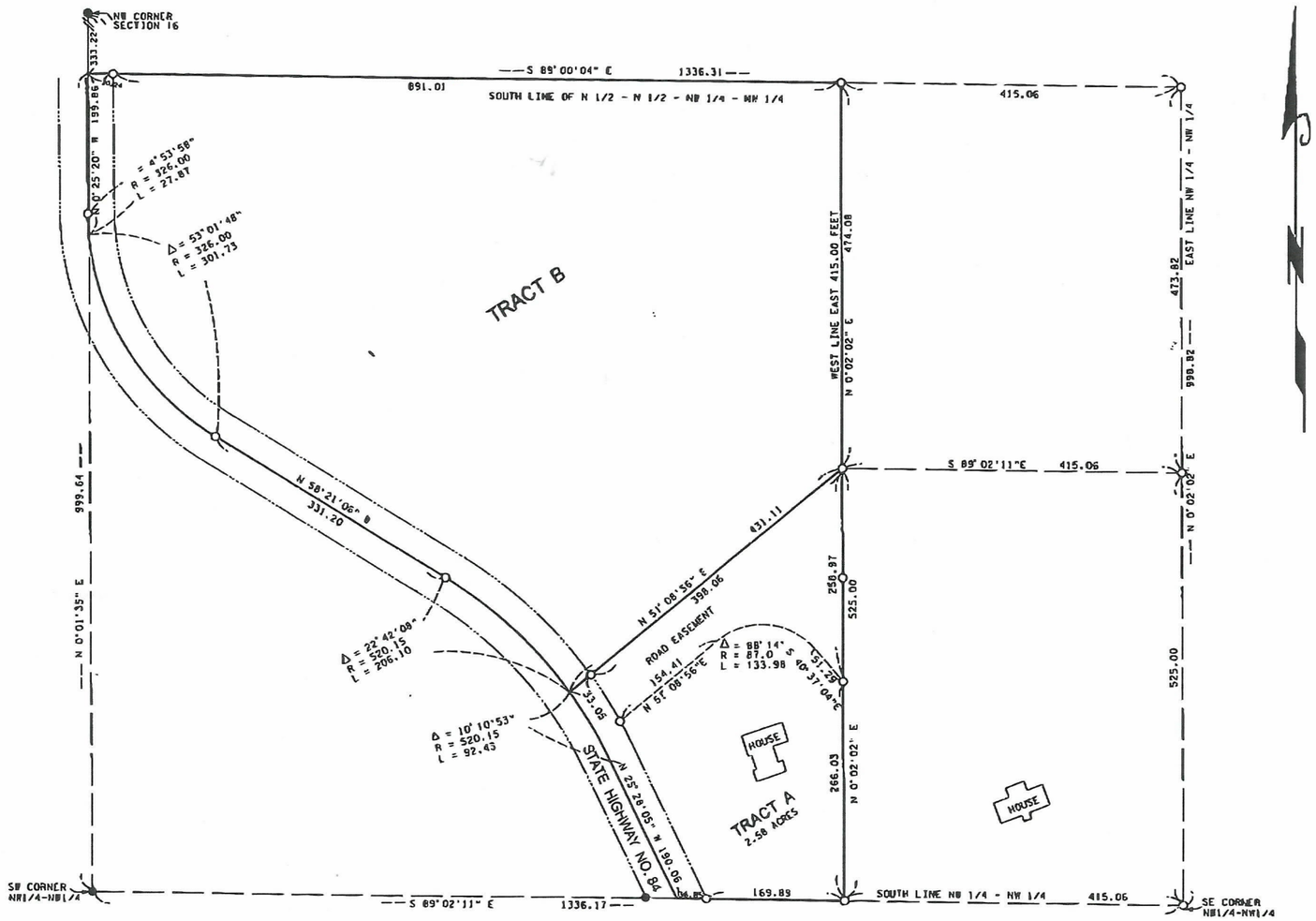
CERTIFICATE OF SURVEY

TRACT B: The Northwest Quarter of the Northwest Quarter of Section 16, Township 138 North, Range 29 West, Cass County, Minnesota, lying northeasterly of State Highway No. 84; EXCEPT the North Half of the North Half of said Northwest Quarter of the Northwest Quarter EXCEPT the east 415.00 feet thereof AND EXCEPT **TRACT A:** That part of the Northwest Quarter of the Northwest Quarter of Section 16, Township 138 North, Range 29 West, Cass County, Minnesota, described as follows: Commencing at the Southeast Corner of said Northwest Quarter of the Northwest Quarter; thence North 89 degrees 02 minutes 11 seconds West, assumed bearing, along the south line of said Northwest Quarter of the Northwest Quarter a distance of 415.06 feet to the west line of the east 415.00 feet of said Northwest Quarter of the Northwest Quarter being the point of beginning; thence continuing North 89 degrees 02 minutes 11 seconds West along the south line of said Northwest Quarter of the Northwest Quarter a distance of 206.74 feet to the centerline of State Highway No. 84; thence North 25 degrees 28 minutes 05 seconds West along said centerline a distance of 190.06 feet; thence northwesterly a distance of 92.43 feet along a tangential curve, concave to the southwest, having a radius of 520.15 feet and a central angle of 10 degrees 10 minutes 53 seconds; thence North 51 degrees 08 minutes 56 seconds East a distance of 431.11 feet to said west line of the east 415.00 feet; thence South 0 degrees 02 minutes 02 seconds West along said west line of the east 415.00 feet a distance of 525.00 feet to the point of beginning. Subject to an easement for State Highway No. 84 over the westerly 33.00 feet. Together with an easement for road purposes over the following described tract: Commencing at the Southeast Corner of said Northwest Quarter of the Northwest Quarter; thence North 89 degrees 02 minutes 11 seconds West, assumed bearing, along the south line of said Northwest Quarter of the Northwest Quarter a distance of 415.06 feet to the west line of the east 415.00 feet of said Northwest Quarter of the Northwest Quarter; thence North 0 degrees 02 minutes 02 seconds East, along the west line of said east 415.00 feet a distance of 525.00 feet to the point of beginning of said road easement; thence South 0 degrees 02 minutes 02 seconds West along said west line a distance of 258.97 feet; thence North 40 degrees 37 minutes 04 seconds West a distance of 51.29 feet; thence westerly a distance of 133.98 feet along a tangential curve, concave to the south, having a radius of 87.00 feet and a central angle of 88 degrees 14 minutes 00 seconds; thence South 51 degrees 08 minutes 56 seconds West a distance of 154.41 feet to the easterly right-of-way line of State Highway No. 84; thence northwesterly along said right-of-way line a distance of 66.46 feet to the intersection with a line bearing South 51 degrees 08 minutes 56 seconds West from the point of beginning; thence North 51 degrees 08 minutes 56 seconds East a distance of 398.06 feet to the point of beginning.



- ● INDICATES MONUMENT FOUND
- ○ INDICATES ½" PIPE SET WITH RLS CAP 11865

BEARINGS ARE BASED ON ASSUMED DATUM

THERE ARE NO WETLANDS ON THIS PROPERTY

SCALE IN FEET

0 80 160 320 480

RECEIVED
#8810
JUL 12 2018
NW NW 16-138-29
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.

Date 10/26/2010 James W. Nielsen
Licensed Land Surveyor
Minnesota License No. 11865

07/12/2018 THU 11:59 FAX 218 587 4434 Hendricks Law Firm 002/001