

CERTIFICATE OF SURVEY

For Marc Ruyak

PART OF SOUTHEAST QUARTER OF THE NORTHWEST QUARTER,
SECTION 6, TOWNSHIP 141 NORTH, RANGE 25 WEST, 5th P.M.,
CASS COUNTY, MINNESOTA.

GOVT LOT 3

S89°37'15"W 1313.57'

NW Corner of the SE1/4 of NW1/4

North line of the SE1/4 of NW1/4

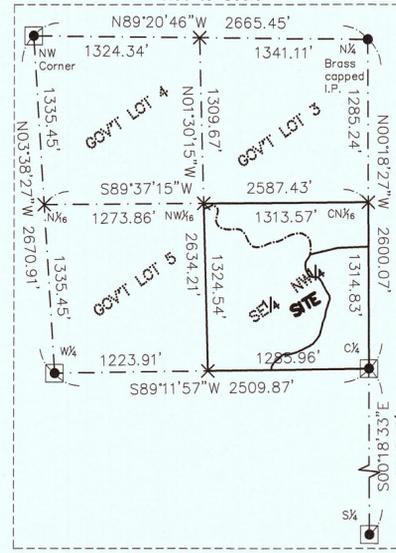
NE Corner of the SE 1/4 of NW1/4

Centerline of WILLOW RIVER

REMAINING TRACT
TOTAL AREA
29.5± Acres
1,285,253± sq.ft.

HOUSE TRACT
TOTAL AREA
9.9± Acres
429,390± sq.ft.
buildable area=
136,798± sq.ft.

NORTHWEST QUARTER SECTION 6, T141N, R25W.
Not to Scale



Proposed Descriptions:

HOUSE TRACT

That part of the Southeast Quarter of the Northwest Quarter, Section 6, Township 141 North, Range 25 West, 5th P.M., Cass County, Minnesota, described as follows: Beginning at the southeast corner of said Southeast Quarter of the Northwest Quarter, thence North 00 degrees 18 minutes 27 seconds West, assigned bearing, along the East line of said Southeast Quarter of the Northwest Quarter, a distance of 961.33 feet; thence South 88 degrees 02 minutes 15 seconds West 242.84 feet; thence South 76 degrees 35 minutes 47 seconds West 226 feet, more or less, to the centerline of WILLOW RIVER; thence southerly along said centerline 1260 feet, more or less, to intersect the South line of said Southeast Quarter of the Northwest Quarter; thence North 89 degrees 11 minutes 57 seconds East, along said South line, a distance of 778 feet, more or less, to the point of beginning.

Subject to and Together with Township Road right of way.

Subject to a 33.00 foot wide ingress, egress, and utility easement, over, under, and across that part of the Southeast Quarter of the Northwest Quarter, Section 6, Township 141 North, Range 25 West, 5th P.M., Cass County, Minnesota, the centerline of said 33.00 foot wide easement is described as follows: Commencing at the southeast corner of said Southeast Quarter of the Northwest Quarter, thence North 00 degrees 18 minutes 27 seconds West, assigned bearing, along the East line of said Southeast Quarter of the Northwest Quarter, a distance of 600.10 feet; thence South 89 degrees 41 minutes 33 seconds West 16.50 feet, to the point of beginning of said centerline; thence North 00 degrees 18 minutes 27 seconds West, parallel with the East line of said Southeast Quarter of the Northwest Quarter 150.82 feet; thence North 67 degrees 00 minutes 56 seconds West 10.41 feet; thence North 79 degrees 08 minutes 30 seconds West 45.54 feet; thence North 04 degrees 32 minutes 57 seconds West 162.07 feet; thence North 89 degrees 10 minutes 59 seconds West 76.31 feet; thence North 00 degrees 19 minutes 40 seconds East 31.00 feet to the point of termination. The side lines of said 33.00 foot wide easement shall be prolonged and shortend perpendicularly at the point of beginning and point of termination.

REMAINING TRACT

The Southeast Quarter of the Northwest Quarter, Section 6, Township 141 North, Range 25 West, 5th P.M., Cass County, Minnesota, LESS that part of said Southeast Quarter of the Northwest Quarter described as follows: Beginning at the southeast corner of said Southeast Quarter of the Northwest Quarter, thence North 00 degrees 18 minutes 27 seconds West, assigned bearing, along the East line of said Southeast Quarter of the Northwest Quarter, a distance of 961.33 feet; thence South 88 degrees 02 minutes 15 seconds West 242.84 feet; thence South 76 degrees 35 minutes 47 seconds West 226 feet, more or less, to the centerline of WILLOW RIVER; thence southerly along said centerline 1260 feet, more or less, to intersect the South line of said Southeast Quarter of the Northwest Quarter; thence North 89 degrees 11 minutes 57 seconds East, along said South line, a distance of 778 feet, more or less, to the point of beginning.

Together with Township Road right of way.

Together with and Subject to a 33.00 foot wide ingress, egress, and utility easement, over, under, and across that part of the Southeast Quarter of the Northwest Quarter, Section 6, Township 141 North, Range 25 West, 5th P.M., Cass County, Minnesota, the centerline of said 33.00 foot wide easement is described as follows: Commencing at the southeast corner of said Southeast Quarter of the Northwest Quarter, thence North 00 degrees 18 minutes 27 seconds West, assigned bearing, along the East line of said Southeast Quarter of the Northwest Quarter, a distance of 600.10 feet; thence South 89 degrees 41 minutes 33 seconds West 16.50 feet, to the point of beginning of said centerline; thence North 00 degrees 18 minutes 27 seconds West, parallel with the East line of said Southeast Quarter of the Northwest Quarter 150.82 feet; thence North 67 degrees 00 minutes 56 seconds West 10.41 feet; thence North 79 degrees 08 minutes 30 seconds West 45.54 feet; thence North 04 degrees 32 minutes 57 seconds West 162.07 feet; thence North 89 degrees 10 minutes 59 seconds West 76.31 feet; thence North 00 degrees 19 minutes 40 seconds East 31.00 feet to the point of termination. The side lines of said 33.00 foot wide easement shall be prolonged and shortend perpendicularly at the point of beginning and point of termination.



THE BEARING ORIENTATION OF THIS SURVEY IS
BASED ON CASS COUNTY NORTH ZONE NAD
83(96) DATUM.

LEGEND

- DENOTES BRASS CAPPED CONCRETE CYLINDER
- DENOTES IRON MONUMENT FOUND
- DENOTES SET 3/4"X18" IRON PIPE W/PLASTIC CAP STAMPED "45353"
- × DENOTES CALCULATED POSITION
- ▨ DENOTES GRAVEL SURFACE
- ⊙ DENOTES SEPTIC CLEANOUT
- ⊕ DENOTES WELL



EagleEye Data Services
32214 Southwood Road
Grand Rapids, MN 55744
(218)244-7030

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.

SIGNATURE: 
COREY J. HENDERSHOTT

DATE 12-23-2020 LIC.NO. 45353

Date	Description of correction
12/23/2020	Realignment of proposed easement description.