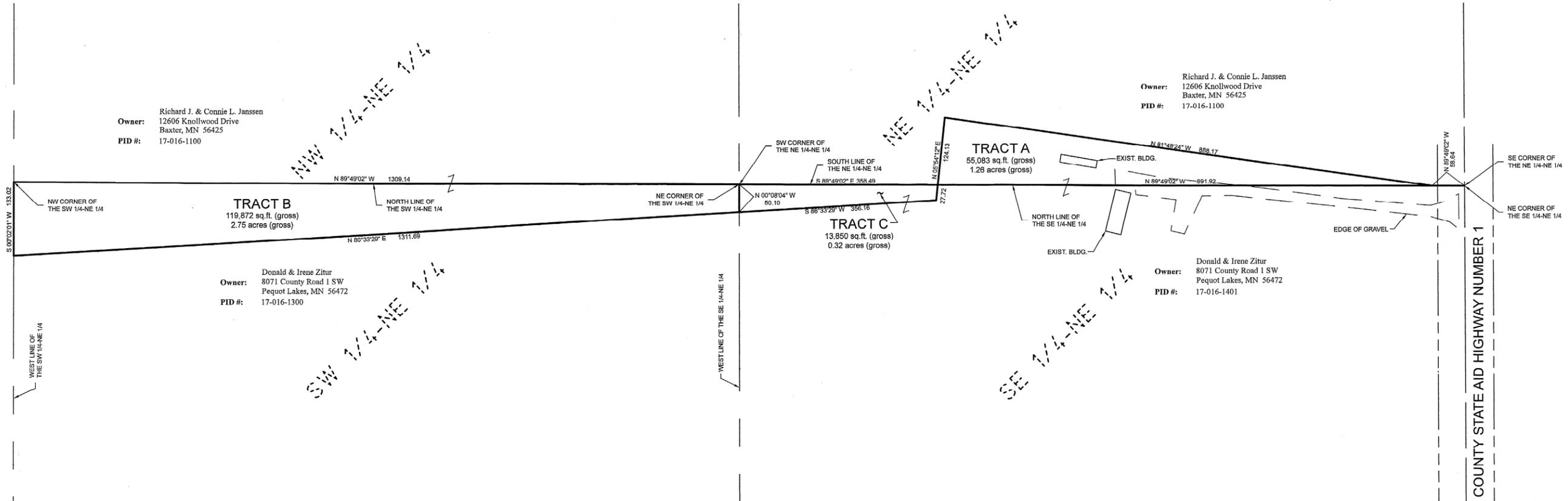


# CERTIFICATE OF SURVEY

PART OF THE NE 1/4-NE 1/4, AND PART OF  
THE SW 1/4-NE 1/4, AND PART OF THE SE 1/4-NE 1/4, ALL IN  
SECTION 16, TOWNSHIP 135 NORTH, RANGE 30 WEST,  
CASS COUNTY, MINNESOTA



**PROPOSED BOUNDARY DESCRIPTIONS:**

**TRACT A**  
That part of the Northeast Quarter of the Northeast Quarter of Section 16, Township 135 North, Range 30 West, Cass County, Minnesota, described as follows: Commencing at the southeast corner of said Northeast Quarter of the Northeast Quarter; thence North 89 degrees 49 minutes 02 seconds West, assumed bearing, along the south line of said Northeast Quarter of the Northeast Quarter 58.64 feet to the point of beginning of the tract to be herein described; thence continuing along said south line North 89 degrees 49 minutes 02 seconds West 891.92 feet; thence North 05 degrees 54 minutes 12 seconds East 124.13 feet to the intersection with a line bearing North 81 degrees 49 minutes 24 seconds West from the point of beginning; thence South 81 degrees 49 minutes 24 seconds East 888.17 feet, more or less, to the point of beginning.

The above described property is not considered to be a buildable lot on its own and is attached to and indivisible from that parcel shown as PID# 17-016-1401.

