

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 5

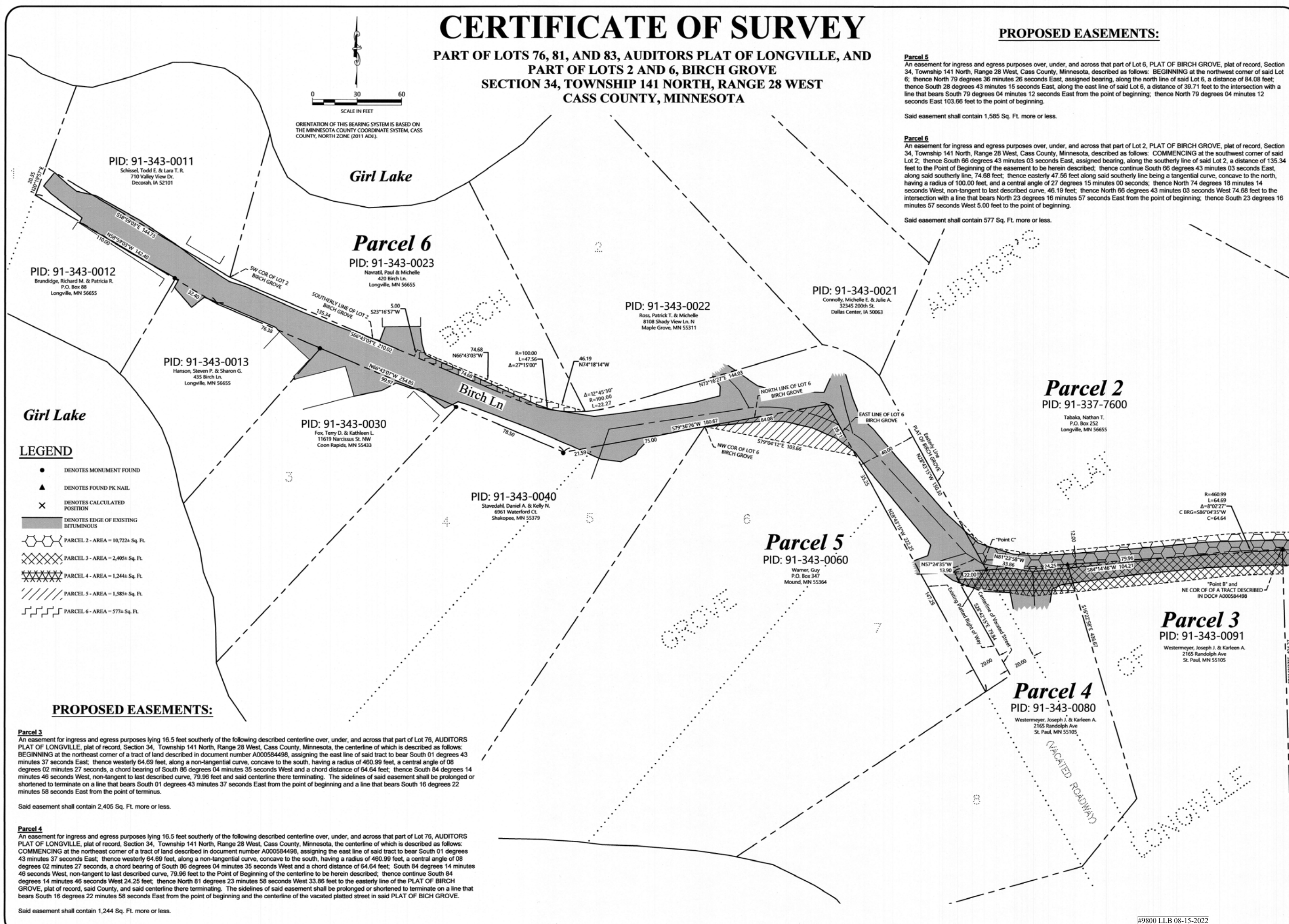
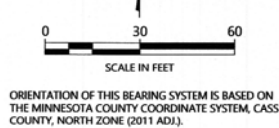
An easement for ingress and egress purposes over, under, and across that part of Lot 6, PLAT OF BIRCH GROVE, plat of record, Section 34, Township 141 North, Range 28 West, Cass County, Minnesota, described as follows: BEGINNING at the northwest corner of said Lot 6; thence North 79 degrees 36 minutes 26 seconds East, assigned bearing, along the north line of said Lot 6, a distance of 84.08 feet; thence South 28 degrees 43 minutes 15 seconds East, along the east line of said Lot 6, a distance of 39.71 feet to the intersection with a line that bears South 79 degrees 04 minutes 12 seconds East from the point of beginning; thence North 79 degrees 04 minutes 12 seconds East 103.66 feet to the point of beginning.

Said easement shall contain 1,585 Sq. Ft. more or less.

