

# CERTIFICATE OF SURVEY

ALL OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER,  
SECTION 32, TOWNSHIP 142 NORTH, RANGE 30 WEST,  
CASS COUNTY, MINNESOTA

## EXISTING DESCRIPTION:

38-112-1312 38-112-1309  
45-132-2100 45-270-0132  
45-570-0131 45-570-0132  
45-570-0140 45-570-0142

ADJACENT TO THE  
OFFICE OF THE COUNTY ENGINEER  
CASS COUNTY, MINNESOTA  
RECORDED IN  
BOOK 2038 1247328 PM  
PAGE 5  
DATE 08/26/2020  
BY: TERRY L. FREEMAN  
CASS COUNTY ENGINEER

## PROPOSED DESCRIPTION:

**TRACT 1**  
The North Half of the North Half of the Northeast Quarter of the Northwest Quarter, Section 32, Township 142 North, Range 30 West, Cass County, Minnesota. SUBJECT to Onigum Road North West right of way. SUBJECT to easements, restrictions, and reservations of record.

**TRACT 2**  
The South Half of the North Half of the Northeast Quarter of the Northwest Quarter, Section 32, Township 142 North, Range 30 West, Cass County, Minnesota. SUBJECT to Onigum Road North West right of way. SUBJECT to easements, restrictions, and reservations of record.

**TRACT 3**  
The North Half of the South Half of the Northeast Quarter of the Northwest Quarter, Section 32, Township 142 North, Range 30 West, Cass County, Minnesota. SUBJECT to Onigum Road North West right of way. SUBJECT to easements, restrictions, and reservations of record.

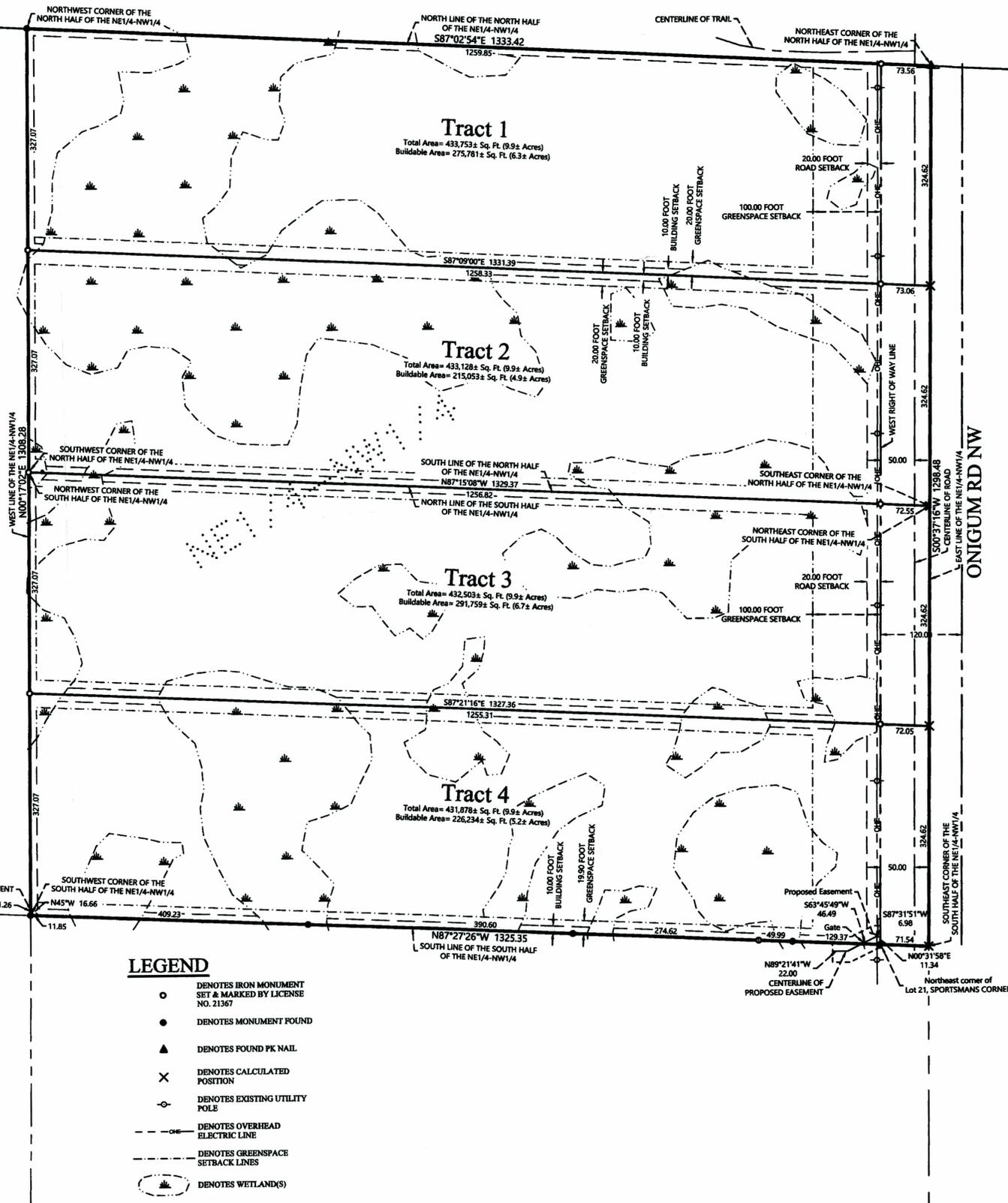
**TRACT 4**  
The South Half of the South Half of the Northeast Quarter of the Northwest Quarter, Section 32, Township 142 North, Range 30 West, Cass County, Minnesota. SUBJECT to Onigum Road North West right of way. SUBJECT to Corner Triangle Easement. SUBJECT to and TOGETHER with (see PROPOSED EASEMENT) SUBJECT to easements, restrictions, and reservations of record.

