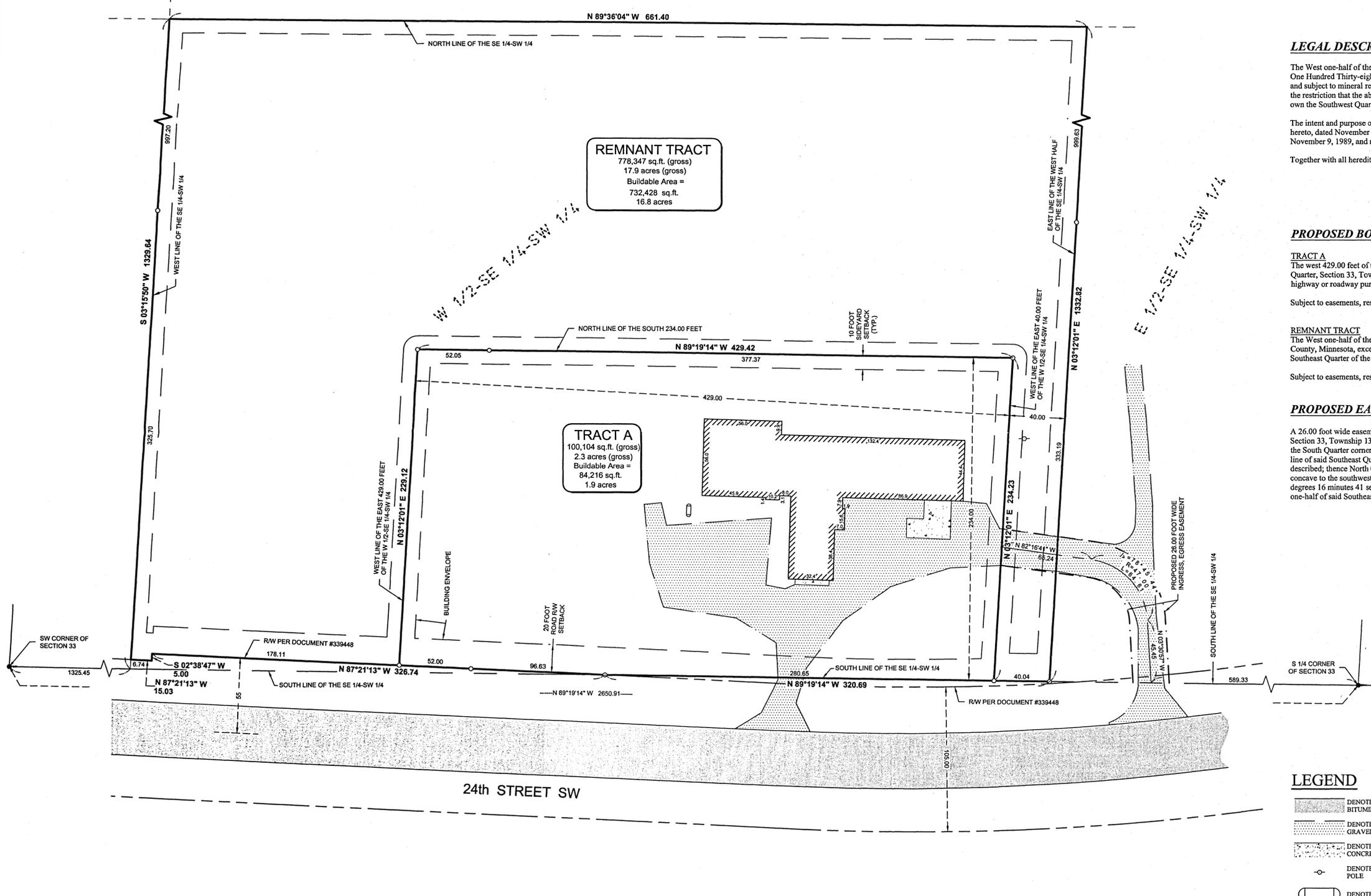


# CERTIFICATE OF SURVEY

PART OF THE SE 1/4 OF THE SW 1/4,  
SECTION 33, TOWNSHIP 138 NORTH, RANGE 29 WEST,  
CASS COUNTY, MINNESOTA



31006 Reamussen Road  
Suite 1  
P. O. Box 874  
Pequot Lakes, MN 56472  
218-568-4940  
www.stonemansurvey.com



**REMNANT TRACT**  
778,347 sq. ft. (gross)  
17.9 acres (gross)  
Buildable Area =  
732,428 sq. ft.  
16.8 acres

**TRACT A**  
100,104 sq. ft. (gross)  
2.3 acres (gross)  
Buildable Area =  
84,216 sq. ft.  
1.9 acres

### LEGAL DESCRIPTION PER DOCUMENT NUMBER 333747

The West one-half of the Southeast Quarter of the Southwest Quarter (W1/2 SE1/4 SW1/4) of Section Thirty-three (33), Township One Hundred Thirty-eight (138), Range Twenty nine (29), less any part or portion thereof taken for highway or roadway purposes, and subject to mineral reservations, power and utility line easements, township and County Ordinance regulations of record, and to the restriction that the above premises cannot be divided into more than two (2) building sites as long as parties of the first part own the Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) of said Section Thirty-three (33) adjoining the above.

The intent and purpose of this conveyance is to correct the legal description on that certain Warranty Deed between the parties hereto, dated November 7, 1989, and filed for record in the office of the County Recorder of Cass County, Minnesota, on November 9, 1989, and recorded as Document No. 316533.

Together with all hereditaments and appurtenances belonging thereto.

### PROPOSED BOUNDARY DESCRIPTIONS

**TRACT A**  
The west 429.00 feet of the east 469.00 feet of the south 234.00 feet of the West one-half of the Southeast Quarter of the Southwest Quarter, Section 33, Township 138 North, Range 29 West, Cass County, Minnesota, less any part or portion thereof taken for highway or roadway purposes.

Subject to easements, restrictions and reservations of record.

**REMNANT TRACT**  
The West one-half of the Southeast Quarter of the Southwest Quarter, Section 33, Township 138 North, Range 29 West, Cass County, Minnesota, except the west 429.00 feet of the east 469.00 feet of the south 234.00 feet of said West one-half of the Southeast Quarter of the Southwest Quarter, less any part or portion thereof taken for highway or roadway purposes.

