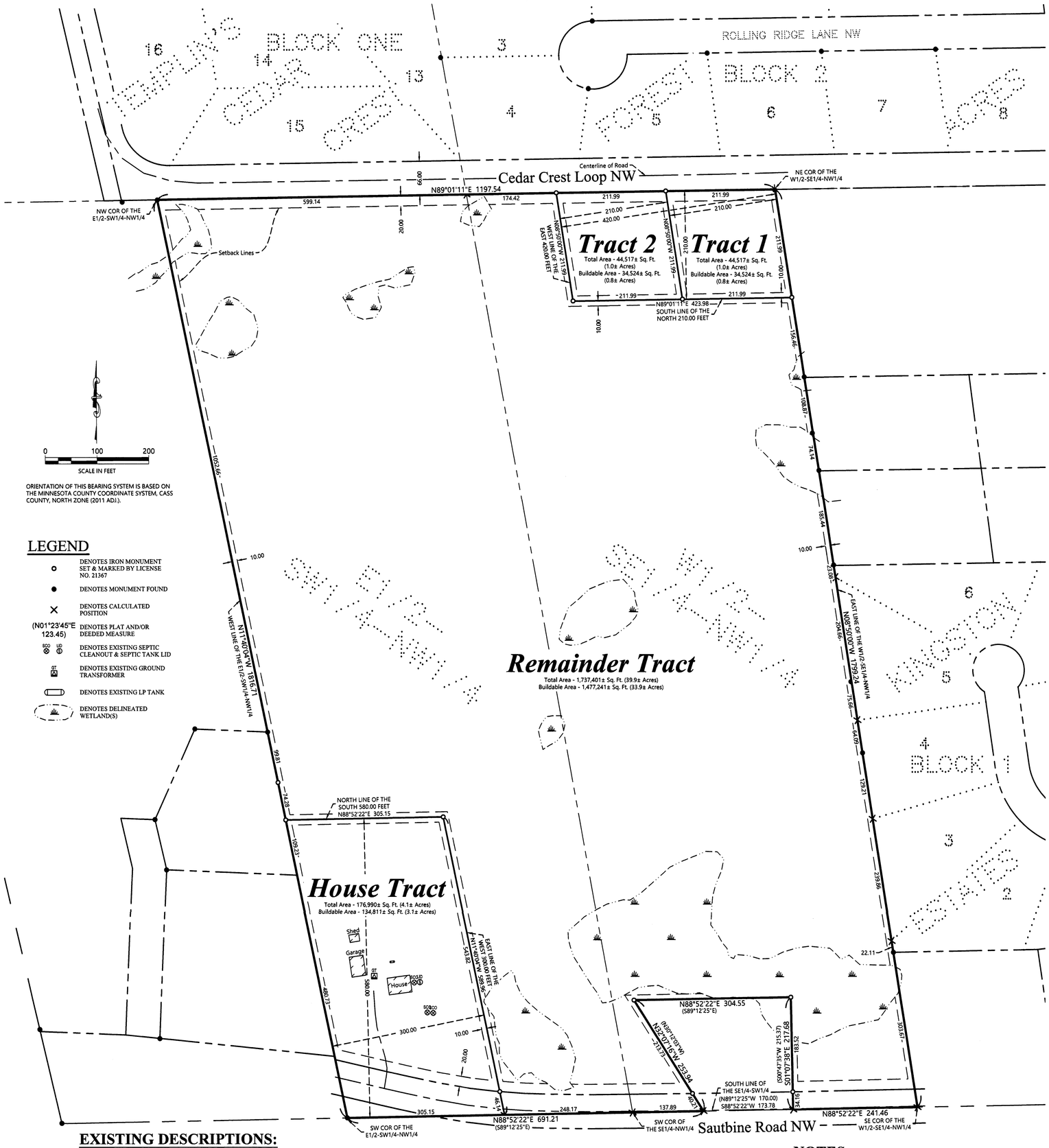
CERTIFICATE OF SURVEY

**PART OF THE NORTHWEST QUARTER,
SECTION 21, TOWNSHIP 142 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA**



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

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- DENOTES CALCULATED POSITION
- (N01°23'45"E 123.45) DENOTES PLAT AND/OR DEEDED MEASURE
- DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- DENOTES EXISTING GROUND TRANSFORMER
- DENOTES EXISTING LP TANK
- DENOTES DELINEATED WETLAND(S)

EXISTING DESCRIPTIONS:

House Tract
The South 580.00 feet of the West 300.00 feet of the East Half of the Southwest Quarter of the Northwest Quarter, Section 21, Township 142 North, Range 31 West, Cass County, Minnesota.
Containing 4.10 acres, more or less.
SUBJECT to easements, restrictions and reservations of record.
SUBECT to right of way of Sautbine Road.

