4001 - Terrance D. Hodder
Affidavit of Service - Document A000627127 recorded 12/13/2018
Lot 5, Block 1 and an undivided 1/5th interest in West Acorn Trail, Plat of Acorn Acres according to the Plat on file in the Office of the Cass County Recorder

AND
That part of the Northwest Quarter of the Southeast Quarter, Section 3, Township 139 North, Range 26 West, Cass County, Minnesota, lying Westerly of the following described line: Commencing at the Northwest corner of said Northwest Quarter of the Southeast Quarter; thence North 89 degrees 55 minutes 02 seconds East, assumed bearing, along the north line of said Northwest Quarter of the Southeast Quarter 837.29 feet to the Southeast corner of Lot 5, Block 1, ACORN ACRES, according to the recorded plat thereof, said County and the point of beginning of the line to be herein described; thence South 06 degrees 40 minutes 12 seconds East 1054.67 feet; thence South 11 degrees 18 minutes 48 seconds East 318.38 feet, more or less, to the South line of said Northwest Quarter of the Southeast Quarter and said described line there terminating.

Subject to easements, restrictions, and reservations of record and the covenant that said descriptions shall constitute one tract which shall not be further subdivided.

AND
The North Three Quarters (N. 3/4) of the North Half of the Southeast Quarter (N1/2-SE1/4), Section Three (3), Township One Hundred Thirty-nine (139), Range Twenty-six (26).

Together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions: Easements, restrictions and reservations of record.

AND
The South Half of the South Half of the North Half of the Southeast Quarter (S1/2 S1/2 N1/2 SE1/4) and the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) of Section Three (3), Township One Hundred Thirty-nine (139), Range Twenty-six (26) West of the Fifth Principal Meridian, according to the Government survey thereof.

Subject to easements, reservation, and restrictions of record, if any.
Together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

Parcel 12-003-4401 - Terry Hodder & Jeanette Hodder
Warranty Deed, Document 442188 recorded 10/24/2001

That part of the Southeast Quarter of the Southeast Quarter, Section 3, Township 139 North, Range 26 West, Cass County, Minnesota, described as follows: Beginning at the Southeast corner of said Southeast Quarter of the Southeast Quarter; thence North 0 degrees 57 minutes 44 seconds West, assumed bearing along the East line thereof 1357.78 feet to the Northeast corner of said Southeast Quarter of the Southeast Quarter; thence North 89 degrees 54 minutes 08 seconds West along the north line of said Southeast Quarter of the Southeast Quarter 36.98 feet to the centerline of T.H. No. 6; thence South 12 degrees 37 minutes 23 seconds West along said centerline 1391.86 feet to the south line of said Southeast Quarter of the Southeast Quarter; thence North 89 degrees 53 minutes 14 seconds East along said south line 363.95 feet to the point of beginning.

Subject to T.P. No. 6 right-of-way.

Parcel 12-003-4101 - Roxann Hodder
Warranty Deed, Document 404645 recorded 10/22/1998

That part of the Northwest Quarter of the Southeast Quarter, Section 3, Township 139 North, Range 26 West, Cass County, Minnesota, described as follows: Beginning at the Southeast corner of said Northwest Quarter of the Southeast Quarter; thence North 0 degrees 57 minutes 44 seconds West assumed bearing along the east line thereof 597.68 feet; thence South 86 degrees 33 minutes 47 seconds West 692.40 feet; thence South 4 degrees 05 minutes 01 seconds East 558.63 feet to the south line of said Northwest Quarter of the Southeast Quarter; thence North 89 degrees 54 minutes 08 seconds East along said south line 681.42 feet to the point of beginning.

Subject to T.H. No. 6 right of way.

Easement - Quit Claim Deed, Document 410435 recorded 3/03/1999
AN EASEMENT ONLY for purposes of ingress and egress 33.00 feet in width over and across the Northeast Quarter of the Southeast Quarter, Section 3, Township 139 North, Range 26 West, Cass County, Minnesota, the south line of which is described as follows: Commencing at the Southeast corner of said Northeast Quarter of the Southeast Quarter; thence North 0 degrees 57 minutes 44 seconds West assumed bearing along the east line thereof 597.68 feet to the point of beginning of the line to be herein described; thence South 86 degrees 33 minutes 47 seconds West 692.40 feet and said described line there terminating.

