

# CERTIFICATE OF SURVEY

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER,  
SECTION 12, TOWNSHIP 141 NORTH, RANGE 31 WEST,  
CASS COUNTY, MINNESOTA

## PROPOSED DESCRIPTIONS:

### ADJOINER TRACT

The North 150.00 feet of the North Half of the Northwest Quarter of the Southeast Quarter, Section 12, Township 141 North, Range 31 West, Cass County, Minnesota.  
SUBJECT to State Highway Number 371 right of way.  
SUBJECT to easements, restrictions, and reservations of record.  
Subject tract is non-conforming and must be attached to an adjoining tract.

### NORTH TRACT REMAINDER

The North Half of the Northwest Quarter of the Southeast Quarter, Section 12, Township 141 North, Range 31 West, Cass County, Minnesota, lying southerly of the North 150.00 feet thereof.  
SUBJECT to State Highway Number 371 right of way.  
SUBJECT to easements, restrictions, and reservations of record.

### SOUTH TRACT

The South Half of the Northwest Quarter of the Southeast Quarter, Section 12, Township 141 North, Range 31 West, Cass County, Minnesota.  
SUBJECT to State Highway Number 371 right of way.  
SUBJECT to easements, restrictions, and reservations of record.

### TRACT A

That part of the Northwest Quarter of the Southeast Quarter, Section 12, Township 141 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the northwest corner of said Northwest Quarter of the Southeast Quarter; thence South 03 degrees 50 minutes 03 seconds West, assigned bearing, along the west line thereof, 150.18 feet to the intersection with the south line of the North 150.00 feet of said Northwest Quarter of the Southeast Quarter and the point of beginning of the tract to be herein described; thence continue South 03 degrees 50 minutes 03 seconds West, along said west line, 504.16 feet to the intersection with the south line of the North Half of said Northwest Quarter of the Southeast Quarter; thence South 88 degrees 54 minutes 19 seconds East, along last said south line, 801.24 feet; thence North 18 degrees 34 minutes 51 seconds West 183.67 feet; thence North 24 degrees 20 minutes 37 seconds East 251.70 feet; thence South 88 degrees 56 minutes 55 seconds East 440.00 feet to the east line of said Northwest Quarter of the Southeast Quarter; thence North 02 degrees 13 minutes 26 seconds East, along said east line 100.02 feet to the intersection with said south line of the North 150.00 feet; thence North 88 degrees 56 minutes 55 seconds West, along last said south line, 1256.63 feet to the point of beginning.  
SUBJECT to State Highway Number 371 right of way.  
SUBJECT to easements, restrictions, and reservations of record.

