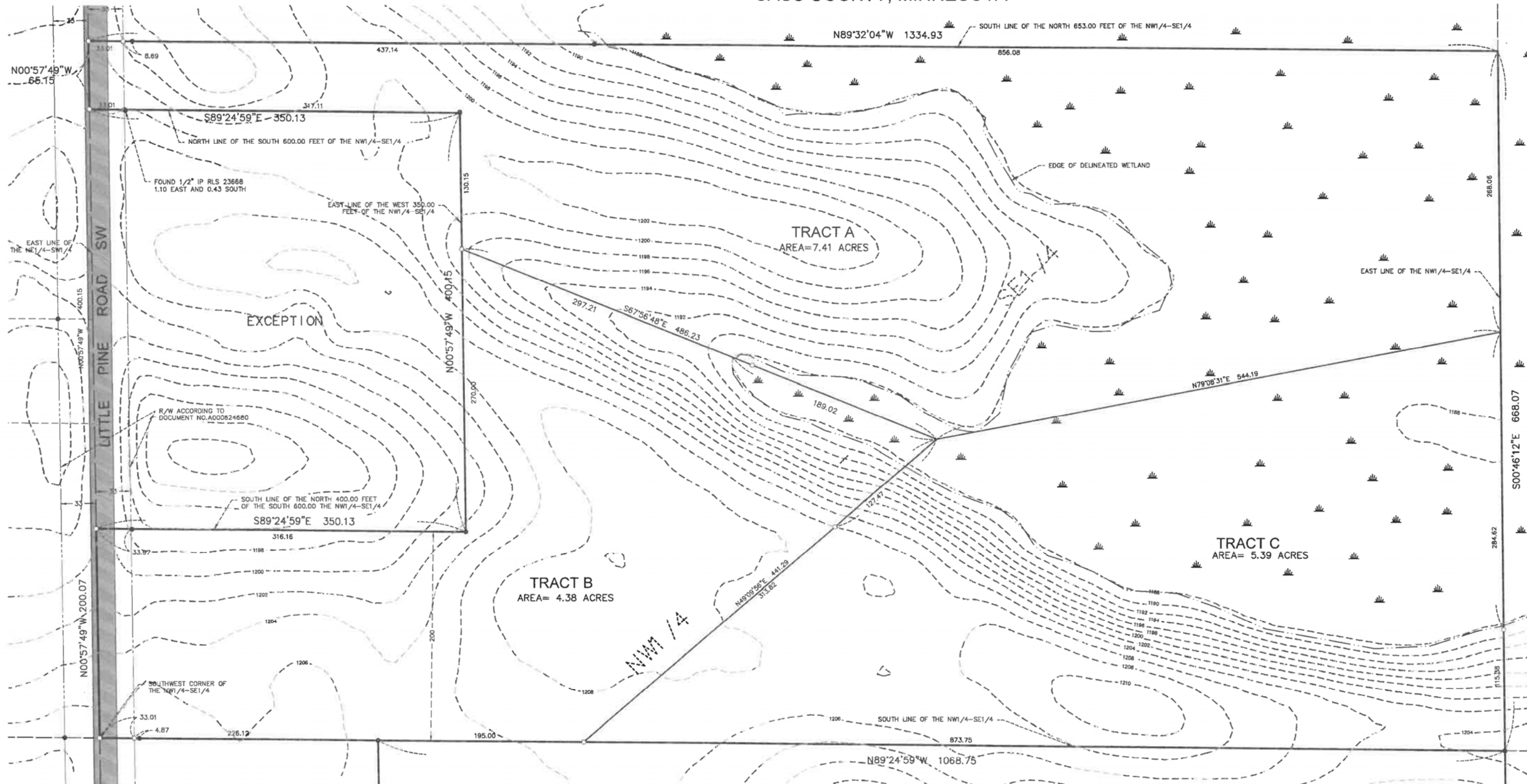


# CERTIFICATE OF SURVEY

## PART OF THE NORTHWEST QUARTER OF THE SOUTH EAST QUARTER SECTION 4, TOWNSHIP 133, RANGE 29, CASS COUNTY, MINNESOTA



NORTH

0 50 100  
SCALE ( IN FEET )

