

# CERTIFICATE OF SURVEY

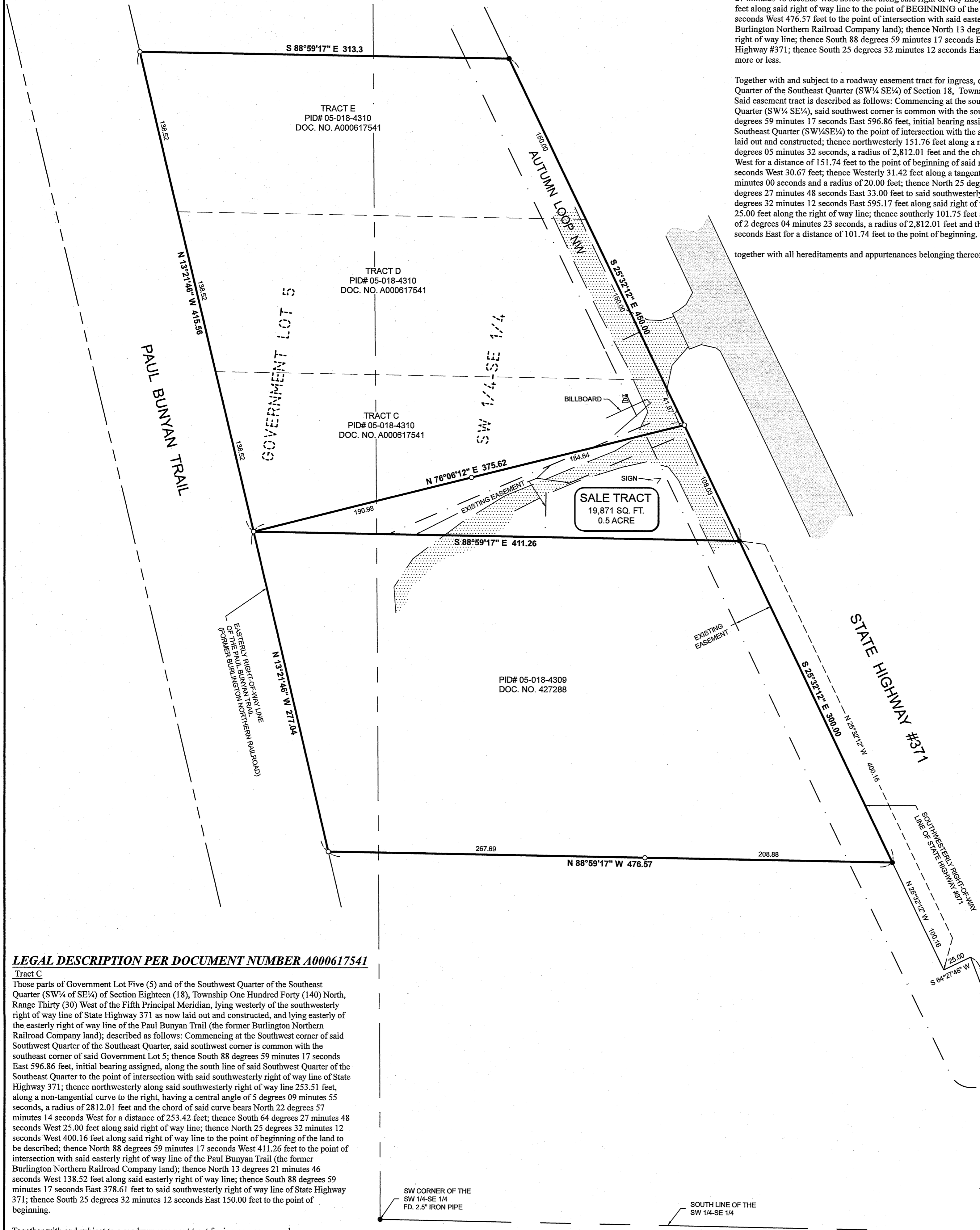
**PART OF GOVERNMENT LOT 5 AND  
PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER  
ALL IN SECTION 18, TOWNSHIP 140 NORTH, RANGE 30 WEST,  
CASS COUNTY, MINNESOTA**

