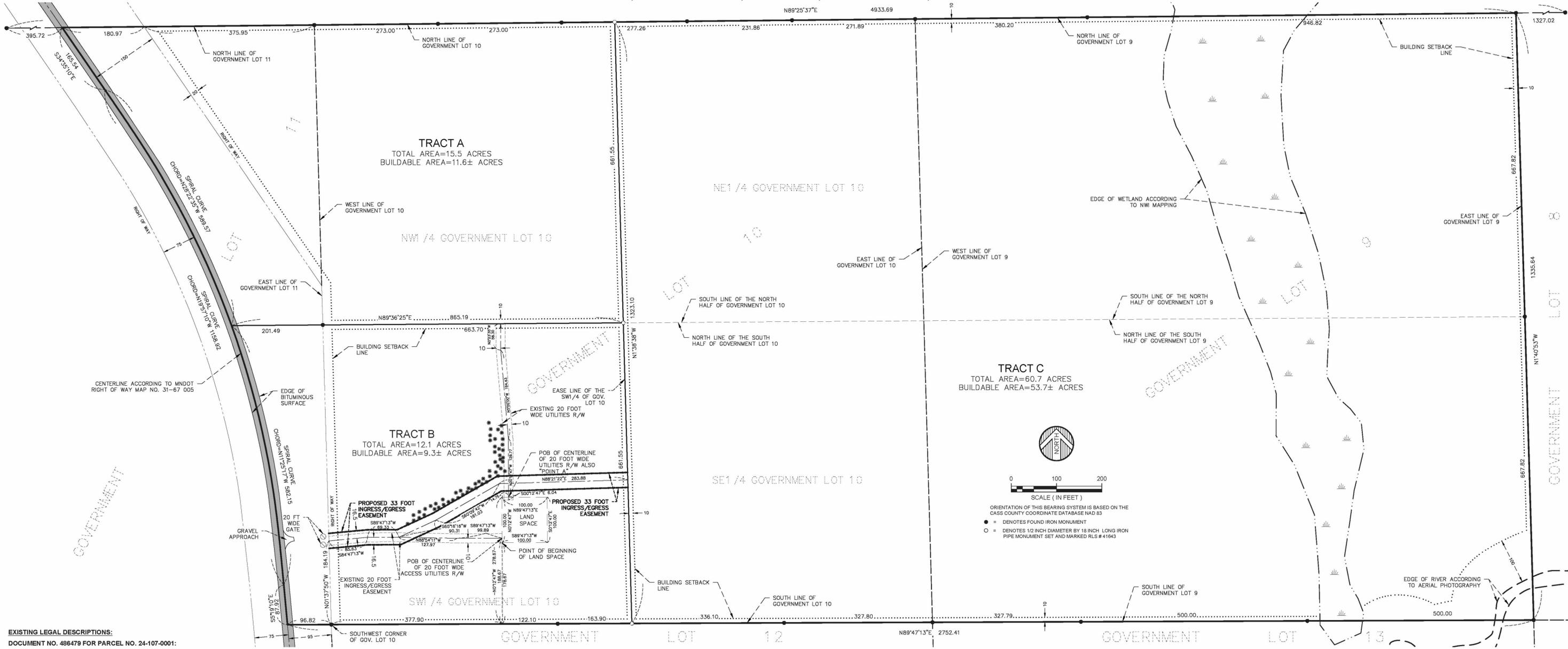


# CERTIFICATE OF SURVEY

## GOVERNMENT LOTS 9 AND 10 AND PART OF GOVERNMENT LOT 11, SECTION 7, TOWNSHIP 134, RANGE 31, CASS COUNTY, MINNESOTA



**EXISTING LEGAL DESCRIPTIONS:**  
DOCUMENT NO. 486479 FOR PARCEL NO. 24-107-0001:

The North Half of Government Lots Nine (9) and Ten (10), and that portion of Government Lot Eleven (11) lying Easterly of State Highway #64 and adjacent to Government Lot 10, All in Section Seven (7), Township One Hundred Thirty-four (134), Range Thirty-one (31).

DOCUMENT NO. 513217 FOR PARCEL NO. 24-107-0002:

The South Half of Government Lots 9 and 10, Section 7, Township 134, Range 31.

**PROPOSED LEGAL DESCRIPTIONS:**

**TRACT A:**  
The Northwest Quarter of Government Lot 10, and that part of Government Lot 11 lying easterly of State Highway No. 64 and adjacent to said Northwest Quarter of Government Lot 10, all in Section 7, Township 134, Range 31, Cass County, Minnesota. Subject to the right of way for State Highway No. 64. Subject to easements, reservations or restrictions of record, if any.

**TRACT B:**  
The Southwest Quarter of Government Lot 10 and that part of Government Lot 11 lying easterly of State Highway No. 64 and adjacent to said Southwest Quarter of Government Lot 10, all in Section 7, Township 134, Range 31, Cass County, Minnesota. Subject to the right of way for State Highway No. 64. Subject to easements, reservations or restrictions of record, if any.

**TRACT C:**  
The Northeast Quarter of Government Lot 10, the Southeast Quarter of Government Lot 10, and Government Lot 9, all in Section 7, Township 134, Range 31, Cass County, Minnesota. Subject to the right of way for State Highway No. 64. Subject to easements, reservations or restrictions of record, if any.