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON AN ASSUMED DATUM

EXISTING ELEVATIONS AS SHOWN ARE FROM THE MINNESOTA STATE LEAD BARE EARTH POINTS, NAVD 88 DATUM

● = DENOTES FOUND IRON MONUMENT  
○ = DENOTES 1/2 INCH DIAMETER BY 16 INCH LONG IRON PIPE MONUMENT SET AND MARKED RLS # 41843

**SURVEYOR'S NOTES:**

THE WETLANDS ON THE SUBJECT PROPERTY ARE SHOWN ACCORDING TO THE PROPERTY REVIEW COMPLETED BY JOEY GOEDEN, CERTIFIED WETLAND DELINEATOR NO. 1311.

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR OPINION. THERE MAY BE EASEMENTS OR OTHER LIMITING FACTORS NOT SHOWN ON THIS SURVEY WHICH AFFECT THE SUBJECT PROPERTY.

PROPOSED TRACT C IS TO BE COMBINED WITH THE EXISTING PARCEL TO THE SOUTH (PID 41-104-4304) AND IS NOT INTENDED TO BE A STAND ALONE PARCEL.

**EXISTING LEGAL DESCRIPTION ACCORDING TO DOCUMENT NO. A000674977**

The Northwest Quarter of the Southeast Quarter (NW1/4-SE1/4) Section 4, Township 133, Range 29, Cass County, Minnesota. Except the north 653.00 feet thereof. And also except the north 400 feet of the south 600 feet of the west 350.00 feet thereof.

**PROPOSED DESCRIPTIONS:**

**TRACT A:**  
That part of the Northwest Quarter of the Southeast Quarter (NW1/4-SE1/4) Section 4, Township 133, Range 29, Cass County, Minnesota, described as follows: Commencing at the southwest corner of said NW1/4-SE1/4; thence South 89 degrees 24 minutes 59 seconds East, bearing based on the Cass County Coordinate database NAD 83, 459.00 feet along the south line of said NW1/4-SE1/4; thence North 49 degrees 09 minutes 56 seconds East 441.29 feet to the point of beginning of the tract to be described; thence North 79 degrees 08 minutes 31 seconds East 544.19 feet to the east line of said NW1/4-SE1/4; thence North 00 degrees 46 minutes 12 seconds West 268.08 feet along said east line of NW1/4-SE1/4; to the south line of the North 653.00 feet of said NW1/4-SE1/4; thence North 89 degrees 32 minutes 04 seconds West 1334.93 feet along said south line of the North 653.00 feet of the NW1/4-SE1/4 to the west line of said NW1/4-SE1/4; thence South 00 degrees 57 minutes 49 seconds East 65.15 feet along said west line of the NW1/4-SE1/4 to the north line of the South 600.00 feet of said NW1/4-SE1/4; thence South 89 degrees 24 minutes 59 seconds East 350.13 feet along said north line of the South 600.00 feet of the NW1/4-SE1/4 to the east line of the West 350.00 feet of the NW1/4-SE1/4; thence South 00 degrees 57 minutes 49 seconds East 130.15 feet along said east line of the West 350.00 feet of the NW1/4-SE1/4 to its intersection with the line that bears North 67 degrees 56 minutes 48 seconds West from the point of beginning, thence South 67 degrees 56 minutes 48 seconds East 486.23 feet to the point of beginning. Subject to the right of way for Little Pine Road SW. Subject to easements, reservations or restrictions of record, if any.


