

CERTIFICATE OF SURVEY

**BLOCK 3 & BLOCK 5, DAWES FIFTH ADDITION TO PINE RIVER
SECTION 6, TOWNSHIP 137 NORTH, RANGE 29 WEST,
CASS COUNTY, MINNESOTA**

LEGAL DESCRIPTION PER DOCUMENT NUMBER 353769

Digiovanni Tract
Block 5, Dawes Fifth Addition to the Village of Pine River, lying North of State Aid Road #1.
EXCEPT
Document Number 388123.

together with all hereditaments and appurtenances belonging thereto.

LEGAL DESCRIPTION PER DOCUMENT NUMBER A000465808

Miller Tracts
That part of Block Five (5), Fifth Addition to Pine River, Minnesota, a/k/a Dawes Fifth Addition to Village of Pine River, according to the recorded plat thereof, Cass County, Minnesota, described as follows: Beginning at the most Southerly corner of Block Three (3), said plat; thence North 48 degrees 52 minutes 55 seconds West, assumed bearing, along the line common to said Block 3 and Block 5, a distance of 175.00 feet; thence South 41 degrees 07 minutes 05 seconds West, 90 feet; thence South 48 degrees 52 minutes 55 seconds East, 175.00 feet, more or less, to the Westerly right of way line of Ridge Avenue as dedicated in said plat; thence North 41 degrees 07 minutes 05 seconds East along said right of way line 90.00 feet to the point of beginning.
Together with a 20 foot wide easement for ingress, egress and utilities, over, under and across that part of Block 5, said plat, centerline described as follows:

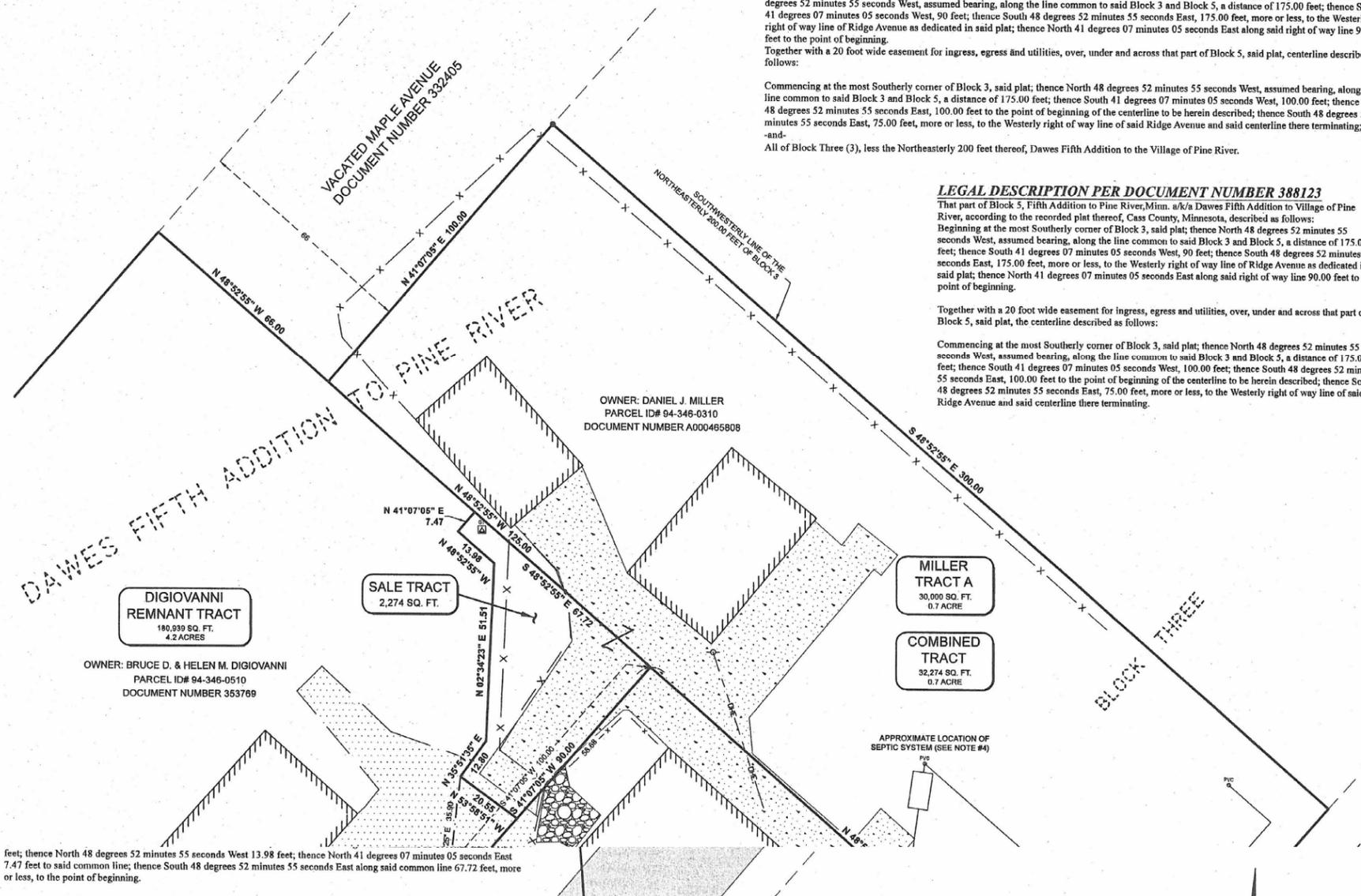
Commencing at the most Southerly corner of Block 3, said plat; thence North 48 degrees 52 minutes 55 seconds West, assumed bearing, along the line common to said Block 3 and Block 5, a distance of 175.00 feet; thence South 41 degrees 07 minutes 05 seconds West, 100.00 feet; thence South 48 degrees 52 minutes 55 seconds East, 100.00 feet to the point of beginning of the centerline to be herein described; thence South 48 degrees 52 minutes 55 seconds East, 75.00 feet, more or less, to the Westerly right of way line of said Ridge Avenue and said centerline there terminating;
-and-
All of Block Three (3), less the Northeasterly 200 feet thereof, Dawes Fifth Addition to the Village of Pine River.