**LEGAL DESCRIPTION PER DOCUMENT NUMBER 427288**

Those parts of Government Lot Five (5) and of the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$  SE $\frac{1}{4}$ ) of Section Eighteen (18), Township One Hundred Forty (140) North, Range Thirty (30) West of the 5th Principal Meridian, lying westerly of the southwesterly right of way line of State Highway #371 as now laid out and constructed, and lying easterly of the easterly right of way line of the Paul Bunyan Trail (The former Burlington Northern Railroad Company Land); described as follows: Commencing at the southwest corner of said Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$  SE $\frac{1}{4}$ ), said southwest corner is common with the southeast corner of said Government Lot 5; thence South 88 degrees 59 minutes 17 seconds East 596.86 feet, initial bearing assigned, along the south line of said Southwest Quarter of the Southeast Quarter to the point of intersection with said southwesterly right of way line of State Highway #371; thence northwesterly along said southwesterly right of way line 253.51 feet, along a non-tangential curve to the right, having a central angle of 5 degrees 09 minutes 55 seconds, a radius of 2,812.01 feet and the chord of said curve bears North 22 degrees 57 minutes 14 seconds West for a distance of 253.42 feet; thence South 64 degrees 27 minutes 48 seconds West 25.00 feet along said right of way line; thence North 25 degrees 32 minutes 12 seconds West 400.16 feet along said right of way line to the point of BEGINNING of the land to be described; thence North 88 degrees 59 minutes 17 seconds West 476.57 feet to the point of intersection with said easterly right of way line of the Paul Bunyan Trail (The former Burlington Northern Railroad Company land); thence North 13 degrees 21 minutes 46 seconds West 277.04 feet along said easterly right of way line; thence South 88 degrees 59 minutes 17 seconds East 411.26 feet to said southwesterly right of way line of State Highway #371; thence South 25 degrees 32 minutes 12 seconds East 300.00 feet to the point of beginning. Containing 2.73 acres, more or less.

Together with and subject to a roadway easement tract for ingress, egress and regress, over, under and across part of the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$  SE $\frac{1}{4}$ ) of Section 18, Township 140 North, Range 30 West of the 5th Principal Meridian. Said easement tract is described as follows: Commencing at the southwest corner of said Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$  SE $\frac{1}{4}$ ), said southwest corner is common with the southeast corner of said Government Lot 5; thence South 88 degrees 59 minutes 17 seconds East 596.86 feet, initial bearing assigned, along the south line of said Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$  SE $\frac{1}{4}$ ) to the point of intersection with the southwesterly right of way line of State Highway #371 as now laid out and constructed; thence northwesterly 151.76 feet along a non-tangential curve to the right, having a central angle of 3 degrees 05 minutes 32 seconds, a radius of 2,812.01 feet and the chord of said curve bears North 23 degrees 59 minutes 26 seconds West for a distance of 151.74 feet to the point of beginning of said roadway easement tract; thence South 64 degrees 27 minutes 48 seconds West 30.67 feet; thence West 31.42 feet along a tangential curve to the right, having a central angle of 90 degrees 00 minutes 00 seconds and a radius of 20.00 feet; thence North 25 degrees 32 minutes 12 seconds West 676.65 feet; thence North 64 degrees 27 minutes 48 seconds East 33.00 feet to said southwesterly right of way line of State Highway #371; thence South 25 degrees 32 minutes 12 seconds East 595.17 feet along said right of way line; thence North 64 degrees 27 minutes 48 seconds East 25.00 feet along the right of way line; thence southerly 101.75 feet along a non-tangential curve to the left, having a central angle of 2 degrees 04 minutes 23 seconds, a radius of 2,812.01 feet and the chord of said curve bears South 21 degrees 24 minutes 28 seconds East for a distance of 101.74 feet to the point of beginning.

together with all hereditaments and appurtenances belonging thereof.



**LEGEND**

- DENOTES EDGE OF EXISTING BITUMINOUS
  - DENOTES EDGE OF EXISTING GRAVEL
  - DENOTES EXISTING ELECTRIC METER
  - DENOTES PLAT AND/OR DEEDED MEASURE
  - DENOTES MONUMENT FOUND
  - DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 44881
- ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY #371 TO HAVE AN ASSUMED BEARING OF N 25°32'12" W.

