

# CERTIFICATE OF SURVEY

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER,  
SECTION 16, TOWNSHIP 138 NORTH, RANGE 29 WEST,  
CASS COUNTY, MINNESOTA

### LEGAL DESCRIPTION PER DOCUMENT NUMBER 344560

That part of the Southwest Quarter of the Northwest Quarter (SW 1/4 NW1/4), Section Sixteen (16), Township One Hundred Thirty-eight (138), Range Twenty-nine (29), lying and being North and East of Minnesota Highway No. 84 and subject to mineral reservations, platting and zoning regulations, power and utility line easements, if any, of record or in use; reserving to the assigns of parties of the first part, in perpetuity, an easement for ingress and egress along and across an existing roadway 2 rods in width, located at the southern end of the above described tract, and giving access to lands lying to the East of this premises.

together with all hereditaments and appurtenances belonging thereto.

### PROPOSED BOUNDARY DESCRIPTIONS:

#### TRACT A

That part of the Southwest Quarter of the Northwest Quarter, Section 16, Township 138 North, Range 29 West, Cass County, Minnesota, lying easterly of State Highway Number 84 SW and southerly of the following described line: Commencing at the southeast corner of said Southwest Quarter of the Northwest Quarter; thence North 00 degrees 02 minutes 50 seconds East, assumed bearing, along the east line of said Southwest Quarter of the Northwest Quarter 703.00 feet to the point of beginning of the line to be herein described; thence southwesterly 11.32 feet along a non-tangential curve concave to the southeast having a radius of 100.00 feet, a central angle of 6 degrees 29 minutes 03 seconds and a chord bearing of South 71 degrees 04 minutes 58 seconds West for a chord distance of 11.31 feet; thence South 67 degrees 50 minutes 27 seconds West tangent to said curve 19.55 feet; thence South 65 degrees 51 minutes 57 seconds West 112.53 feet; thence South 69 degrees 09 minutes 21 seconds West 91.94 feet; thence South 71 degrees 37 minutes 50 seconds West 39.39 feet; thence westerly 80.50 feet along a tangential curve concave to the northeast having a radius of 115.00 feet and a central angle of 40 degrees 06 minutes 32 seconds; thence North 68 degrees 15 minutes 38 seconds West tangent to said last described curve 41.20 feet; thence northwesterly 56.59 feet along a tangential curve concave to the southwest having a radius of 110.00 feet and a central angle of 29 degrees 28 minutes 42 seconds; thence South 82 degrees 15 minutes 40 seconds West tangent to said last described curve 22.23 feet, more or less, to the centerline of said state highway and said described line there terminating.

Subject to and together with an easement for ingress and egress along and across an existing roadway 2 rods in width, located at the northern end of the above described tract, and giving access to lands lying to the East of this premises.

Also subject to easements, restrictions and reservations of record.

#### TRACT B

That part of the Southwest Quarter of the Northwest Quarter, Section 16, Township 138 North, Range 29 West, Cass County, Minnesota, lying easterly of State Highway Number 84 SW and northerly of the following described line: Commencing at the southeast corner of said Southwest Quarter of the Northwest Quarter; thence North 00 degrees 02 minutes 50 seconds East, assumed bearing, along the east line of said Southwest Quarter of the Northwest Quarter 703.00 feet to the point of beginning of the line to be herein described; thence southwesterly 11.32 feet along a non-tangential curve concave to the southeast having a radius of 100.00 feet, a central angle of 6 degrees 29 minutes 03 seconds and a chord bearing of South 71 degrees 04 minutes 58 seconds West for a chord distance of 11.31 feet; thence South 67 degrees 50 minutes 27 seconds West tangent to said curve 19.55 feet; thence South 65 degrees 51 minutes 57 seconds West 112.53 feet; thence South 69 degrees 09 minutes 21 seconds West 91.94 feet; thence South 71 degrees 37 minutes 50 seconds West 39.39 feet; thence westerly 80.50 feet along a tangential curve concave to the northeast having a radius of 115.00 feet and a central angle of 40 degrees 06 minutes 32 seconds; thence North 68 degrees 15 minutes 38 seconds West tangent to said last described curve 41.20 feet; thence northwesterly 56.59 feet along a tangential curve concave to the southwest having a radius of 110.00 feet and a central angle of 29 degrees 28 minutes 42 seconds; thence South 82 degrees 15 minutes 40 seconds West tangent to said last described curve 22.23 feet, more or less, to the centerline of said state highway and said described line there terminating.

Subject to and together with an easement for ingress and egress along and across an existing roadway 2 rods in width, located at the southern end of the above described tract, and giving access to lands lying to the East of this premises.

Also subject to easements, restrictions and reservations of record.

### NOTES:

- Zoning for subject tract = "Shoreland Residential".
- Wetland delineation was completed on 8-4-2023, by Ben Meister, Meister Environmental, LLC. MN Certified Wetland Delineator #1031.
- Parcel ID of subject parcel: 02-016-2302.
- The E911 address of subject parcel: 912 State 84 SW.
- Setbacks as shown can be subject to interpretation. Verification of setbacks by the governing body is advised prior to building.