LEGAL DESCRIPTION PER DOCUMENT NUMBER 388123

That part of Block 5, Fifth Addition to Pine River, Minn. a/k/a Dawes Fifth Addition to Village of Pine River, according to the recorded plat thereof, Cass County, Minnesota, described as follows:
Beginning at the most Southerly corner of Block 3, said plat; thence North 48 degrees 52 minutes 55 seconds West, assumed bearing, along the line common to said Block 3 and Block 5, a distance of 175.00 feet; thence South 41 degrees 07 minutes 05 seconds West, 90 feet; thence South 48 degrees 52 minutes 55 seconds East, 175.00 feet, more or less, to the Westerly right of way line of Ridge Avenue as dedicated in said plat; thence North 41 degrees 07 minutes 05 seconds East along said right of way line 90.00 feet to the point of beginning.

Together with a 20 foot wide easement for ingress, egress and utilities, over, under and across that part of Block 5, said plat, the centerline described as follows:

Commencing at the most Southerly corner of Block 3, said plat; thence North 48 degrees 52 minutes 55 seconds West, assumed bearing, along the line common to said Block 3 and Block 5, a distance of 175.00 feet; thence South 41 degrees 07 minutes 05 seconds West, 100.00 feet; thence South 48 degrees 52 minutes 55 seconds East, 100.00 feet to the point of beginning of the centerline to be herein described; thence South 48 degrees 52 minutes 55 seconds East, 75.00 feet, more or less, to the Westerly right of way line of said Ridge Avenue and said centerline there terminating.



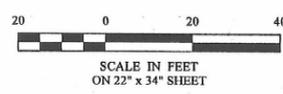
feet; thence North 48 degrees 52 minutes 55 seconds West 13.98 feet; thence North 41 degrees 07 minutes 05 seconds East 7.47 feet to said common line; thence South 48 degrees 52 minutes 55 seconds East along said common line 67.72 feet, more or less, to the point of beginning.

