

CERTIFICATE OF SURVEY

THE SOUTH HALF OF THE SOUTHWEST QUARTER, SECTION 5,
& THE NORTH HALF OF THE NORTHWEST QUARTER, SECTION 8,
ALL IN TOWNSHIP 139 NORTH, RANGE 29 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:

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Minnesota Uniform Conveyance Blanks Form 16.1.1

EXHIBIT "A" LEGAL DESCRIPTION

TORRENS PROPERTY

PARCEL 1

THE EAST 600.00 FEET OF GOVERNMENT LOT ONE (1), SECTION 8, TOWNSHIP 139 NORTH, RANGE 29 WEST, CASS COUNTY, MINNESOTA, AND THAT PART OF SAID GOVERNMENT LOT ONE (1) LYING NORTHERLY OF THE SOUTH 710.00 FEET THEREOF. (PARCEL NO. 32-008-2201)

AND

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4 NW1/4), SECTION 8, TOWNSHIP 139, RANGE 29, CASS COUNTY, MINNESOTA. (PARCEL NO. 32-008-2100)

SUBJECT TO AND TOGETHER WITH A 33.00 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITY PURPOSES OVER, UNDER AND ACROSS THAT PART OF GOVERNMENT LOT ONE (1), SECTION 8, TOWNSHIP 139 NORTH, RANGE 29 WEST, CASS COUNTY, MINNESOTA, THE CENTERLINE OF SAID 33.00 FOOT WIDE EASEMENT IS DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 1; THENCE NORTH 00 DEGREES 21 MINUTES 11 SECONDS EAST, ASSIGNED BEARING, ALONG THE EAST LINE THEREOF, 302.44 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE TO BE HEREIN DESCRIBED; THENCE SOUTH 78 DEGREES 54 MINUTES 24 SECONDS WEST 42.24 FEET; THENCE SOUTH 87 DEGREES 00 MINUTES 31 SECONDS WEST 95.89 FEET; THENCE NORTH 75 DEGREES 08 MINUTES 03 SECONDS WEST 68.58 FEET; THENCE NORTH 80 DEGREES 07 MINUTES 49 SECONDS WEST 99.43 FEET; THENCE NORTH 81 DEGREES 33 MINUTES 16 SECONDS WEST 83.83 FEET; THENCE NORTH 86 DEGREES 14 MINUTES 37 SECONDS WEST 118.31 FEET; THENCE NORTH 78 DEGREES 47 MINUTES 04 SECONDS WEST 141.86 FEET; THENCE NORTH 67 DEGREES 47 MINUTES 20 SECONDS WEST 84.22 FEET; THENCE NORTH 55 DEGREES 05 MINUTES 19 SECONDS WEST 98.43 FEET; THENCE NORTH 48 DEGREES 56 MINUTES 11 SECONDS WEST 75.26 FEET; THENCE NORTH 58 DEGREES 07 MINUTES 45 SECONDS WEST 59.72 FEET; THENCE NORTH 88 DEGREES 48 MINUTES 15 SECONDS WEST 49.57 FEET; THENCE NORTH 80 DEGREES 32 MINUTES 41 SECONDS WEST 105.3 FEET TO THE CENTERLINE OF 20TH AVENUE NW AND SAID DESCRIBED CENTERLINE THERE TERMINATING. THE SIDELINES OF SAID 33.00 FOOT WIDE EASEMENT SHALL BE PROLONGED OR SHORTENED TO TERMINATE ON SAID EAST LINE OF GOVERNMENT LOT 1.