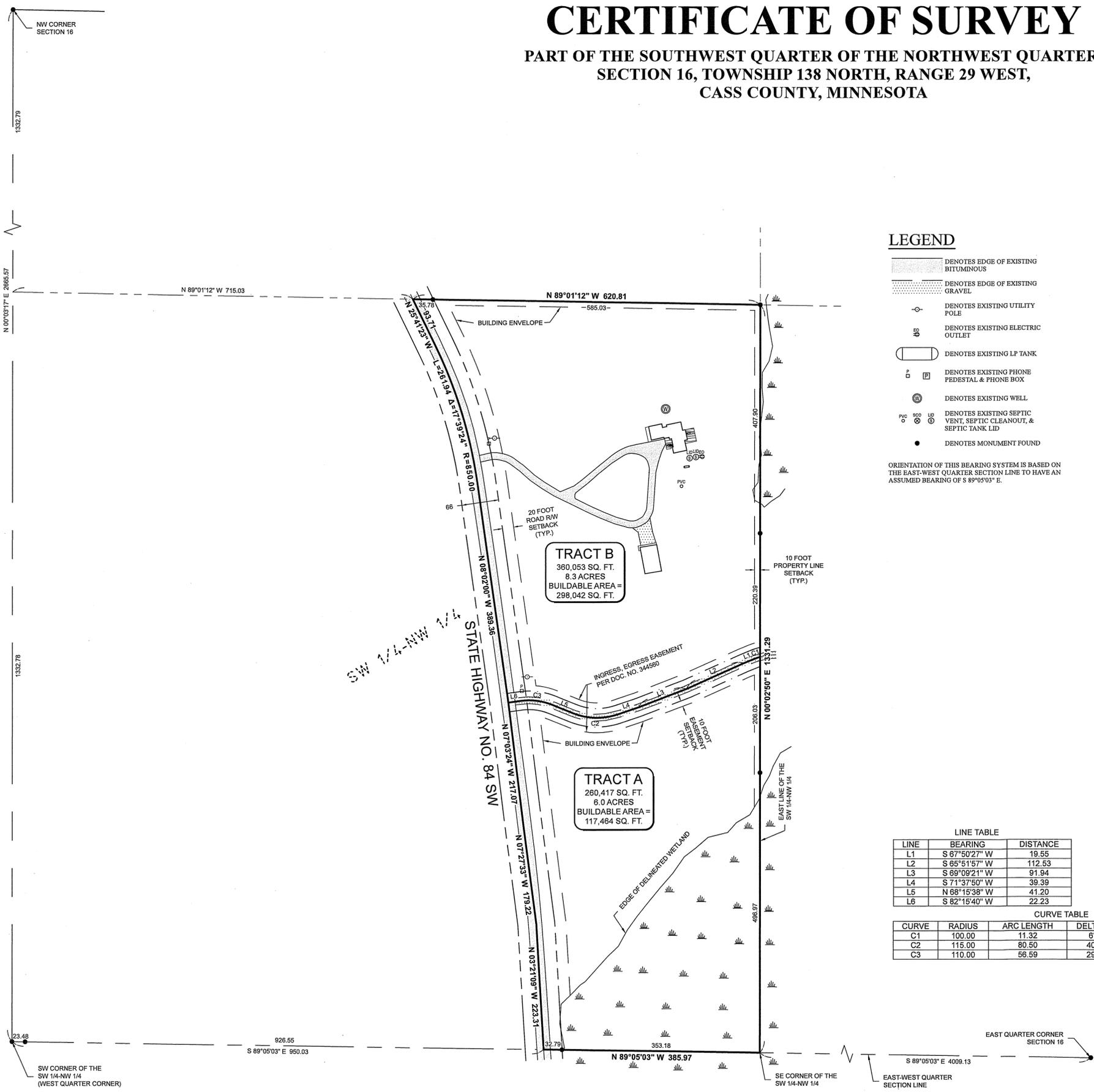
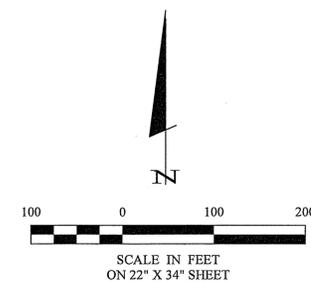
### LEGEND

- DENOTES EDGE OF EXISTING BITUMINOUS
- DENOTES EDGE OF EXISTING GRAVEL
- DENOTES EXISTING UTILITY POLE
- DENOTES EXISTING ELECTRIC OUTLET
- DENOTES EXISTING LP TANK
- DENOTES EXISTING PHONE PEDESTAL & PHONE BOX
- DENOTES EXISTING WELL
- DENOTES EXISTING SEPTIC VENT, SEPTIC CLEANOUT, & SEPTIC TANK LID
- DENOTES MONUMENT FOUND

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE EAST-WEST QUARTER SECTION LINE TO HAVE AN ASSUMED BEARING OF S 89°05'03" E.

LINE	BEARING	DISTANCE
L1	S 67°50'27" W	19.55
L2	S 65°51'57" W	112.53
L3	S 69°09'21" W	91.94
L4	S 71°37'50" W	39.39
L5	N 68°15'38" W	41.20
L6	S 82°15'40" W	22.23

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CH. BEARING	CH. DIST.
C1	100.00	11.32	6°29'03"	S 71°04'58" W	11.31
C2	115.00	80.50	40°06'32"		
C3	110.00	56.59	29°28'42"		



30206 Rasmussen Road  
Suite 1  
P. O. Box 874  
Pequot Lakes, MN 56472  
218-568-4940  
www.stonemarkersurvey.com

ONE MARK  
L.S.  
L.A.D.  
L.P.E.

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.  
*Ben Meister*  
CANTHAM, HODDE, PLS44481  
8/30/23  
LIC. NO. 44881

REVISIONS	DATE	DESCRIPTION
BY		

DATE: 8-30-2023  
SCALE: 1"=100'  
HORZ: NONE  
VERT: NONE

PROJECT NO.: 23188  
FILE NAME: C 23188.dwg  
FIELD BOOK: NONE

PROJECT MANAGER: CMH  
CHECKED: RUF  
DRAWN BY: RUF

CERTIFICATE OF SURVEY  
Rodney Osterloh  
P. O. Box 595  
Pine River, MN 56474

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