**TRACT B**  
That part of the Southwest Quarter of the Northeast Quarter, Section 16, Township 135 North, Range 30 West, Cass County, Minnesota, described as follows: Commencing at the southeast corner of the Northeast Quarter of the Northeast Quarter said section; thence North 89 degrees 49 minutes 02 seconds West, assumed bearing, along the south line of said Northeast Quarter of the Northeast Quarter 950.56 feet; thence South 05 degrees 54 minutes 12 seconds West 27.72 feet; thence South 86 degrees 33 minutes 29 seconds West 356.16 feet to the west line of the Southeast Quarter of the Northeast Quarter, said section, being the point of beginning of the tract to be herein described; thence continuing South 86 degrees 33 minutes 29 seconds West 1311.69 feet to the west line of said Southwest Quarter of the Northeast Quarter; thence North 00 degrees 02 minutes 01 seconds East along said west line 133.02 feet to the northwest corner of said Southwest Quarter of the Northeast Quarter; thence South 89 degrees 49 minutes 02 seconds East along the north line of said Southwest Quarter of the Northeast Quarter 1309.14 feet, more or less, to the northeast corner of said Southwest Quarter of the Northeast Quarter; thence South 00 degrees 08 minutes 04 seconds East along said west line 50.10 feet, more or less, to the point of beginning.

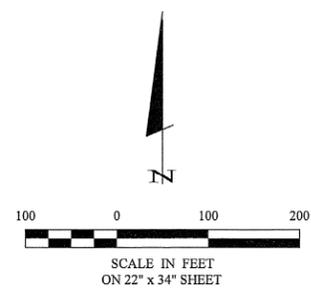
The above described property is not considered to be a buildable lot on its own and is attached to and indivisible from that parcel shown as PID# 17-016-1100.

**TRACT C**  
That part of the Southeast Quarter of the Northeast Quarter, Section 16, Township 135 North, Range 30 West, Cass County, Minnesota, described as follows: Commencing at the southeast corner of the Northeast Quarter of the Northeast Quarter said section; thence North 89 degrees 49 minutes 02 seconds West, assumed bearing, along the south line of said Northeast Quarter of the Northeast Quarter 950.56 feet to the point of beginning of the tract to be herein described; thence South 05 degrees 54 minutes 12 seconds West 27.72 feet; thence South 86 degrees 33 minutes 29 seconds West 356.16 feet to the west line of said Southeast Quarter of the Northeast Quarter; thence North 00 degrees 08 minutes 04 seconds West along said west line 50.10 feet to the southwest corner of said Northeast Quarter of the Northeast Quarter; thence South 89 degrees 49 minutes 02 seconds East along said south line 358.49 feet, more or less, to the point of beginning.

The above described property is not considered to be a buildable lot on its own and is attached to and indivisible from that parcel shown as PID# 17-016-1401.

**SURVEYOR'S NOTE:**

For existing improvements and survey reference information see Landecker & Associates, Inc. file #061006.  
The County Surveyor, Terry L. Freeman, filed a Certificate of Location of Government Corner on June 15th, 2017 for the Northeast corner of Section 16. Said corner is approximately 17 feet north of the position held by Landecker & Associates, file 061006. For purposes of this survey we have revised the descriptions to match the monumented line established between Janssen & Zitur that coincides with the new location of said Northeast corner.



ORIENTATION OF THIS BEARING SYSTEM IS  
BASED ON THE SOUTH LINE OF THE NE 1/4-NE 1/4  
TO HAVE AN ASSUMED BEARING OF N 89°49'02" W.

3076 Old Highway #371  
Suite 2  
P. O. Box 874  
Pequot Lakes, MN 56472  
Phone: 1218-568-9940  
www.stonemansurvey.com

HEREBY CERTIFY THAT THIS SURVEY, PLAN, SPECIFICATION, OR REPORT  
WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I  
AM A LICENSED SURVEYOR OR LAND SURVEYOR  
UNDER THE LAWS OF THE STATE OF MINNESOTA

Cynthia M. Hedde PLSM44881  
DATE: 2/13/2022 LIC. NO. 442887

DATE	REVISIONS
7-28-2011	Revised Sheet Title
12-21-19	Revised descriptions (section corner changed)
2-2-2022	Split Tract B into two Tracts

DATE	BY	DESCRIPTION
3-31-2011	RJF	
	CMH	
	RJF	

PROJECT No.: 10340  
FILE NAME: C10340.dwg  
FIELD BOOK: BOOK 405 PG. 70

PROJECT MANAGER: CMH  
CHECKED BY: CMH  
DRAWN BY: RJF

CERTIFICATE OF SURVEY  
Richard Janssen  
Donald & Irene Zitur  
8071 County Road 1 SW  
Pequot Lakes, MN 56472

1 OF 1

Rogue Focelle 2/10/2022 8:32 AM - F:\Drawings\2010\10340\Zitur\dwg\C10340-1.dwg