THIS EASEMENT IS GIVEN FOR THE BENEFIT OF THE FOLLOWING DESCRIBED TRACT:

That part of the Northeast Quarter of the Southeast Quarter, Section 3, Township 139 North, Range 26 West, Cass County, Minnesota, described as follows: Beginning at the Southeast corner of said Northeast Quarter of the Southeast Quarter; thence North 0 degrees 57 minutes 44 seconds West assumed bearing along the east line thereof 597.68 feet; thence South 86 degrees 33 minutes 47 seconds West 692.40 feet; thence South 4 degrees 05 minutes 01 seconds East 558.63 feet to the south line of said Northeast Quarter of the Southeast Quarter; thence North 89 degrees 54 minutes 08 seconds East along said south line 681.42 feet to the point of beginning.

Proposed parcel descriptions:

Parcel 12-359-0150:
Lot 5, Block 1 and an undivided 1/5th interest in West Acorn Trail, Plat of Acorn Acres according to the Plat on file in the Office of the Cass County Recorder

AND
That part of the Northwest Quarter of the Southeast Quarter, Section 3, Township 139 North, Range 26 West, Cass County, Minnesota, lying Westerly of the following described line: Commencing at the northwest corner of said Northwest Quarter of the Southeast Quarter; thence North 89 degrees 55 minutes 02 seconds East, assumed bearing, along the north line of said Northwest Quarter of the Southeast Quarter 837.29 feet to the southeast corner of Lot 5, Block 1, ACORN ACRES, according to the recorded plat thereof, said County, and the point of beginning of the line to be herein described; thence South 8 degrees 40 minutes 12 seconds East 1054.67 feet; thence South 11 degrees 18 minutes 48 seconds East 318.38 feet, more or less, to the south line of said Northwest Quarter of the Southeast Quarter and said described line there terminating.

Subject to easements, restrictions, and reservations of record and the covenant that said descriptions shall constitute one tract which shall not be further subdivided.

Revised Parcel 12-003-4102:
13.57 Acres
Buildable Area 11.04 Acres
Pond

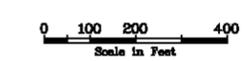
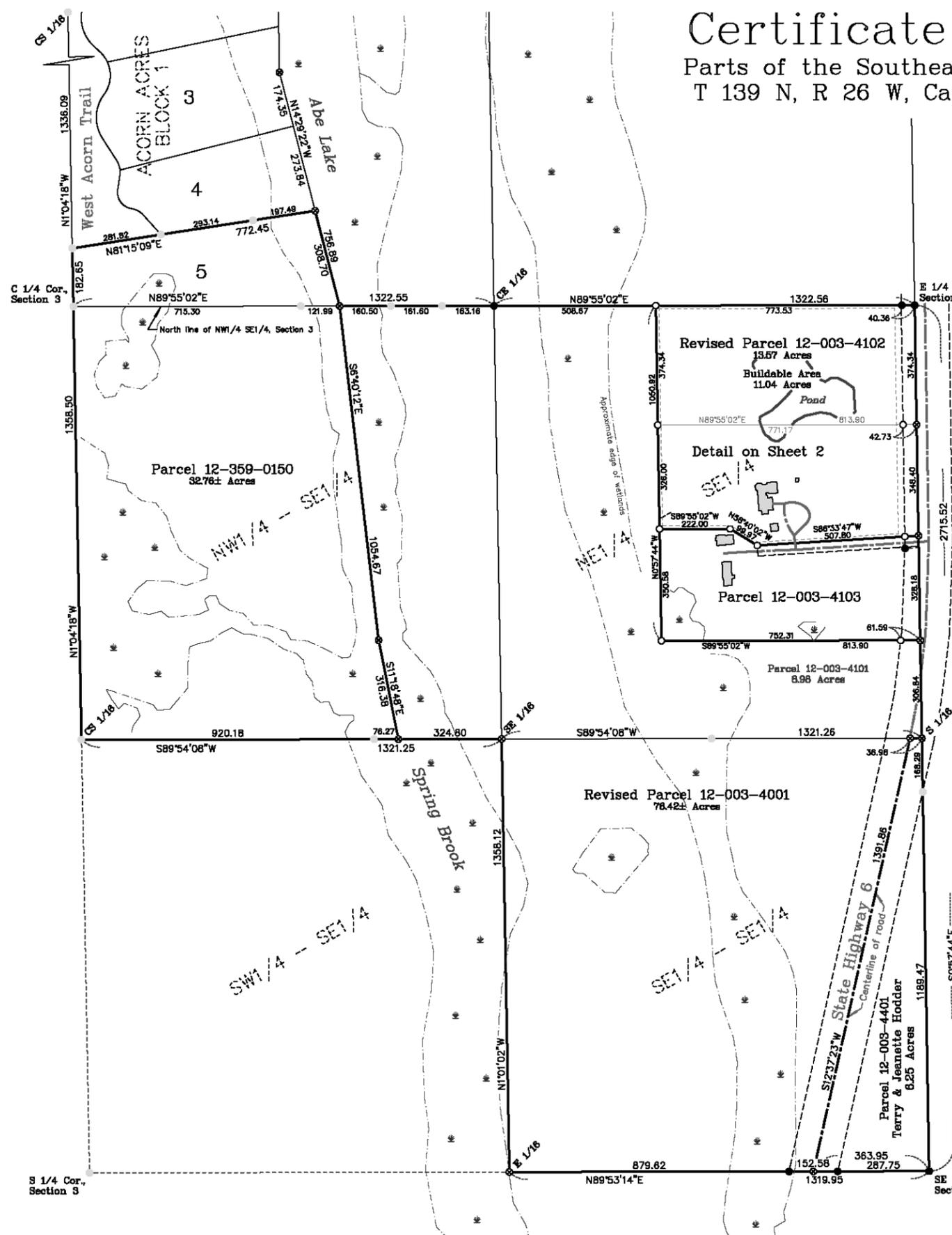
AND
The Southeast Quarter of the Southeast Quarter, Section 3, Township 139 North, Range 26 West, of the Fifth Principal Meridian, according to the Government survey thereof, LESS AND EXCEPT that part thereof described as follows: Beginning at the southeast corner of said Southeast Quarter of the Southeast Quarter; thence North 0 degrees 57 minutes 44 seconds West, assumed bearing along the east line thereof, 1357.78 feet to the northeast corner of said Southeast Quarter of the Southeast Quarter; thence South 89 degrees 54 minutes 08 seconds West, along the north line of said Southeast Quarter of the Southeast Quarter, 36.98 feet to the centerline of T.H. No. 6; thence South 12 degrees 37 minutes 23 seconds West, along said centerline, 1391.86 feet to the south line of said Southeast Quarter of the Southeast Quarter; thence North 89 degrees 53 minutes 14 seconds East, along said south line, 363.95 feet to the point of beginning.