PROPOSED EASEMENT DESCRIPTION

An easement for ingress, egress and utility purposes over, under and across that part of Block 5, FIFTH ADDITION TO PINE RIVER, MINNESOTA a/k/a Dawes Fifth Addition to Village of Pine River, according to the recorded plat thereof, Cass County, Minnesota, described as follows: Commencing at the most Southerly corner of Block 3, said plat; thence North 48 degrees 52 minutes 55 seconds West, assumed bearing, along the line common to Block 3 and Block 5, said plat 175.00 feet; thence South 41 degrees 07 minutes 05 seconds West 58.68 feet to the point of beginning of the easement tract to be herein described; thence continuing South 41 degrees 07 minutes 05 seconds West 31.32 feet to a point hereinafter referred to as Point "A"; thence South 48 degrees 52 minutes 55 seconds East 100.00 feet to the northwesterly line of an existing easement as described in Document Number 388123 filed in the office of the Cass County Recorder, Walker, Minnesota; thence South 41 degrees 07 minutes 05 seconds West along said northwesterly line 20.00 feet; thence North 37 degrees 34 minutes 19 seconds West 101.98 feet to said Point "A"; thence North 06 degrees 21 minutes 25 seconds East 35.90 feet to the intersection with a line bearing North 53 degrees 58 minutes 51 seconds West from the point of beginning; thence South 53 degrees 58 minutes 51 seconds East 20.55 feet, more or less, to the point of beginning.

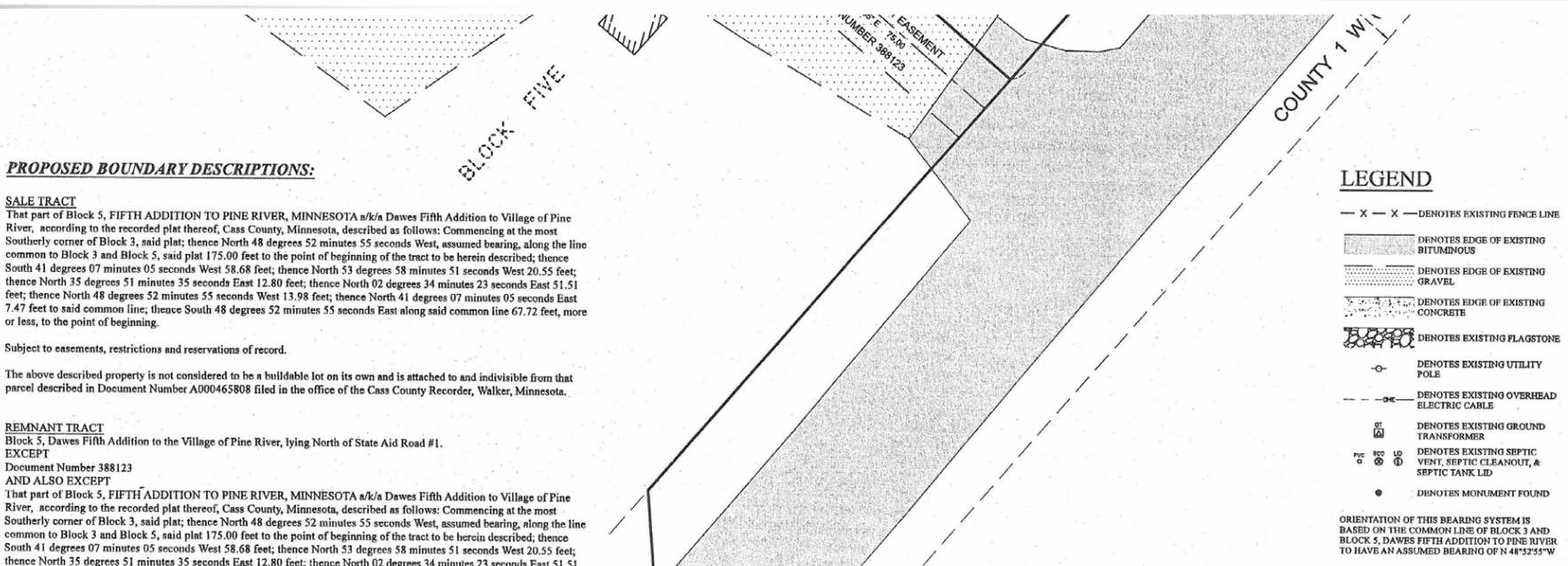
NOTES:

1. Zoning for subject tract = "Commercial District (C-1)".
2. Parcel IDs of subject parcels: 94-346-0310 & 94-346-0510.
3. The property address of subject parcel: 319 County 1 West.
4. Approximate location of septic system per sketches prepared by Raymond Schrupp #747.