Parcel 6

An easement for ingress and egress purposes over, under, and across that part of Lot 2, PLAT OF BIRCH GROVE, plat of record, Section 34, Township 141 North, Range 28 West, Cass County, Minnesota, described as follows: COMMENCING at the southwest corner of said Lot 2; thence South 66 degrees 43 minutes 03 seconds East, assigned bearing, along the southerly line of said Lot 2, a distance of 135.34 feet to the Point of Beginning of the easement to be herein described; thence continue South 66 degrees 43 minutes 03 seconds East, along said southerly line, 74.68 feet; thence easterly 47.56 feet along said southerly line being a tangential curve, concave to the north, having a radius of 100.00 feet, and a central angle of 27 degrees 15 minutes 00 seconds; thence North 74 degrees 18 minutes 14 seconds West, non-tangent to last described curve, 46.19 feet; thence North 66 degrees 43 minutes 03 seconds West 74.68 feet to the intersection with a line that bears North 23 degrees 16 minutes 57 seconds East from the point of beginning; thence South 23 degrees 16 minutes 57 seconds West 5.00 feet to the point of beginning.

Said easement shall contain 577 Sq. Ft. more or less.



PID: 91-343-0011
Schloss, Todd E. & Lara T. R.
710 Valley View Dr.
Decorah, IA 52101

PID: 91-343-0012
Brundidge, Richard M. & Patricia R.
P.O. Box 88
Longville, MN 56655

PID: 91-343-0013
Hanson, Steven P. & Sharon G.
435 Birch Ln.
Longville, MN 56655

PID: 91-343-0030
Fox, Terry D. & Kathleen L.
11619 Narcissus St. NW
Coon Rapids, MN 55433

PID: 91-343-0040
Stavedahl, Daniel A. & Kelly N.
6961 Waterford Ct.
Shakopee, MN 55379

PID: 91-343-0022
Ross, Patrick T. & Michelle
8108 Shady View Ln. N
Maple Grove, MN 55311

PID: 91-343-0021
Connolly, Michelle E. & Julie A.
32345 200th St.
Dallas Center, IA 50063

Parcel 5
PID: 91-343-0060
Warner, Guy
P.O. Box 347
Mound, MN 55364

Parcel 2
PID: 91-337-7600
Tabaka, Nathan T.
P.O. Box 252
Longville, MN 56655

Parcel 3
PID: 91-343-0091
Westermeyer, Joseph J. & Karleen A.
2165 Randolph Ave
St. Paul, MN 55105

Parcel 4
PID: 91-343-0080
Westermeyer, Joseph J. & Karleen A.
2165 Randolph Ave
St. Paul, MN 55105

LEGEND

- DENOTES MONUMENT FOUND
- ▲ DENOTES FOUND PK NAIL
- × DENOTES CALCULATED POSITION
- ▬ DENOTES EDGE OF EXISTING BITUMINOUS
- ▨ PARCEL 2 - AREA = 10,722± Sq. Ft.
- ▩ PARCEL 3 - AREA = 2,405± Sq. Ft.
- ▧ PARCEL 4 - AREA = 1,244± Sq. Ft.
- ▦ PARCEL 5 - AREA = 1,585± Sq. Ft.
- ▥ PARCEL 6 - AREA = 577± Sq. Ft.

PROPOSED EASEMENTS:

Parcel 3
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: BEGINNING at the northeast corner of a tract of land described in document number A000584498, assigning the east line of said tract to bear South 01 degrees 43 minutes 37 seconds East; thence westerly 64.69 feet, along a non-tangential curve, concave to the south, having a radius of 460.99 feet, a central angle of 08 degrees 02 minutes 27 seconds, a chord bearing of South 86 degrees 04 minutes 35 seconds West and a chord distance of 64.64 feet; thence South 84 degrees 14 minutes 46 seconds West, non-tangent to last described curve, 79.96 feet and said centerline there terminating. The sidelines of said easement shall be prolonged or shortened to terminate on a line that bears South 01 degrees 43 minutes 37 seconds East from the point of beginning and a line that bears South 16 degrees 22 minutes 58 seconds East from the point of terminus.

Said easement shall contain 2,405 Sq. Ft. more or less.

Parcel 4
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 northeast corner of a tract of land described in document number A000584498, assigning the east line of said tract to bear South 01 degrees 43 minutes 37 seconds East; thence westerly 64.69 feet, along a non-tangential curve, concave to the south, having a radius of 460.99 feet, a central angle of 08 degrees 02 minutes 27 seconds, a chord bearing of South 86 degrees 04 minutes 35 seconds West and a chord distance of 64.64 feet; thence South 84 degrees 14 minutes 46 seconds West, non-tangent to last described curve, 79.96 feet to the Point of Beginning of the centerline to be herein described; thence continue South 84 degrees 14 minutes 46 seconds West 24.25 feet; thence North 81 degrees 23 minutes 58 seconds West 33.86 feet to the easterly line of the PLAT OF BIRCH GROVE, plat of record, said County, and said centerline there terminating. The sidelines of said easement shall be prolonged or shortened to terminate on a line that bears South 16 degrees 22 minutes 58 seconds East from the point of beginning and the centerline of the vacated platted street in said PLAT OF BIRCH GROVE.

Said easement shall contain 1,244 Sq. Ft. more or less.

NO.	DATE	DESCRIPTION	BY
1	7-19-2022	Revise Parcel 1 & 2	GAY

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. FRIEDMAN
LIC. NO. 21387

NORTHERN SURVEYING & CONSULTING, INC.
P.O. Box 392, Walker, MN 56484
Phone: 218-547-1236, Fax: 218-547-2272
web: www.nesusa.com

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

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