



LEGAL DESCRIPTION: (PER DOCUMENT # A000584535)

That part of the West Half of the Northwest Quarter of Section 15, Township 133 North, Range 30 West, Cass County, Minnesota, described as follows: Commencing at the Northeast Corner of said West Half of the Northwest Quarter; thence North 89 degrees 39 minutes 59 seconds West, bearings based on Cass County Coordinate Datum, along the north line of said West Half of the Northwest Quarter a distance of 600.00 feet to the point of beginning; thence South 0 degrees 49 minutes 25 seconds East a distance of 574.00 feet; thence South 81 degrees 36 minutes 10 seconds East a distance of 204.33 feet to the northwesterly line of a 66.00 foot road easement; thence southwesterly along the northwesterly line of said 66.00 foot road easement a distance of 38.19 feet along a nontangential curve, concave to the southeast, having a radius of 193.41 feet and a central angle of 11 degrees 18 minutes 2 seconds; the chord of said curve bears South 38 degrees 28 minutes 01 seconds West for a distance of 38.13 feet; thence North 81 degrees 36 minutes 10 seconds West a distance of 179.87 feet; thence South 84 degrees 00 minutes 00 seconds West a distance of 342.00 feet; thence North 5 degrees 38 minutes 27 seconds West a distance of 648.34 feet to the north line of said West Half of the Northwest Quarter; thence South 89 degrees 39 minutes 59 seconds East along the north line of said West Half of the Northwest Quarter a distance of 393.14 feet to the point of beginning;

Together with and subject to a road easement 66 feet wide over and across that part of the West Half of the Northwest Quarter of Section 15, Township 133 North, Range 30 West, Cass County, Minnesota, with the centerline described as follows: Commencing at the Northwest Corner of said West Half of the Northwest Quarter; thence South 0 degrees 44 minutes 40 seconds East, bearings based on Cass County Coordinate Datum, 2181.75 feet along the west line of said West Half of the Northwest Quarter; thence North 74 degrees 29 minutes 21 seconds East 714.62 feet to a point of the northerly right-of-way line of State Highway Number 210, the point of beginning; thence North 6 degrees 10 minutes 09 seconds East 451.26 feet; thence northerly 194.54 feet along a tangential curve concave to the east having a central angle of 32 degrees 42 minutes 15 seconds and a radius of 340.82 feet; thence northerly 171.45 feet along a tangential curve concave to the west having a central angle of 29 degrees 49 minutes 10 seconds and a radius of 329.43 feet; thence North 5 degrees 03 minutes 15 seconds East 161.17 feet tangent to last described curve; thence North 2 degrees 06 minutes 25 seconds West 302.07 feet; thence northwesterly 212.37 feet along a tangential curve concave to the southeast having a central angle of 75 degrees 51 minutes 18 seconds and a radius of 160.11 feet; thence North 73 degrees 44 minutes 53 seconds East 246.55 feet tangent to last described curve and there ending; and over the East 66.00 feet of said West Half of the Northwest Quarter lying northerly of the northerly right-of-way line of State Highway Number 210

PROPOSED PARCEL A LEGAL DESCRIPTION:

That part of the West Half of the Northwest Quarter of Section 15, Township 133 North, Range 30 West, Cass County, Minnesota, described as follows: Commencing at the Northeast Corner of said West Half of the Northwest Quarter; thence North 89 degrees 38 minutes 30 seconds West assumed bearing, along the north line of said West Half of the Northwest Quarter, a distance of 600.00 feet to the point of beginning; thence South 00 degrees 47 minutes 56 seconds East a distance of 620.58 feet; thence North 88 degrees 39 minutes 59 seconds East, a distance of 190.64 feet to the northwesterly line of a 66.00 foot road easement; thence southwesterly along the northwesterly line of said 66.00 foot road easement a distance of 40.20 feet along a nontangential curve, concave to the southeast, having a radius of 193.41 feet and a central angle of 11 degrees 54 minutes 34 seconds; the chord of said curve bears South 33 degrees 20 minutes 53 seconds West for a distance of 40.13 feet; thence South 88 degrees 39 minutes 59 seconds West, a distance of 902.07 feet to the west line of said West Half of the Northwest Quarter; thence North 00 degrees 43 minutes 11 seconds West along said west line, a distance of 675.23 feet to the Northwest Corner of said West Half of the Northwest Quarter; thence South 89 degrees 38 minutes 30 seconds East along the north line of said West Half, a distance of 733.14 feet to the point of beginning.

