

EXISTING DESCRIPTION:

(PID: 19-033-1202)
07-053-1202
OFFICE OF THE COUNTY ENGINEER
CASS COUNTY, MINNESOTA

PROPOSED DESCRIPTIONS:

Tract A
That part of the East Half of Government Lot 12, Section 33, Township 141 North, Range 28 West, Cass County, Minnesota described as follows: COMMENCING at the Northwest corner of said Government Lot 12; thence North 89 degrees 02 minutes 37 seconds East, assigned bearing, along the north line thereof, 666.44 feet to the northwest corner of said East Half and the Point of Beginning of the tract to be herein described; thence South 17 degrees 00 minutes 39 seconds East, along said west line of said East Half, 994.49 feet to the north line of the South 400.00 feet of said East Half; thence North 89 degrees 23 minutes 53 seconds East, along last said north line, 373.53 feet; thence North 14 degrees 54 minutes 39 seconds West, 987.15 feet to the north line of said East Half; thence South 89 degrees 02 minutes 37 seconds West, along last said north line, 410.50 feet to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
TOGETHER with a 66.00-foot easement described in Document Number A000603670.
TOGETHER with 66.00 foot Access Easement.
SUBJECT to and TOGETHER with 33.00 foot Access Easement.
SUBJECT to Nellie Lake.

Tract B
That part of the East Half of Government Lot 12, Section 33, Township 141 North, Range 28 West, Cass County, Minnesota described as follows: COMMENCING at the Northwest corner of said Government Lot 12; thence North 89 degrees 02 minutes 37 seconds East, assigned bearing, along the north line thereof projecting through the northwest corner of said East Half, 1076.94 feet to the Point of Beginning; thence South 14 degrees 54 minutes 39 seconds East, 987.15 feet to the north line of the South 400.00 feet of said East Half; thence North 89 degrees 23 minutes 53 seconds East, along last said north line, 218.73 feet to the east line of said Government Lot 12; thence North 12 degrees 46 minutes 49 seconds West, along said east line, 980.17 feet to the northeast corner of said Government Lot 12; thence South 89 degrees 02 minutes 37 seconds West, along the north line of said Government Lot 12, a distance of 255.94 feet to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
TOGETHER with a 66.00-foot easement described in Document Number A000603670.
TOGETHER with 66.00 foot Access Easement.
SUBJECT to and TOGETHER with 33.00 foot Access Easement.
SUBJECT to Nellie Lake.

Tract C
That part of the South 400.00 feet of the East Half of Government Lot 12, Section 33, Township 141 North, Range 28 West, Cass County, Minnesota lying north of the South 200.00 feet thereof.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to and TOGETHER with a 66.00-foot easement described in Document Number A000603670.
TOGETHER with 33.00 foot Access Easement.

Tract D
The South 200.00 feet of the East Half of Government Lot 12, Section 33, Township 141 North, Range 28 West, Cass County, Minnesota.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to and TOGETHER with a 66.00-foot easement described in Document Number A000603670.

CERTIFICATE OF SURVEY

GOVERNMENT LOT 12, AND PART OF GOVERNMENT LOT 2, SECTION 33, TOWNSHIP 141 NORTH, RANGE 28 WEST, CASS COUNTY, MINNESOTA

CONTRACT FOR DEED
DATE: June 20, 2017
Well Certificate No. 2774
THIS CONTRACT FOR DEED (the "Contract") is made on the above date by Alex J. Weimer and Sara A. Weimer, husband and wife (Seller), and SAM Property Enterprises, LLC (Purchaser) (Purchaser) (Purchaser).

The West Half (HW) of Government Lot 12, Section 33, Township 141 North, Range 28 West, Cass County, Minnesota, hereinafter referred to as "Government Lot 12", is divided into four (4) equal parts, each being one-fourth (1/4) of said Government Lot 12, as shown on the plat hereof.

The two (2) tracts of land containing 33.00 acres, more or less, situated on the east half of Government Lot 12, Section 33, Township 141 North, Range 28 West, Cass County, Minnesota, are hereby being surveyed and divided into four (4) equal parts, each being one-fourth (1/4) of said Government Lot 12, as shown on the plat hereof.