**PROPOSED 33.00 FOOT INGRESS/EGRESS EASEMENT:**  
A 33.00 foot wide right of way for ingress, egress and utility purposes over, under and across the Southwest Quarter of Government Lot 10, Section 7, Township 134 North, Range 31 West of the Fifth Principal Meridian, Cass County, Minnesota, the centerline of said right of way is described as follows: Commencing at the southwest corner of said Southwest Quarter of Government Lot 10; thence North 01 degrees 37 minutes 50 seconds West 184.19 feet; to the point of beginning of the centerline to be described; thence North 84 degrees 47 minutes 13 seconds East 85.63 feet; thence North 89 degrees 47 minutes 13 seconds East 69.33 feet; thence North 65 degrees 16 minutes 16 seconds East 90.31 feet; thence North 60 degrees 09 minutes 42 seconds East 161.03 feet; thence North 88 degrees 21 minutes 22 seconds East 283.88 to the east line of said Southwest Quarter of Government Lot 10 and said centerline there terminating. The sidelines of said easement shall be shortened or lengthened to terminate at said east line of said Southwest Quarter of Government Lot 10.

**EXISTING EASEMENTS:**

**ACCESS & UTILITIES RIGHTS OF WAY DESCRIPTION:**  
A 20.00 foot wide right of way for ingress, egress and utility purposes over, under and across the South Half of Government Lot 10, Section 7, Township 134 North, Range 31 West of the Fifth Principal Meridian, Cass County, Minnesota, the centerline of said right of way is described as follows:  
Commencing at the southwest corner of said South Half of Government Lot 10; thence North 89 degrees 47 minutes 13 seconds East along the South line of said South Half of Government Lot 10, a distance of 377.90 feet; thence North 0 degrees 12 minutes 47 seconds West, a distance of 188.67 feet to the Point of Beginning of the centerline to be described; thence South 89 degrees 47 minutes 13 seconds West, a distance of 99.89 feet; thence North 88 degrees 54 minutes 11 seconds West, a distance of 127.97 feet; thence South 89 degrees 47 minutes 13 seconds West, a distance of 69.33 feet; thence South 84 degrees 47 minutes 13 seconds West, a distance of 85.63 feet to the east right of way line of State Trunk Highway Number 64 and said centerline there terminating. The sidelines of said right of way shall be shortened or lengthened to terminate at said east right of way line of State Trunk Highway Number 64.

**UTILITIES RIGHT OF WAY DESCRIPTION:**  
A 20.00 foot wide right of way for utility purposes over, under and across the South Half of Government Lot 10, Section 7, Township 134 North, Range 31 West of the Fifth Principal Meridian, Cass County, Minnesota, the centerline of said right of way is described as follows:  
Commencing at the southwest corner of said South Half of Government Lot 10; thence North 89 degrees 47 minutes 13 seconds East along the South line of said South Half of Government Lot 10, a distance of 377.90 feet; thence North 0 degrees 12 minutes 47 seconds West, a distance of 188.67 feet; thence North 89 degrees 47 minutes 13 seconds East, a distance of 14.75 feet to a point hereinafter referred to as Point "A"; thence North 0 degrees 12 minutes 47 seconds West, a distance of 129.77 feet; thence North 5 degrees 00 minutes 00 seconds West, a distance of 194.43 feet; thence North 0 degrees 23 minutes 35 seconds West, a distance of 58.30 feet to the North line of said South Half of Government Lot 10 and said centerline there terminating. The sidelines of said right of way shall be shortened or lengthened to terminate at said North line of the South Half of Government Lot 10.

**AND**  
A 20.00 foot wide right of way for utility purposes over, under and across said South Half of Government Lot 10, the centerline of said right of way is described as follows:  
Beginning at the previously described Point "A"; thence South 0 degrees 12 minutes 47 seconds East, a distance of 6.04 feet and said centerline there terminating.

**SURVEYOR'S NOTES:**  
THE ADDRESS FOR THE SUBJECT PROPERTY IS 10262 HIGHWAY 64 SW, MOTLEY, MINNESOTA.  
THE PID FOR THE SUBJECT PROPERTY IS 24-107-0001.  
MOSQUITO CREEK IS CLASSIFIED AS A TRIBUTARY RIVER.  
ACCORDING TO THE CASS COUNTY ON-LINE PARCEL MAPPING APPLICATION, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE SHORELAND RESIDENTIAL AND AGRICULTURE FORESTRY ZONING DISTRICT.  
THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR OPINION. THERE MAY BE EASEMENTS OR OTHER LIMITING FACTORS WHICH AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.  
THE WETLANDS AS SHOWN ON THIS SURVEY WERE TAKEN FROM NWI MAPPING.  
THE BUILDABLE AREA WAS CALCULATED USING THE TOTAL AREA LESS THE WETLANDS, RIGHT OF WAY AND SETBACK AREA.

DATE:	JUNE 22, 2020	DATE:		AMENDMENTS:		BY:		PREPARED FOR:	JAMES & PHYLLIS PFAFF
SCALE:	AS SHOWN							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.	
DRAWN BY:	TJP								
CHECKED BY:	CMC								
FILE NUMBER:	2020-10939							CHAD M. CONNER	DATE: 07-02-2020 LIC. NO. 41643

© 2020 WIDSETH

# WIDSETH

ARCHITECTS ■ ENGINEERS ■ SCIENTISTS ■ SURVEYORS

#8981 MJL 08-05-2020