**LEGAL DESCRIPTION PER DOCUMENT NUMBER A000617541**

**Tract C**  
Those parts of Government Lot Five (5) and of the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$  of SE $\frac{1}{4}$ ) of Section Eighteen (18), Township One Hundred Forty (140) North, Range Thirty (30) West of the Fifth Principal Meridian, lying westerly of the southwesterly right of way line of State Highway 371 as now laid out and constructed, and lying easterly of the easterly right of way line of the Paul Bunyan Trail (the former Burlington Northern Railroad Company land); described as follows: Commencing at the southwest corner of said Southwest Quarter of the Southeast Quarter, said southwest corner is common with the southeast corner of said Government Lot 5; thence South 88 degrees 59 minutes 17 seconds East 596.86 feet, initial bearing assigned, along the south line of said Southwest Quarter of the Southeast Quarter to the point of intersection with said southwesterly right of way line of State Highway 371; thence northwesterly along said southwesterly right of way line 253.51 feet, along a non-tangential curve to the right, having a central angle of 5 degrees 09 minutes 55 seconds, a radius of 2812.01 feet and the chord of said curve bears North 22 degrees 57 minutes 14 seconds West for a distance of 253.42 feet; thence South 64 degrees 27 minutes 48 seconds West 25.00 feet along said right of way line; thence North 25 degrees 32 minutes 12 seconds West 400.16 feet along said right of way line to the point of beginning of the land to be described; thence North 88 degrees 59 minutes 17 seconds West 411.26 feet to the point of intersection with said easterly right of way line of the Paul Bunyan Trail (the former Burlington Northern Railroad Company land); thence North 13 degrees 21 minutes 46 seconds West 138.52 feet along said easterly right of way line; thence South 88 degrees 59 minutes 17 seconds East 378.61 feet to said southwesterly right of way line of State Highway 371; thence South 25 degrees 32 minutes 12 seconds East 150.00 feet to the point of beginning.

Together with and subject to a roadway easement tract for ingress, egress and regress, over, under and across part of the Southwest Quarter of the Southeast Quarter, of Section 18, Township 140 North, Range 30 West of the Fifth Principal Meridian. Said easement tract is described as follows: Commencing at the southwest corner of said Southwest Quarter of the Southeast Quarter, said southwest corner is common with the southeast corner of said Government Lot 5; thence South 88 degrees 59 minutes 17 seconds East 596.86 feet, initial bearing assigned, along the south line of said Southwest Quarter of the Southeast Quarter to the point of intersection with the southwesterly right of way line of State Highway 371 as now laid out and constructed; thence northwesterly 151.76 feet along a non-tangential curve to the right, having a central angle of 3 degrees 05 minutes 32 seconds, a radius of 2812.01 feet and the chord of said curve bears North 23 degrees 59 minutes 26 seconds West for a distance of 151.74 feet to the point of beginning of said roadway easement tract; thence South 64 degrees 27 minutes 48 seconds West 30.67 feet; thence westerly 31.42 feet along a tangential curve to the right, having a central angle of 90 degrees 00 minutes 00 seconds and a radius of 20.00 feet; thence North 25 degrees 32 minutes 12 seconds West 676.65 feet; thence North 64 degrees 27 minutes 48 seconds East 33.00 feet to said southwesterly right of way line of State Highway 371; thence South 25 degrees 32 minutes 12 seconds East 595.17 feet along said right of way line; thence North 64 degrees 27 minutes 48 seconds East 25.00 feet along the right of way line; thence southerly 101.75 feet along a non-tangential curve to the left, having a central angle of 2 degrees 04 minutes 23 seconds, a radius of 2812.01 feet and the chord of said curve bears South 21 degrees 24 minutes 28 seconds East for a distance of 101.74 feet to the point of beginning.

Reserving the following easement: An easement for ingress, egress and utility purposes over, under and across that part of Government Lot 5 and that part of the Southwest Quarter of the Southeast Quarter, both in Section 18, Township 140 North, Range 30 West, Cass County, Minnesota, described as follows: Commencing at the southwest corner of said Southwest Quarter of the Southeast Quarter; thence South 88 degrees 59 minutes 17 seconds East, assigned bearing, along the south line thereof, 596.86 feet to the intersection with the southwesterly right of way line of State Highway Number 371; thence northwesterly along said right of way line 253.51 feet, along a non-tangential curve, concave to the northeast, having a radius of 2812.01 feet, a central angle of 5 degrees 09 minutes 55 seconds, a chord bearing of North 22 degrees 57 minutes 14 seconds West, and a chord distance of 253.42 feet; thence South 64 degrees 27 minutes 48 seconds West, not tangent to said curve and along said right of way line, 25.00 feet; thence North 25 degrees 32 minutes 12 seconds West, along said right of way line, 400.16 feet to a point hereinafter referred to as Point "A"; thence continue North 25 degrees 32 minutes 12 seconds West, along said right of way line, 100.93 feet to the point of beginning of the easement to be herein described; thence South 66 degrees 57 minutes 21 seconds West 130.00 feet; thence South 01 degree 00 minutes 43 seconds West 37.29 feet to the intersection with a line bearing North 88 degrees 59 minutes 17 seconds West from said point "A"; thence North 88 degrees 59 minutes 17 seconds West 132.61 feet; thence North 66 degrees 57 minutes 21 seconds East 265.42 feet to said right of way line; thence South 25 degrees 32 minutes 12 seconds East, along said right of way line, 20.02 feet to the point of beginning.

together with all hereditaments and appurtenances belonging thereof.