The two (2) tracts of land containing 66.00 acres, more or less, situated on the west half of Government Lot 12, Section 33, Township 141 North, Range 28 West, Cass County, Minnesota, are hereby being surveyed and divided into four (4) equal parts, each being one-fourth (1/4) of said Government Lot 12, as shown on the plat hereof.

The two (2) tracts of land containing 113.732 acres, more or less, situated on the south 200.00 feet of the east half of Government Lot 12, Section 33, Township 141 North, Range 28 West, Cass County, Minnesota, are hereby being surveyed and divided into four (4) equal parts, each being one-fourth (1/4) of said Government Lot 12, as shown on the plat hereof.

The two (2) tracts of land containing 227.383 acres, more or less, situated on the north 200.00 feet of the east half of Government Lot 12, Section 33, Township 141 North, Range 28 West, Cass County, Minnesota, are hereby being surveyed and divided into four (4) equal parts, each being one-fourth (1/4) of said Government Lot 12, as shown on the plat hereof.

The two (2) tracts of land containing 374.809 acres, more or less, situated on the east half of Government Lot 12, Section 33, Township 141 North, Range 28 West, Cass County, Minnesota, are hereby being surveyed and divided into four (4) equal parts, each being one-fourth (1/4) of said Government Lot 12, as shown on the plat hereof.

The two (2) tracts of land containing 116.879 acres, more or less, situated on the south 400.00 feet of the east half of Government Lot 12, Section 33, Township 141 North, Range 28 West, Cass County, Minnesota, are hereby being surveyed and divided into four (4) equal parts, each being one-fourth (1/4) of said Government Lot 12, as shown on the plat hereof.

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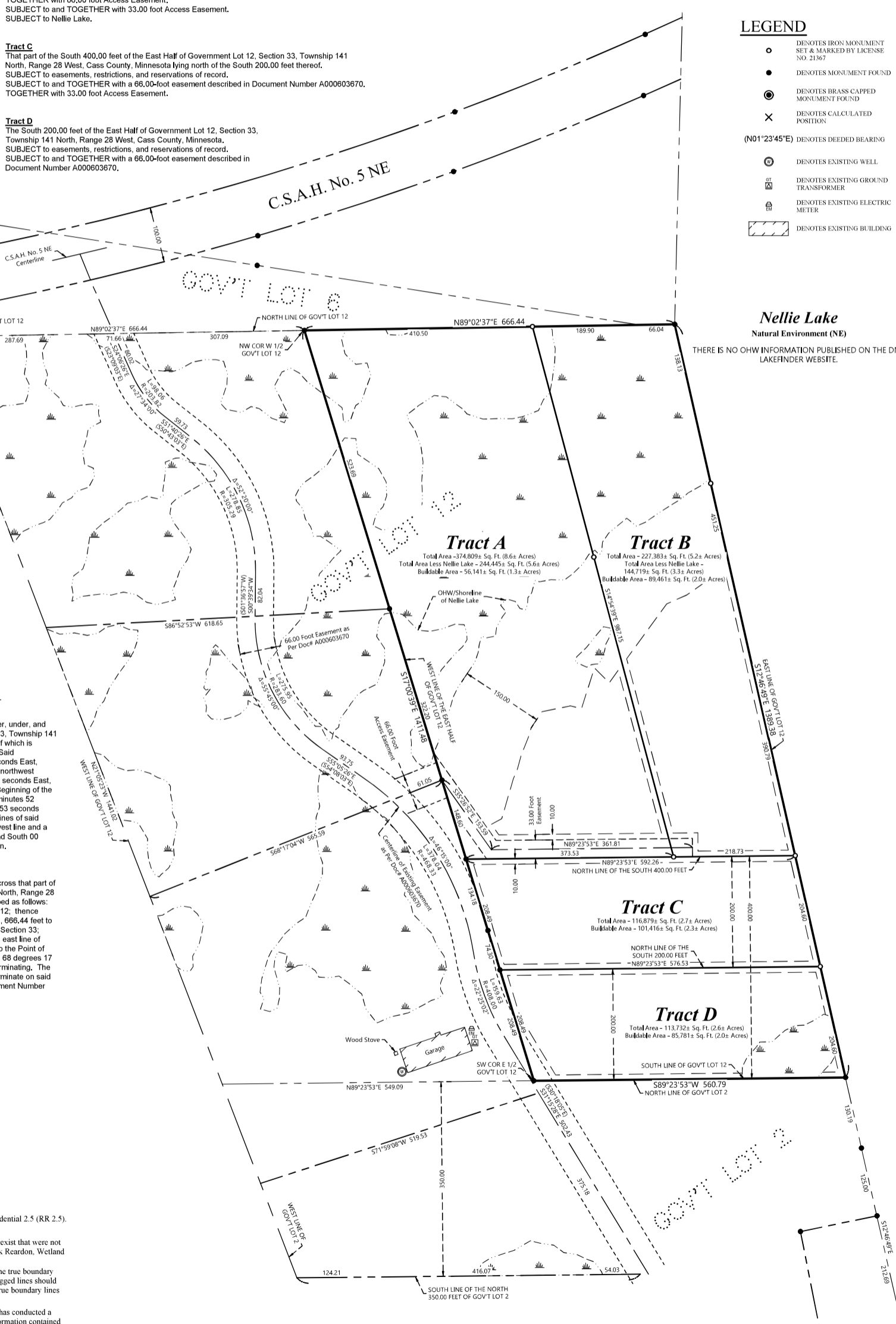
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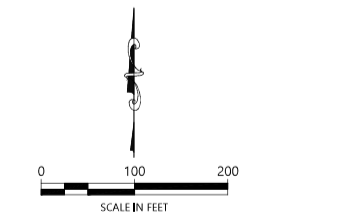
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PROPOSED EASEMENTS:

33.00 Foot Easement
A 33.00 foot wide easement for ingress and egress purposes over, under, and across that part of the East Half of Government Lot 12, Section 33, Township 141 North, Range 28 West, Cass County, Minnesota, the centerline of which is described as follows: COMMENCING at the Northwest corner of Said Government Lot 12; thence North 89 degrees 02 minutes 37 seconds East, assigned bearing, along the north line thereof, 666.44 feet to the northwest corner of said East Half; thence South 17 degrees 00 minutes 39 seconds East, along the west line of said East Half, 845.89 feet to the Point of Beginning of the centerline to be herein described; thence South 35 degrees 26 minutes 52 seconds East 153.59 feet; thence North 89 degrees 23 minutes 53 seconds East 361.81 feet and said centerline there terminating. The sidelines of said easement shall be prolonged or shortened to terminate on said west line and a line that bears North 00 degrees 36 minutes 07 seconds West and South 00 degrees 36 minutes 07 seconds East from the point of termination.

66.00 Foot Access Easement
An easement for ingress and egress purposes over under and across that part of the West Half of Government Lot 12, Section 33, Township 141 North, Range 28 West, Cass County, Minnesota, the centerline of which is described as follows: COMMENCING at the Northwest corner of said Government Lot 12; thence North 89 degrees 02 minutes 37 seconds East, assigned bearing, 666.44 feet to the northwest corner of the West Half of Government Lot 12 said Section 33; thence South 17 degrees 00 minutes 39 seconds East, along the east line of said West Half of Government Lot 12, a distance of 845.89 feet to the Point of Beginning of the centerline to be herein described; thence South 68 degrees 17 minutes 04 seconds West 61.05 feet and said centerline there terminating. The sidelines of said easement shall be prolonged or shortened to terminate on said east line and the easterly line of an easement described in Document Number A000603670.



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

NOTES:

- 1. Zoning for subject tract = Shoreland Residential & Rural Residential 2.5 (RR 2.5).
2. Parcel ID for subject tract = 19-033-1203.
3. Improvements other than those shown on this certificate, may exist that were not located during this survey. The wetlands delineated by Partrick Reardon, Wetland certificate No. 1259, dated, June 2022.
4. 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.
5. 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. 22-012
DATE: 5-19-2023

CERTIFICATE OF SURVEY
Pat Moran
5033 MN-84
Longville, MN 56655

NORTHERN ENGINEERING & CONSULTING, INC.
P.O. Box 292, Walker, MN, 56484
Phone: 218-547-1296, Fax: 218-547-2272
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

Table with columns: NO., DATE, DESCRIPTION, BY. Includes a REVISIONS section.