AND ALSO

ABSTRACT PROPERTY

PARCEL 2

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4 SW1/4), AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4 SW1/4), SECTION 5, TOWNSHIP 139, RANGE 29, CASS COUNTY, MINNESOTA. (PARCEL NO. 32-005-3300)

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EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 3 (TORRENS PARCELS)

THE NORTH 200.00 FEET OF THE SOUTH 710.00 FEET OF GOVERNMENT LOT ONE (1), SECTION 8, TOWNSHIP 139 NORTH, RANGE 29 WEST, CASS COUNTY, MINNESOTA, LYING WESTERLY OF THE EAST 600.00 FEET THEREOF; AND

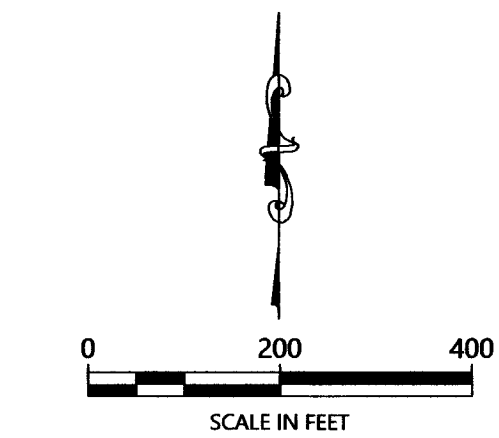
THE NORTH 200.00 FEET OF THE SOUTH 510.00 FEET OF GOVERNMENT LOT ONE (1), SECTION 8, TOWNSHIP 139 NORTH, RANGE 29 WEST, CASS COUNTY, MINNESOTA, LYING WESTERLY OF THE EAST 600.00 FEET THEREOF; AND ALSO

THE SOUTH 310.00 FEET OF GOVERNMENT LOT ONE (1), SECTION 8, TOWNSHIP 139 NORTH, RANGE 29 WEST, CASS COUNTY, MINNESOTA, LYING WESTERLY OF THE EAST 600.00 FEET THEREOF.

(ALL THREE ABOVE TORRENS PARCELS ARE INCLUDED IN PARCEL NO. 32-008-2202)