**TRACT B:**  
That part of the Northwest Quarter of the Southeast Quarter NW1/4-SE1/4 Section 4, Township 133, Range 29, Cass County, Minnesota, described as follows: Beginning at the southwest corner of said NW1/4-SE1/4; thence South 89 degrees 24 minutes 59 seconds East, bearing based on the Cass County Coordinate database NAD 83, 459.00 feet along the south line of said NW1/4-SE1/4; thence North 49 degrees 09 minutes 56 seconds East 441.29 feet; thence North 67 degrees 56 minutes 48 seconds West 486.23 feet to the east line of the West 350.00 feet of said NW1/4-SE1/4; thence South 00 degrees 57 minutes 49 seconds East 270.00 feet along said east line of the NW1/4-SE1/4 to the south line of the North 400.00 feet of the South 600.00 feet of said NW1/4-SE1/4; thence North 89 degrees 24 minutes 59 seconds West 350.13 feet along said south line of the North 400.00 feet of the South 600.00 feet of the NW1/4-SE1/4 to the west line of said NW1/4-SE1/4; thence South 00 degrees 57 minutes 49 seconds East 200.07 feet along said west line of the NW1/4-SE1/4 to the point of beginning. Subject to the right of way for Little Pine Road SW. Subject to easements, reservations or restrictions of record, if any.

**TRACT C: (TO BE COMBINED WITH PARCEL 41-104-4304)**  
That part of the Northwest Quarter of the Southeast Quarter said NW1/4-SE1/4 Section 4, Township 133, Range 29, Cass County, Minnesota, described as follows: Commencing at the southwest corner of said NW1/4-SE1/4; thence South 89 degrees 24 minutes 59 seconds East, bearing based on the Cass County Coordinate database NAD 83, 459.00 feet along the south line of said NW1/4-SE1/4 to the point of beginning of tract to be described; thence North 49 degrees 09 minutes 56 seconds East 441.29 feet; thence North 79 degrees 08 minutes 31 seconds East 544.19 feet to the east line of said NW1/4-SE1/4; thence South 00 degrees 46 minutes 12 seconds East 400.00 feet along said east line of the NW1/4-SE1/4 to said south line of the NW1/4-SE1/4; thence North 89 degrees 24 minutes 59 seconds West 873.75 feet along said south line of the said NW1/4-SE1/4 to the point of beginning. Subject to easements, reservations or restrictions of record, if any.

**EXISTING LEGAL DESCRIPTION ACCORDING TO DOCUMENT NO. A000672557**

**Exhibit A**

The North Six Hundred Sixty (660) feet of the South one-half of the Southeast Quarter, (S 1/2 of the SE 1/4), Section Four (4), Township One Hundred Thirty-three (133), Range Twenty-nine (29), Cass County, Minnesota, except that part of the SW 1/4 of the SE 1/4, Section 4, Township 133, Range 29, described as follows: Beginning at a point on the northwest corner of the SW 1/4 of the SE 1/4, thence South on the West line of the said SW 1/4 of the SE 1/4 10 rods to a point hereinafter known as the point of beginning; thence continue South on the West line of said SW 1/4 of the SE 1/4 16 rods to a point; thence East parallel with the north line of the said SW 1/4 of the SE 1/4 16 rods to a point; thence North 10 rods parallel with the East line to a point; thence West to the point of beginning, and except that part of the SW 1/4 of the SE 1/4, Section 4, Township 133, Range 29, described as follows: Beginning at a point at the northwest corner of the SW 1/4 of the SE 1/4, Section 4 Township 133, Range 29, then Southerly 10 rods parallel with the East line of the SW 1/4 of the SE 1/4; thence 16 rods parallel with the North line to a point; thence 10 rods parallel with the East line to a point; thence to the point of beginning, all in the SW 1/4 of the SE 1/4, Section 4, Township 133, Range 29, Cass County, Minnesota.

DATE:	09-01-2021	DATE:		AMENDMENTS	BY	PREPARED FOR:	LISA PAXTON
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:	ABS					 CHAD M. CONNER      DATE: 09-17-2021    LIC. NO. 41843	
CHECKED BY:	CMC						
FILE NUMBER:	2021-11386						

SHEET 1 OF 2 SHEETS © 2021 WIDSETH

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