**PROPOSED BOUNDARY DESCRIPTION**

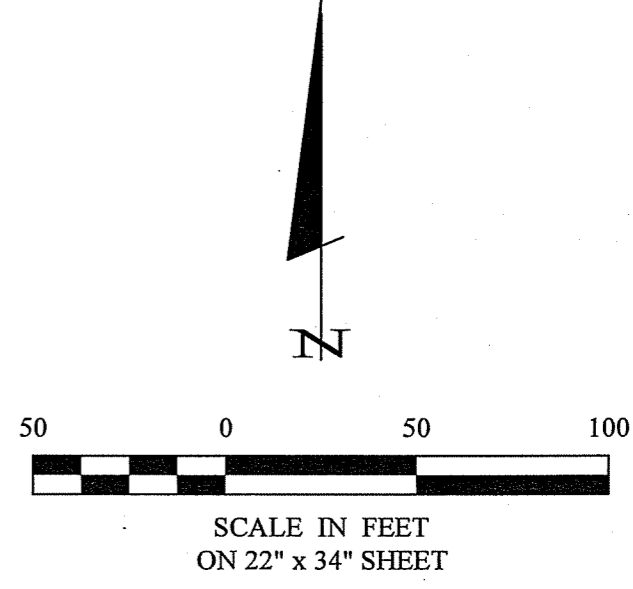
**SALE TRACT**  
Those parts of Government Lot Five (5) and of the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$  of SE $\frac{1}{4}$ ) of Section Eighteen (18), Township One Hundred Forty (140) North, Range Thirty (30) West of the Fifth Principal Meridian, lying westerly of the southwesterly right of way line of State Highway 371 as now laid out and constructed, and lying easterly of the easterly right of way line of the Paul Bunyan Trail (the former Burlington Northern Railroad Company land); described as follows: Commencing at the Southwest corner of said Southwest Quarter of the Southeast Quarter, said southwest corner is common with the southeast corner of said Government Lot 5; thence South 88 degrees 52 minutes 23 seconds East 596.61 feet, initial bearing assigned, along the south line of said Southwest Quarter of the Southeast Quarter to the point of intersection with said southwesterly right of way line of State Highway 371; thence northwesterly along said southwesterly right of way line 253.51 feet, along a non-tangential curve to the right, having a central angle of 5 degrees 09 minutes 55 seconds, a radius of 2812.01 feet and the chord of said curve bears North 22 degrees 57 minutes 14 seconds West for a distance of 253.42 feet; thence South 64 degrees 27 minutes 48 seconds West 25.00 feet along said right of way line; thence North 25 degrees 32 minutes 12 seconds West 400.16 feet along said right of way line to the point of beginning of the land to be described; thence North 88 degrees 59 minutes 17 seconds West 411.26 feet to the point of intersection with said easterly right of way line of the Paul Bunyan Trail (the former Burlington Northern Railroad Company land); thence North 76 degrees 06 minutes 12 seconds East 375.62 feet to said southwesterly right-of-way line; thence South 25 degrees 32 minutes 12 seconds East along said southwesterly right-of-way line 108.03 feet, more or less, to the point of beginning.

Subject to easements recorded in Document No. A000617541. Also 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 427288 filed in the office of the Cass County Recorder, Walker, Minnesota.

**NOTES:**

1. Zoning for subject tract = "Rural Residential 2.5 (RR-2.5)".
2. Parcel IDs of subject parcels: 05-018-4309 & 05-018-4310.
3. The property address of subject parcel: 3611 State 371 NW.
4. No easement of record has been provided to surveyor for Autumn Loop NW. Additional title research and/or legal advice is recommended. For purposes of this survey a 33 foot wide easement is shown based on Certificate of Survey prepared by Roger A. Mustonen and the Cass County GIS site.



1 of 1	CERTIFICATE OF SURVEY	PROJECT MANAGER: CMH	PROJECT No.: 20171	DATE: 7-30-2020	REVISIONS DESCRIPTION	I HEREBY 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.  <i>Cynthia M. Hidde</i> CYNTHIA M. HIDDE PL#44881 DATE: 7/30/2020 LIC. NO. 44881	 30206 Rasmussen Road Suite 1 P.O. Box 874 Pequot Lakes, MN 56472 218-568-4940 www.stonemarksurvey.com
	Mark Notch P.O. Box 71 Rockville, MN 56369-0071	CHECKED BY: CMH	FILE NAME: C20171.dwg	SCALE: HORIZ. 1"=50'	DATE		
	DRAWN BY: RJJ	FIELD BOOK:	BOOK PG.	VERT. NONE			