**CORNER TRIANGLE EASEMENT**  
An easement for ingress and egress purposes over, under, and across the Northeast Quarter of the Northwest Quarter, Section 32, Township 142 North, Range 30 West, Cass County, Minnesota, described as follows:  
BEGINNING at the southwest corner of said Northeast Quarter of the Northwest Quarter; thence South 87 degrees 27 minutes 26 seconds East, assigned bearing, along the south line thereof, 11.85 feet; thence North 45 degrees 00 minutes 00 seconds West 16.66 feet to the west line of said Northeast Quarter of the Northwest Quarter; thence South 00 degrees 17 minutes 02 seconds West, along said west line, 11.26 feet to the point of beginning.

**PROPOSED EASEMENT**  
A 33.00 foot wide easement for ingress and egress purposes over, under, and across that part of the Northeast Quarter of the Northwest Quarter, Section 32, Township 142 North, Range 30 West, Cass County Minnesota, and that part of Lot 21, Block 1 SPORTSMANS QUARTERS, according to the recorded plat thereof, said County, the centerline described as follows: COMMENCING at the northeast corner of said Lot 21; thence North 00 degrees 31 minutes 58 seconds East, assigned bearing, along the westerly right of way line of Onigum Road NW 11.34 feet to the Point of Beginning of the centerline herein described; thence South 87 degrees 31 minutes 51 seconds West 6.98 feet; thence South 63 degrees 45 minutes 49 seconds West 46.49 feet; thence North 89 degrees 21 minutes 41 seconds West 22.00 feet and said centerline there terminating. The sidelines of said easement shall be prolonged or shortened to terminate on said westerly right of way line.

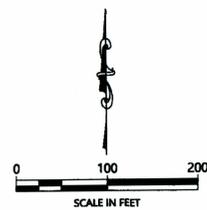
## NOTES:

- Zoning for subject tract = Rural Residential 2.5 (RR-2.5).
- Parcel ID for subject tract = 45-132-2100.
- Improvements other than those shown on this certificate, may exist that were not located during this survey. Wetlands delineated by Mitch Brinks December, 2020.
- Greenspace areas per covenants and restrictions to be created by Rick Schaefer.
- All lines marked with flagging are only an approximation of the true boundary lines and are not to be used as an exact boundary location. Flagged lines should not be used for the establishment of improvements. To mark true boundary lines additional monumentation would be required.
- Northern Engineering and Consulting, Inc. was not given nor has conducted a current title search for the subject property. Therefore the information contained in a title search may or may not be accurately shown on this certificate.



## LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- ▲ DENOTES FOUND PK NAIL
- × DENOTES CALCULATED POSITION
- DENOTES EXISTING UTILITY POLE
- DENOTES OVERHEAD ELECTRIC LINE
- - - DENOTES GREENSPACE SETBACK LINES
- ◌ DENOTES WETLAND(S)



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE MINNESOTA COUNTY COORDINATE SYSTEM, CASS COUNTY, NORTH ZONE (2011 ADJ.).

NO.	DATE	DESCRIPTION
1.	02-03-2021	ADD Easement and revise plat numbers
2.	02-12-2021	Change Easement width

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.

TERRY L. FREEMAN  
2/12/21  
LIC. NO. 21367



CERTIFICATE OF SURVEY

Rick Schaefer  
P.O. Box 39  
Walker, MN 56484

JOB NO. 20-357  
DATE: 12-29-2020

SHEET NO.  
1 OF 1