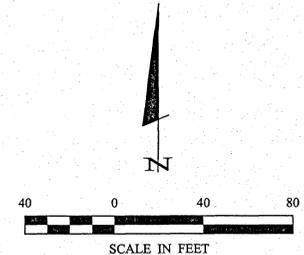
Subject to easements, restrictions and reservations of record.

### PROPOSED EASEMENT DESCRIPTION

A 26.00 foot wide easement for ingress and egress purposes over and across the Southeast Quarter of the Southwest Quarter, Section 33, Township 138 North, Range 29 West, Cass County, Minnesota, the centerline is described as follows: Commencing at the South Quarter corner of said section; thence North 89 degrees 19 minutes 14 seconds West, assumed bearing, along the South line of said Southeast Quarter of the Southwest Quarter 589.33 feet to the point of beginning of the centerline to be herein described; thence North 03 degrees 30 minutes 57 seconds West 45.45 feet; thence northwesterly 64.61 feet along a tangential curve concave to the southwest having a radius of 47.00 feet and a central angle of 78 degrees 45 minutes 44 seconds; thence North 82 degrees 16 minutes 41 seconds West tangent to said curve 65.24 feet, more or less, to the west line of the east 40.00 feet of the West one-half of said Southeast Quarter of the Southwest Quarter and said described centerline there terminating.

### LEGEND

- DENOTES EDGE OF EXISTING BITUMINOUS
- DENOTES EDGE OF EXISTING GRAVEL
- DENOTES EDGE OF EXISTING CONCRETE
- DENOTES EXISTING UTILITY POLE
- DENOTES EXISTING LP TANK
- DENOTES MONUMENT FOUND
- DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 44881



- NOTES:**
- Zoning for subject tract = "Shoreland Residential".
  - Parcel ID of subject parcel: 02-033-3400.
  - The property address of subject parcel: 1468 24th Street SW.

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

LEGACY CERTIFY THAT THIS SURVEY PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.		DATE	3/14/18
LUCAS M. RIDGE PLS48681		LIC. NO.	44881
PROJECT MANAGER:	CMH	PROJECT NO.:	14075
CHECKED BY:	CMH	FILE NAME:	C:4075.dwg
DRAWN BY:	RJF	FIELD BOOK:	
DATE:	5-22-2014	SCALE:	HORZ. 1"=40'
REVISIONS:	DESCRIPTION	DATE	BY
	Revised: Tracts	5-22-2014	RJF
	Revised: Tracts	5-14-2014	RJF
CERTIFICATE OF SURVEY	NOIAN Property	BOOK NO.	PG. NA
	Doug Zasko		
	Heartland Real Estate		
	P.O. Box 152		
	Pine River, MN 56474		
SHEET			
1	OF		1