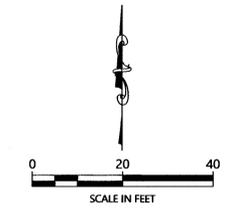
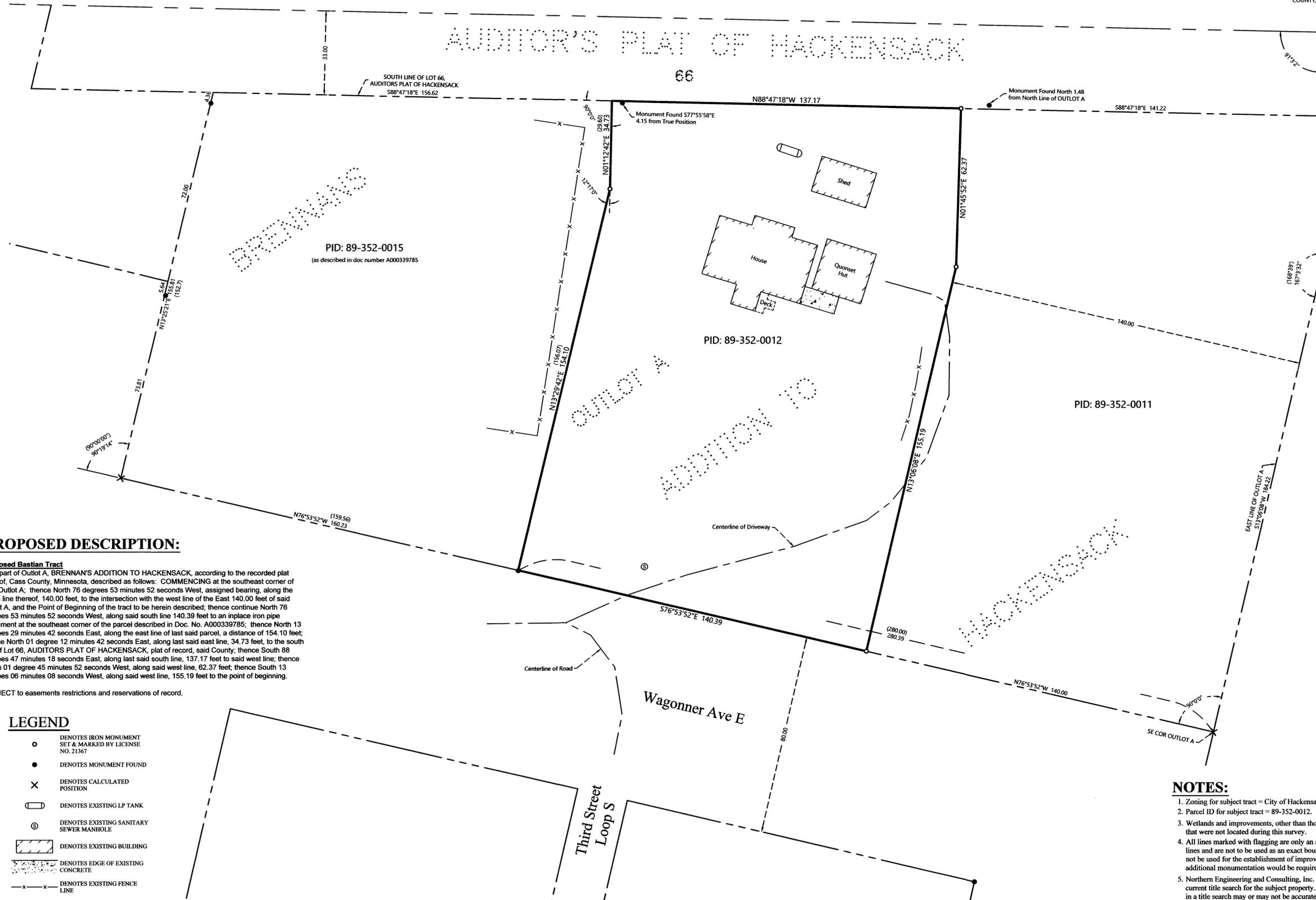


# CERTIFICATE OF SURVEY

PART OF OUTLOT A, BRENNAN'S ADDITION TO HACKENSACK  
SECTION 19, TOWNSHIP 140 NORTH, RANGE 30 WEST,  
CASS COUNTY, MINNESOTA



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE MINNESOTA COUNTY COORDINATE SYSTEM, CASS COUNTY, NORTH ZONE (2011 AD1).



## PROPOSED DESCRIPTION:

### Proposed Bastian Tract

That part of Outlot A, BRENNAN'S ADDITION TO HACKENSACK, according to the recorded plat thereof, Cass County, Minnesota, described as follows: COMMENCING at the southeast corner of said Outlot A; thence North 76 degrees 53 minutes 52 seconds West, assigned bearing, along the south line thereof, 140.00 feet, to the intersection with the west line of the East 140.00 feet of said Outlot A, and the Point of Beginning of the tract to be herein described; thence continue North 76 degrees 53 minutes 52 seconds West, along said south line 140.39 feet to an in-place iron pipe monument at the southeast corner of the parcel described in Doc. No. A000339785; thence North 13 degrees 29 minutes 42 seconds East, along the east line of last said parcel, a distance of 154.10 feet; thence North 01 degree 12 minutes 42 seconds East, along last said east line, 34.73 feet, to the south line of Lot 66, AUDITORS PLAT OF HACKENSACK, plat of record, said County; thence South 88 degrees 47 minutes 18 seconds East, along last said south line, 137.17 feet to said west line; thence South 01 degree 45 minutes 52 seconds West, along said west line, 82.37 feet; thence South 13 degrees 06 minutes 08 seconds West, along said west line, 155.19 feet to the point of beginning.

SUBJECT to easements restrictions and reservations of record.

## LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- DENOTES EXISTING LP TANK
- ⊙ DENOTES EXISTING SANITARY SEWER MANHOLE
- ▭ DENOTES EXISTING BUILDING
- DENOTES EDGE OF EXISTING CONCRETE
- x-x- DENOTES EXISTING FENCE LINE

## NOTES:

1. Zoning for subject tract = City of Hackensack, No Zoning Information Available.
2. Parcel ID for subject tract = 89-352-0012.
3. Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey.
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.

REVISIONS:	NO.	DATE	DESCRIPTION	BY

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*  
TERRY L. FREEMAN  
LIC. NO. 21367  
12/21/22



CERTIFICATE OF SURVEY  
Trevor and Lauren Bastian  
320 Wagonner Ave E  
Hackensack, MN 56452

JOB NO. 22-253  
DATE: 12-21-2022

SHEET NO. 1 OF 1