LEGEND

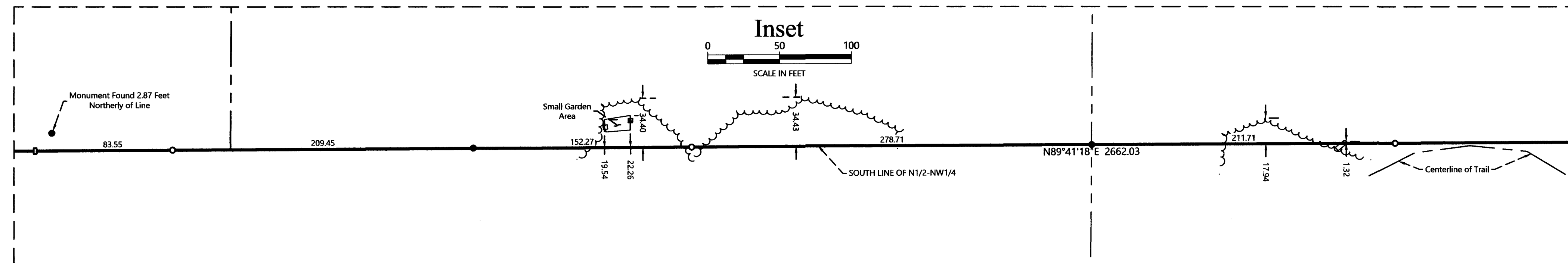
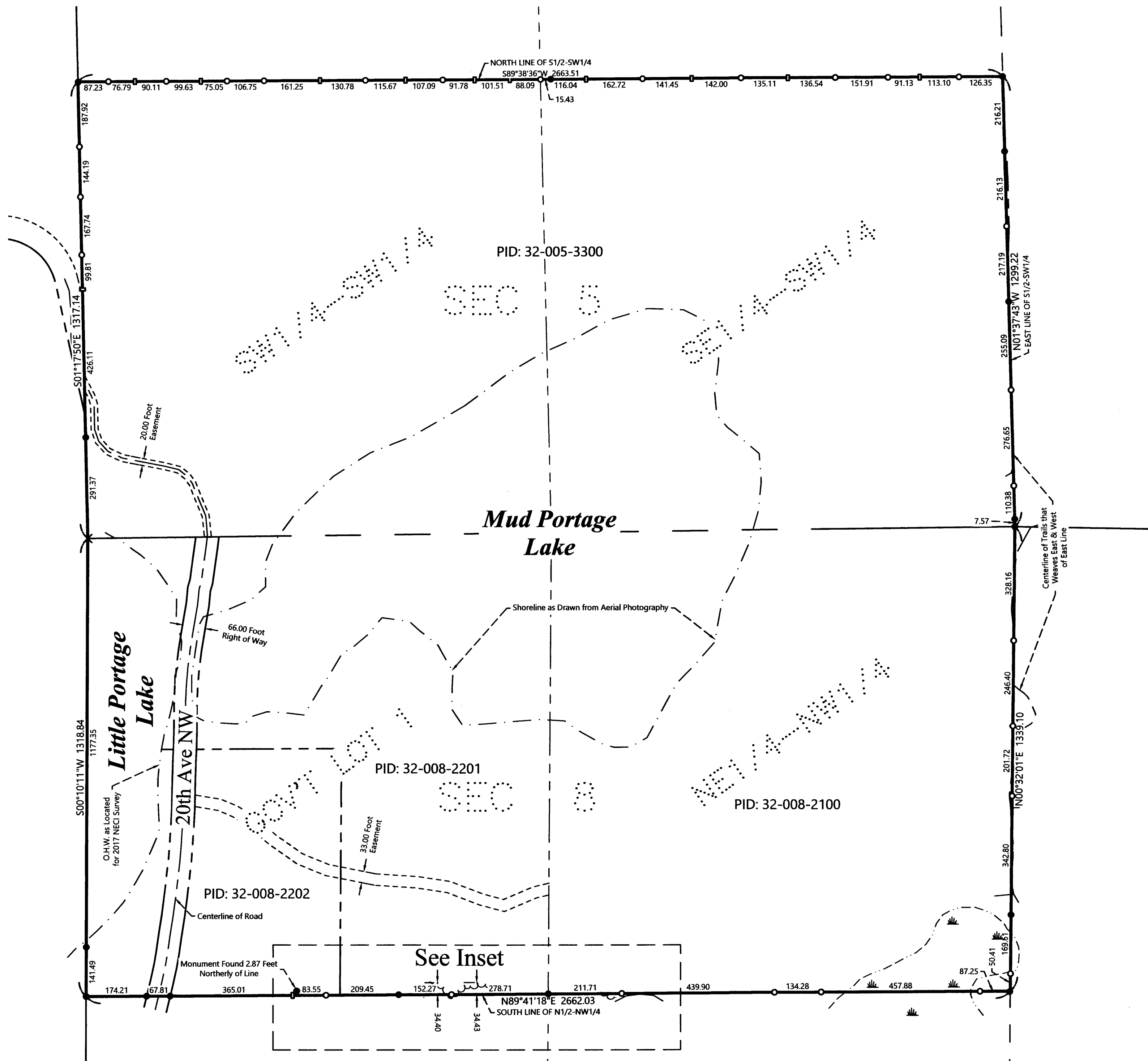
- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES SET LATH
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- DENOTES EXISTING LP TANK
- DENOTES WETLAND(S)
- DENOTES EDGE OF TREELINE



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

NOTES:

1. Zoning for subject tract = Shoreline Residential.
2. Parcel ID for subject tract = 32-005-3300, 32-008-2100, 32-008-2201, & 32-008-2202.
3. Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey.
4. Northern Engineering and Consulting, Inc. was not given nor has conducted an investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search and opinion may disclose.



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
1/3/24



CERTIFICATE OF SURVEY
Jeff Petschi
1686 Lydia Ave W.
Roseville, MN 55113

JOB NO. 23-295
DATE: 1-03-2024

SHEET NO. 1 OF 1