### TRACT B

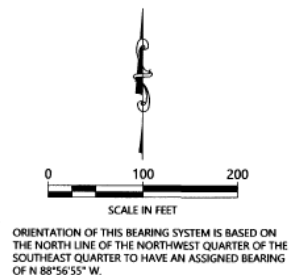
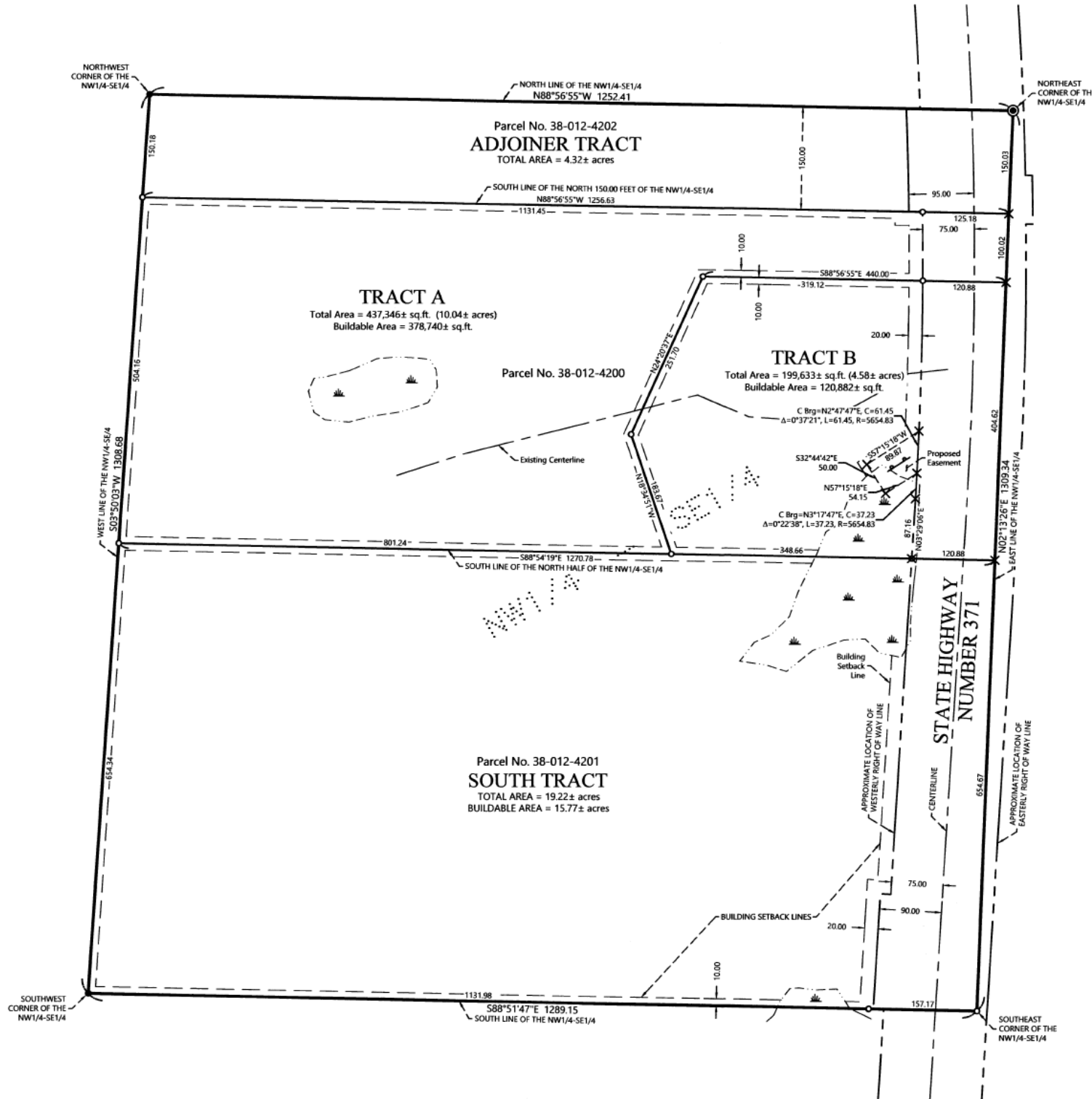
That part of the Northwest Quarter of the Southeast Quarter, Section 12, Township 141 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the northwest corner of said Northwest Quarter of the Southeast Quarter; thence South 03 degrees 50 minutes 03 seconds West, assigned bearing, along the west line thereof, 654.34 feet to the intersection with the south line of the North Half of said Northwest Quarter of the Southeast Quarter; thence South 88 degrees 54 minutes 19 seconds East, along said south line, 801.24 feet to the point of beginning of the tract to be herein described; thence North 18 degrees 34 minutes 51 seconds West 183.67 feet; thence North 24 degrees 20 minutes 37 seconds East 251.70 feet; thence South 88 degrees 56 minutes 55 seconds East 440.00 feet to the east line of said Northwest Quarter of the Southeast Quarter; thence North 02 degrees 13 minutes 26 seconds East, along said east line 404.62 feet to the intersection with said south line; thence North 88 degrees 54 minutes 19 seconds West, along said south line, 469.54 feet to the point of beginning.  
SUBJECT to State Highway Number 371 right of way.  
SUBJECT to easements, restrictions, and reservations of record.  
SUBJECT to Proposed Easement.

### Proposed Easement

An easement over, under, and across that part of the Northwest Quarter of the Southeast Quarter, Section 12, Township 141 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the northwest corner of said Northwest Quarter of the Southeast Quarter; thence South 03 degrees 50 minutes 03 seconds West, assigned bearing, along the west line thereof, 654.34 feet to the intersection with the south line of the North Half of said Northwest Quarter of the Southeast Quarter; thence South 88 degrees 54 minutes 19 seconds East, along said south line, 1149.50 feet to the westerly right of way line of State Highway Number 371; thence North 03 degrees 29 minutes 06 seconds East, along said westerly right of way line, 87.16 feet; thence northerly 37.23 feet along said right of way line being a non-tangential curve, concave to the west, having a radius of 5654.83 feet, a central angle of 00 degrees 22 minutes 38 seconds, a chord bearing of North 03 degrees 17 minutes 47 seconds East and a chord distance of 37.23 feet to the Point of Beginning of the easement to be herein described; thence continue northerly 61.45 feet along said right of way line being a non-tangential curve, concave to the west, having a radius of 5654.83 feet, a central angle of 00 degrees 37 minutes 21 seconds, a chord bearing of North 02 degrees 47 minutes 47 seconds East and a chord distance of 61.45 feet; thence South 57 degrees 15 minutes 18 seconds West 89.87 feet; thence South 32 degrees 44 minutes 42 seconds East 50.00 feet to the intersection with a line that bears South 57 degrees 15 minutes 18 seconds West from the point of beginning; thence North 57 degrees 15 minutes 18 seconds East 54.15 feet to the point of beginning.

## NOTES:

- Parcel ID for Tracts A and B is 38-012-4200.
- Zoning for subject tract = Commercial Corridor C-1 and Rural Residential 2.5 (RR-2.5).
- 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.



## LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- ⊗ DENOTES BRASS CAPPED MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- ⊕ DENOTES WETLAND(S)
- DENOTES EXISTING SIGN(S)

NO.	DATE	DESCRIPTION
1	12-24-2014	ADDED BUILDABLE AREA
2	03-25-2015	DIVIDED NORTH TRACT
3	06-16-2020	CREATED TRACTS A AND B
4	07-28-2022	CREATED EASEMENT

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. FRIEMAN  
LIC. NO. 21367



CERTIFICATE OF SURVEY

Rick Schaefer  
P.O. Box 39  
Walker, MN 56484

JOB NO. 14-191  
DATE 12-04-2014

SHEET NO.  
1 OF 1