I NO I	CERTIFICATE OF SURVEY	PROJECT MANAGER: CMH	PROJECT No.: C20052	DATE: 4-22-2020	REVISIONS DATE DESCRIPTION BY	I HEREBY CERTIFY THAT THIS SURVEY, PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA. Cynthia M. Hilde CYNTHIA M. HILDE PLS#44881 DATE 4/22/2020 LIC. NO. 44881	 30206 Rasmussen Road Suite 1 P. O. Box 874 Pequot Lakes, MN 56472 218-568-4940 www.stonemarksurvey.com
	DANIEL J. MILLER 319 COUNTY 1 WEST PINE RIVER, MN 56474	CHECKED BY: CMH	FILE NAME: C20052.dwg	SCALE: 1"=20'			
		DRAWN BY: CMH / RJF	FIELD BOOK BOOK PG.	VERT. NONE			

#8960 05-15-2020 MJL



PROPOSED BOUNDARY DESCRIPTIONS:

SALE TRACT
That part of Block 5, FIFTH ADDITION TO PINE RIVER, MINNESOTA a/k/a Dawes Fifth Addition to Village of Pine River, according to the recorded plat thereof, Cass County, Minnesota, described as follows: Commencing at the most Southerly corner of Block 3, said plat; thence North 48 degrees 52 minutes 55 seconds West, assumed bearing, along the line common to Block 3 and Block 5, said plat 175.00 feet to the point of beginning of the tract to be herein described; thence South 41 degrees 07 minutes 05 seconds West 58.68 feet; thence North 53 degrees 58 minutes 51 seconds West 20.55 feet; thence North 35 degrees 51 minutes 35 seconds East 12.80 feet; thence North 02 degrees 34 minutes 23 seconds East 51.51 feet; thence North 48 degrees 52 minutes 55 seconds West 13.98 feet; thence North 41 degrees 07 minutes 05 seconds East 7.47 feet to said common line; thence South 48 degrees 52 minutes 55 seconds East along said common line 67.72 feet, more or less, to the point of beginning.

Subject to easements, restrictions and reservations of record.

The above described property is not considered to be a buildable lot on its own and is attached to and indivisible from that parcel described in Document Number A000465808 filed in the office of the Cass County Recorder, Walker, Minnesota.

REMNANT TRACT
Block 5, Dawes Fifth Addition to the Village of Pine River, lying North of State Aid Road #1.
EXCEPT
Document Number 388123
AND ALSO EXCEPT
That part of Block 5, FIFTH ADDITION TO PINE RIVER, MINNESOTA a/k/a Dawes Fifth Addition to Village of Pine River, according to the recorded plat thereof, Cass County, Minnesota, described as follows: Commencing at the most Southerly corner of Block 3, said plat; thence North 48 degrees 52 minutes 55 seconds West, assumed bearing, along the line common to Block 3 and Block 5, said plat 175.00 feet to the point of beginning of the tract to be herein described; thence South 41 degrees 07 minutes 05 seconds West 58.68 feet; thence North 53 degrees 58 minutes 51 seconds West 20.55 feet; thence North 35 degrees 51 minutes 35 seconds East 12.80 feet; thence North 02 degrees 34 minutes 23 seconds East 51.51 feet; thence North 48 degrees 52 minutes 55 seconds West 13.98 feet; thence North 41 degrees 07 minutes 05 seconds East 7.47 feet to said common line; thence South 48 degrees 52 minutes 55 seconds East along said common line 67.72 feet, more or less, to the point of beginning.

LEGEND

- x - x - DENOTES EXISTING FENCE LINE
- [Pattern] DENOTES EDGE OF EXISTING BITUMINOUS
- [Pattern] DENOTES EDGE OF EXISTING GRAVEL
- [Pattern] DENOTES EDGE OF EXISTING CONCRETE
- [Pattern] DENOTES EXISTING FLAGSTONE
- [Symbol] DENOTES EXISTING UTILITY POLE
- [Symbol] DENOTES EXISTING OVERHEAD ELECTRIC CABLE
- [Symbol] DENOTES EXISTING GROUND TRANSFORMER
- [Symbol] DENOTES EXISTING SEPTIC VENT, SEPTIC CLEANOUT, & SEPTIC TANK LID
- [Symbol] DENOTES MONUMENT FOUND

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE COMMON LINE OF BLOCK 3 AND BLOCK 5, DAWES FIFTH ADDITION TO PINE RIVER TO HAVE AN ASSUMED BEARING OF N 48°52'55" W