PROPOSED PARCEL B LEGAL DESCRIPTION:

That part of the West Half of the Northwest Quarter of Section 15, Township 133 North, Range 30 West, Cass County, Minnesota, described as follows: Commencing at the Northeast Corner of said West Half of the Northwest Quarter; thence North 89 degrees 38 minutes 30 seconds West assumed bearing, along the north line of said West Half of the Northwest Quarter, a distance of 600.00 feet to the point of beginning; thence South 0 degrees 47 minutes 56 seconds East a distance of 547.34 feet to the northerly line of a 66.00 foot road easement; thence South 73 degrees 46 minutes 22 seconds West along the northerly line of said 66.00 foot road easement, a distance of 116.36 feet; thence southwesterly along the northerly line of said 66.00 foot road easement, a distance of 116.36 feet along a tangential curve, concave to the southeast, having a radius of 193.41 feet and a central angle of 34 degrees 28 minutes 12 seconds; thence South 88 degrees 39 minutes 59 seconds West, a distance of 190.64 feet; thence North 00 degrees 47 minutes 56 seconds West, a distance of 620.58 feet to the north line of said West Half of the Northwest Quarter; thence South 89 degrees 38 minutes 30 seconds East along said north line of the West Half of the Northwest Quarter a distance of 300.00 feet to the point of beginning.

PROPOSED EASEMENT DESCRIPTION:

A 33.00-foot easement for ingress and egress, over, under, and across that part of the West Half of the Northwest Quarter of Section 15, Township 133 North, Range 30 West, Cass County, Minnesota. The centerline is described as follows: Commencing at the Northeast Corner of said West Half of the Northwest Quarter; thence North 89 degrees 38 minutes 30 seconds West assumed bearing, along the north line of said West Half of the Northwest Quarter, a distance of 600.00 feet; thence South 00 degrees 47 minutes 56 seconds East a distance of 620.58 feet; thence North 88 degrees 39 minutes 59 seconds East, a distance of 190.64 feet to the northwesterly line of a 66.00 foot road easement; thence southwesterly along the northwesterly line of said 66.00 foot road easement a distance of 40.20 feet along a nontangential curve, concave to the southeast, having a radius of 193.41 feet and a central angle of 6 degrees 10 minutes 06 seconds; the chord of said curve bears South 36 degrees 13 minutes 07 seconds West, a distance of 40.13 feet to the point of beginning of the centerline to be described; thence South 88 degrees 39 minutes 59 seconds West, a distance of 394.80 feet and there terminating.

The side lines of said easement are to be prolonged or shortened to terminate at the northwesterly line of said 66.00-foot road easement.

GENERAL NOTES

- No search for easements or restrictions, recorded or unrecorded, was made by the Surveyor.
- The underground utilities shown have been located from field survey information. The surveyor makes no guarantees that the utilities shown comprise all such utilities in the area, either in service or abandoned.
- The wetlands were delineated by Brinks Wetland Services, LLC.
- Total area of subject property: 493,205 Sq. Ft. / 11.32 Acres.

LEGEND

- DENOTES FOUND MONUMENT
- DENOTES SET 1/2"x1/4" IRON PIPE WITH CAP # 50319
- WET LAND DELINEATED
- W WELL
- CS SEWER INSPECTION PIPE

| Revisions: | Crew: |
|------------|-------------------------|
| | EAN |
| | Checked: PDH |
| | Drawn: TTS |
| | Record Drawing by/date: |

Prepared for:
Eric Rasmussen

Lakes Area SURVEYING LLC.
 24314 SMILEY ROAD, SUITE C
 NISSWA, MN 56468
 OFFICE (218) 961-0090

I hereby certify that this plan 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.
 Terry T. Strus
 Terry T. Strus
 Date: 09/13/19 License No. 50319

Part of the West 1/2 of the NW Quarter, Sec. 15, Twp, 133, Rge. 30
 Cass County, Minnesota

Date: 8/15/19
 19-120 CTF02.dwg

CERTIFICATE OF SURVEY
 BOUNDARY LINE ADJUSTMENT