Subject to T.H. No. 6 right of way.

Revised Parcel 12-003-4101:
8.98 Acres

AND
The Northeast Quarter of the Southeast Quarter, Section 3, Township 139 North, Range 26 West, Cass County, Minnesota, LESS AND EXCEPT that part of said Northeast Quarter of the Southeast Quarter described as follows: Beginning at the northeast corner of said Northeast Quarter of the Southeast Quarter; thence South 0 degrees 57 minutes 44 seconds East, assumed bearing along the east line thereof, 1050.92 feet; thence South 89 degrees 55 minutes 02 seconds West 813.90 feet; thence North 0 degrees 57 minutes 44 seconds West 1050.92 feet to the north line of said Northeast Quarter of the Southeast Quarter; thence North 89 degrees 55 minutes 02 seconds East, along said north line, 813.90 feet to the point of beginning and there terminating.

Subject to T.H. No. 6 right of way.
Subject to easements, reservations, and restrictions of record, if any.



Legend

- Denotes set 5/8" rebar with cap marked RLS 44902
- Denotes found survey monument of record
- Denotes known monument that was not located for this survey
- ⊙ Denotes calculated position

Notes:

- * The SE1/4 of Section 3 is zoned "Shoreland Residential". Structure setbacks per Cass County Land Use Ordinance 1128.1: 20 feet - County, State & Federal Road R-D-W 10 feet - Road, Trail & Utility Easement 10 feet - Property line
- * The legal description for the Revised Parcel 12-003-4102 appears on Sheet 2 of 2 of this survey.
- * Wetlands on Parcels 12-003-4102 & 12-003-4103 were delineated by Robert Merila of Aquatic EcoSolutions, Inc. (Wetland Delineator Certified #087). Wetlands on the remnant parcels have been digitized from the National Wetlands Inventory and with the aid of aerial photography. A Wetland Delineation was prepared for the NW1/4 SE1/4, Section 3, on 10/30/08 by Ben Meister of Landecker & Associates, Inc. A Wetland Delineation was prepared for the plat of ACORN ACRES on 4/17/08, also by Ben Meister. Additional wetlands may be present that have not been identified on this survey.
- * Parcel 12-003-4101 described by Document 404645 and the Easement described by Document 410435 are to be vacated and replaced by the proposed parcel descriptions and easement shown on Sheet 2 of this survey.
- * Features such as improvements, utilities, easements, etc., may exist that have not been located in the field or shown on this Certificate of Survey.
- * Building locations and dimensions shown are measured to the eave of the structure unless otherwise noted.

Surveyor's Affidavit

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.

Jeffrey P. Major
Jeffrey P. Major

Date: 6/20/19 Registration No. 44902

Certificate of Survey for:

Roxann Hodder
2151 State 6 NE
Remer, MN 56672

6/26/2019, 8422