

CERTIFICATE OF SURVEY

For Mark Thaler

PARTS OF GOVERNMENT LOTS 3 & 4,
SECTION 23, TOWNSHIP 139 NORTH, RANGE 30 WEST, 5TH P.M.,
CASS COUNTY, MINNESOTA.

Legal Description:

Per Doc#A000693624

Parcel 1:

The West 150 feet of the South 290.40 feet of Government Lot Four (4), Section Twenty-three (23), Township One Hundred Thirty-nine (139), Range Thirty (30).

AND

Parcel 2:

The East 150 feet of the South 290.40 feet of Government Lot Three (3), Section Twenty-three (23), Township One Hundred Thirty-nine (139), Range Thirty (30).

Subject to and together with:

An easement 33.00 feet in width for ingress and egress across part of said Government Lot Three (3) and part of Government Lot Four (4), Section Twenty-three (23), Township One Hundred Thirty-nine (139), Range Thirty (30), described as follows: The North 33.00 feet of the South 323.40 feet of said East 150.00 feet of Government Lot Three (3), and the North 33.00 feet of the South 323.40 feet of the West 300.00 feet of said Government Lot Four (4), and the East 33.00 feet of said West 300.00 feet lying North of the North line of the South 323.40 feet and South of the existing Township Road as now laid out and traveled.

AND

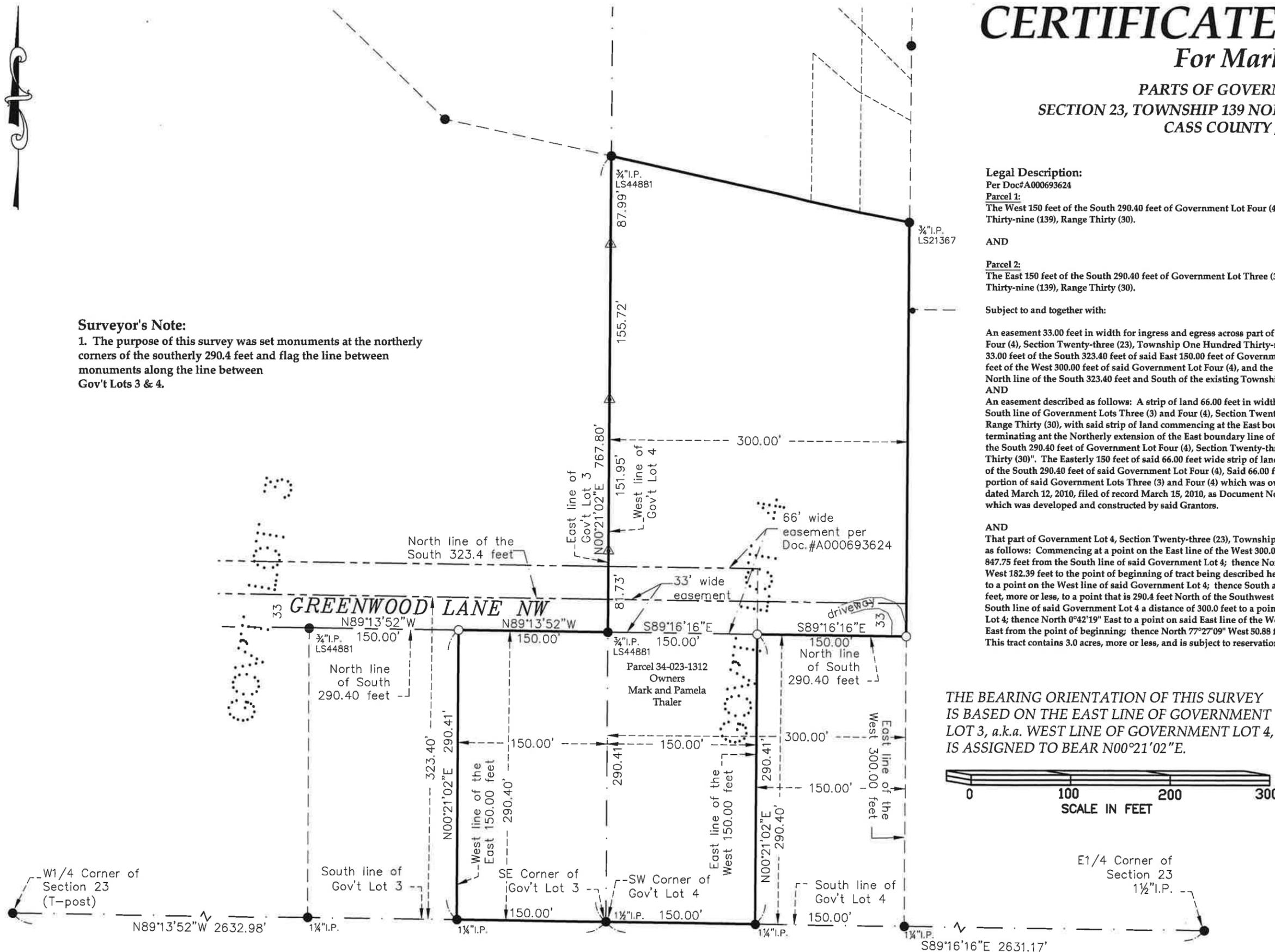
An easement described as follows: A strip of land 66.00 feet in width running in an East and West direction parallel with the South line of Government Lots Three (3) and Four (4), Section Twenty-three (23), Township One Hundred Thirty-nine (139), Range Thirty (30), with said strip of land commencing at the East boundary line of Poweres Township Road #12-A and terminating at the Northerly extension of the East boundary line of the following described real estates: "The West 150 feet of the South 290.40 feet of Government Lot Four (4), Section Twenty-three (23), Township One Hundred Thirty-nine (139), Range Thirty (30)". The Easterly 150 feet of said 66.00 feet wide strip of land lies immediately North of and adjacent to said West 150 feet of the South 290.40 feet of said Government Lot Four (4). Said 66.00 feet wide strip of land lies entirely within and upon that portion of said Government Lots Three (3) and Four (4) which was owned in fee by the Grantors in that certain Quit Claim Deed dated March 12, 2010, filed of record March 15, 2010, as Document No. A000558594, and runs over and along the existing roadway which was developed and constructed by said Grantors.

