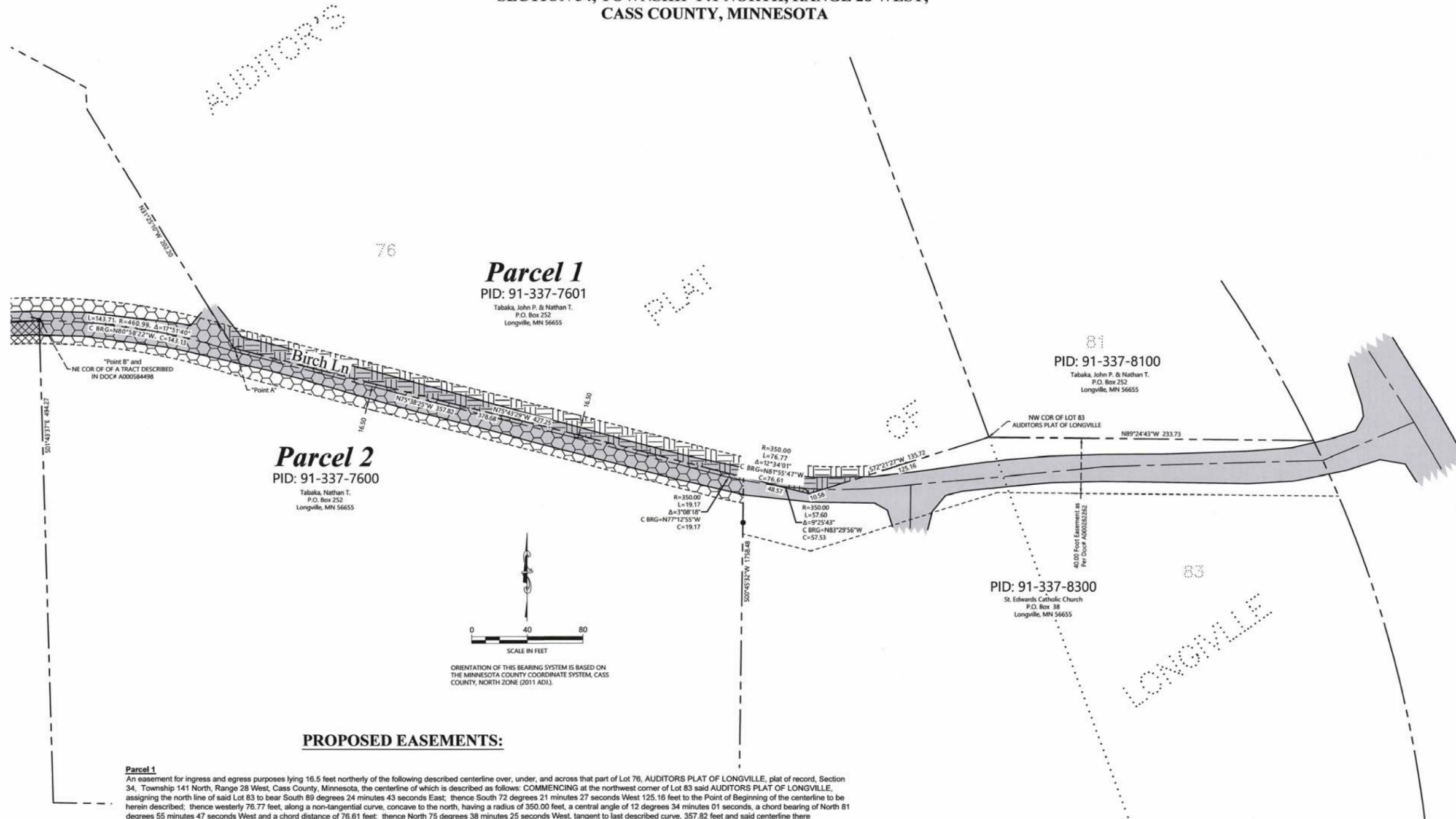


# CERTIFICATE OF SURVEY

PART OF LOTS 76, 81, AND 83, AUDITORS PLAT OF LONGVILLE, AND  
PART OF LOTS 2 AND 6, BIRCH GROVE,  
SECTION 34, TOWNSHIP 141 NORTH, RANGE 28 WEST,  
CASS COUNTY, MINNESOTA