Tract 1
The East 210.00 feet of the North 210.00 feet of the West Half of the Southeast Quarter of the Northwest Quarter, Section 21, Township 142 North, Range 31 West, Cass County, Minnesota.
SUBJECT to easements, restrictions and reservations of record.

Tract 2
The West 210.00 feet of the East 420.00 feet of the North 210.00 feet of the West Half of the Southeast Quarter of the Northwest Quarter, Section 21, Township 142 North, Range 31 West, Cass County, Minnesota.
SUBJECT to easements, restrictions and reservations of record.

Remainder Tract
Those parts of the East Half of the Southwest Quarter of the Northwest Quarter and of the West Half of the Southeast Quarter of the Northwest Quarter, Section 21, Township 142 North, Range 31 West, Cass County, Minnesota described as follows: BEGINNING at the southwest corner of said Southeast Quarter of the Northwest Quarter; thence North 88 degrees 52 minutes 22 seconds East, assigned bearing, along the south line of said Southeast Quarter of the Northwest Quarter, 137.89 feet; thence North 32 degrees 07 seconds 16 seconds West 253.94 feet; thence North 88 degrees 52 minutes 22 seconds East 304.55 feet; thence South 01 degrees 07 minutes 38 seconds East 217.68 feet to said south line; thence North 88 degrees 52 minutes 22 seconds East, along said south line, 241.46 feet to the southeast corner of said West Half of the Southeast Quarter of the Northwest Quarter; thence North 08 degrees 50 minutes 00 seconds West, along the east line of said West Half of the Southeast Quarter of the Northwest Quarter, 1587.25 feet to the south line of the North 210.00 feet of said West Half of the Southeast Quarter of the Northwest Quarter; thence South 89 degrees 01 minutes 11 seconds West, along said south line, 423.98 feet to the west line of the East 420.00 feet of said West Half of the Southeast Quarter of the Northwest Quarter; thence North 08 degrees 50 minutes 00 seconds West, along said west line, 211.99 feet to the north line of said West Half of the Southeast Quarter of the Northwest Quarter; thence South 89 degrees 01 minutes 11 seconds West, along said north line, and the north line of said East Half of the Southwest Quarter of the Northwest Quarter, 773.56 feet to the northwest corner of said East Half of the Southwest Quarter of the Northwest Quarter; thence South 11 degrees 40 minutes 04 seconds East, along the west line of said East Half of the Southwest Quarter of the Northwest Quarter, 1226.76 feet to the north line of the South 580.00 feet of said East Half of the Southwest Quarter of the Northwest Quarter; thence North 88 degrees 52 minutes 22 seconds East, along last said north line, 305.15 feet to the east line of the West 300.00 feet of said East Half of the Southwest Quarter of the Northwest Quarter; thence South 11 degrees 40 minutes 04 seconds East, along last said east line, 589.96 feet to the south line of said East Half of the Southwest Quarter of the Northwest Quarter; thence North 88 degrees 52 minutes 22 seconds East, along last said south line, 248.17 feet to the point of beginning.
SUBJECT to easements, restrictions and reservations of record.
SUBECT to right of way of Sautbine Road.

NOTES:

1. Zoning for subject tract = Rural Residential 1 (RR-1).
2. Parcel ID for subject tract = 38-121-2301.
3. Improvements other than those shown on this certificate, may exist that were not located during this survey.
4. Wetlands as shown delineated by Patrick Reardon, Wetland Certificate No. 1295, done in October of 2022.
5. 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.
6. 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.

SHEET NO. 1 OF 1
JOB NO. 22-191
DATE 1-05-2022

CERTIFICATE OF SURVEY
Donald Tomte
8188 Sautbine Rd NW
Walker, MN 56484

NORTHERN ENGINEERING & CONSULTING, INC.
P.O. Box 292, Walker, MN, 56484
Phone: 218-547-1296
web: www.neciusa.com

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 — LIC. NO. 21367 — 2/7/23

REVISIONS:			
NO.	DATE	DESCRIPTION	BY