AND

That part of Government Lot 4, Section Twenty-three (23), Township One Hundred Thirty-nine (139), Range Thirty (30) described as follows: Commencing at a point on the East line of the West 300.00 feet of said Government Lot 4 which is North 0°42'19" East 847.75 feet from the South line of said Government Lot 4; thence North 45°00' West 69.86 feet to a point; thence South 0°42'19" West 182.39 feet to the point of beginning of tract being described herein; thence North 77°27'09" West for 250.0 feet, more or less, to a point on the West line of said Government Lot 4; thence South along said West line of Government Lot 4 a distance of 500.0 feet, more or less, to a point that is 290.4 feet North of the Southwest corner of said Government Lot 4; thence East parallel to the South line of said Government Lot 4 a distance of 300.0 feet to a point on the East line of the West 300.0 feet of said Government Lot 4; thence North 0°42'19" East to a point on said East line of the West 300.0 feet of Government Lot 4 which bears South 77°27'09" East from the point of beginning; thence North 77°27'09" West 50.88 feet to the point of beginning. This tract contains 3.0 acres, more or less, and is subject to reservations, restrictions, and easements that are of record.

Surveyor's Note:

1. The purpose of this survey was set monuments at the northerly corners of the southerly 290.4 feet and flag the line between monuments along the line between Gov't Lots 3 & 4.



THE BEARING ORIENTATION OF THIS SURVEY IS BASED ON THE EAST LINE OF GOVERNMENT LOT 3, a.k.a. WEST LINE OF GOVERNMENT LOT 4, IS ASSIGNED TO BEAR N00°21'02"E.



LEGEND

- DENOTES IRON MONUMENT FOUND
- DENOTES SET 3/4"X18" IRON PIPE W/PLASTIC CAP STAMPED "45353"
- × DENOTES CALCULATED POSITION
- △ DENOTES SET WOOD LATH



EagleEye Data Services
32214 Southwood Road
Grand Rapids, MN 55744
(218)244-7030

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.

SIGNATURE:
COREY J. HENDERSHOTT
DATE 06-23-2023 LIC.NO. 45353