## PROPOSED EASEMENTS:

**Parcel 1**  
An easement for ingress and egress purposes lying 16.5 feet northerly of the following described centerline over, under, and across that part of Lot 76, AUDITORS PLAT OF LONGVILLE, plat of record, Section 34, Township 141 North, Range 28 West, Cass County, Minnesota, the centerline of which is described as follows: COMMENCING at the northwest corner of Lot 83 said AUDITORS PLAT OF LONGVILLE, assigning the north line of said Lot 83 to bear South 89 degrees 24 minutes 43 seconds East, thence South 72 degrees 21 minutes 27 seconds West 125.16 feet to the Point of Beginning of the centerline to be herein described; thence westerly 76.77 feet, along a non-tangential curve, concave to the north, having a radius of 350.00 feet, a central angle of 12 degrees 34 minutes 01 seconds, a chord bearing of North 81 degrees 55 minutes 47 seconds West and a chord distance of 76.61 feet; thence North 75 degrees 38 minutes 25 seconds West, tangent to last described curve, 357.82 feet and said centerline there terminating. The north line of said easement shall be prolonged or shortened to terminate on a line that bears North 72 degrees 21 minutes 27 seconds East from the point of beginning and North 31 degrees 25 minutes 10 seconds West from the point of terminus.

Said easement shall contain 6,838 Sq. Ft. more or less.

**Parcel 2**  
An easement for ingress and egress purposes lying 16.5 feet southerly of the following described centerline over, under, and across that part of Lot 76, AUDITORS PLAT OF LONGVILLE, plat of record, Section 34, Township 141 North, Range 28 West, Cass County, Minnesota, the centerline of which is described as follows: COMMENCING at the northwest corner of Lot 83 said AUDITORS PLAT OF LONGVILLE, assigning the north line of said Lot 83 to bear South 89 degrees 24 minutes 43 seconds East, thence South 72 degrees 21 minutes 27 seconds West 125.16 feet; thence westerly 57.60 feet, along a non-tangential curve, concave to the north, having a radius of 350.00 feet, a central angle of 09 degrees 25 minutes 43 seconds, a chord bearing of North 83 degrees 29 minutes 56 seconds West and a chord distance of 57.53 feet to the Point of Beginning of the centerline to be herein described; thence continue westerly 19.17 feet, along said 350.00 foot radius curve, concave to the north, and having a central angle of 03 degrees 08 minutes 18 seconds; thence North 75 degrees 38 minutes 25 seconds West, tangent to last described curve, 357.82 feet to a point to be hereinafter referred to as "Point A"; thence westerly 143.71 feet along a non-tangential curve, concave to the south, having a radius of 460.99 feet, a central angle of 17 degrees 51 minutes 40 seconds, a chord bearing of North 80 degrees 58 minutes 22 seconds West and a chord distance of 143.13 feet, having said easement lying 16.5 feet northerly and southerly of said centerline, to a point hereinafter referred to as "Point B" and also being the northeast corner of a tract of land described in document number A000584498; thence continuing westerly 64.69 feet, along said 460.99 foot radius curve, concave to the south, having a central angle of 08 degrees 02 minutes 27 seconds, having said easement lying 16.5 feet northerly of said centerline; thence South 84 degrees 14 minutes 46 seconds West, non-tangent to last described curve, 104.21 feet; thence North 81 degrees 23 minutes 58 seconds West 33.86 feet to the terminus of said centerline. The sidelines of said easement shall be prolonged or shortened to terminate on a line that bears South 00 degrees 45 minutes 32 seconds West from the point of beginning, and a line that bears North 31 degrees 25 minutes 10 seconds West from "Point A", and a line that bears South 01 degrees 43 minutes 37 seconds East from "Point B", and a line that bears North 28 degrees 43 minutes 15 seconds West from the point of terminus.

## LEGEND

- DENOTES MONUMENT FOUND
  - ▲ DENOTES FOUND PK NAIL
  - × DENOTES CALCULATED POSITION
- PARCEL 1 - AREA = 6,838± Sq. Ft.  
 PARCEL 2 - AREA = 15,077± Sq. Ft.

NO.	DATE	DESCRIPTION

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

*Terry L. Friedman*  
TERRY L. FRIEDMAN  
LIC. NO. 21367

3/18/22



CERTIFICATE OF SURVEY  
City of Longville  
P.O. Box 217  
Longville, MN 56655

JOB NO. 22-047  
DATE: 3-17-2022  
SHEET NO.  
1 OF 2