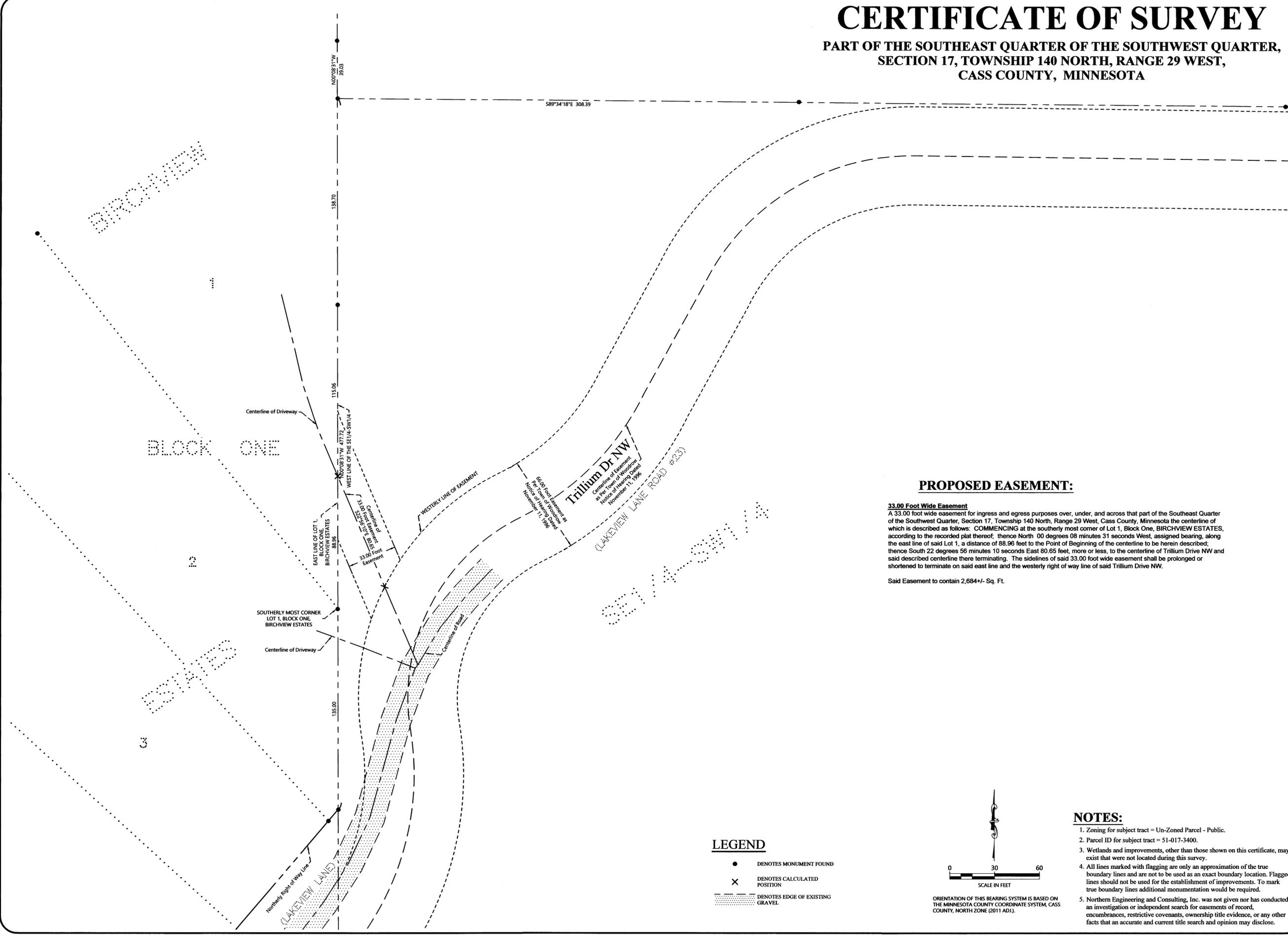


CERTIFICATE OF SURVEY

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER,
SECTION 17, TOWNSHIP 140 NORTH, RANGE 29 WEST,
CASS COUNTY, MINNESOTA



PROPOSED EASEMENT:

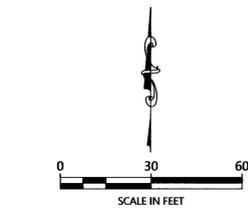
33.00 Foot Wide Easement

A 33.00 foot wide easement for ingress and egress purposes over, under, and across that part of the Southeast Quarter of the Southwest Quarter, Section 17, Township 140 North, Range 29 West, Cass County, Minnesota the centerline of which is described as follows: COMMENCING at the southerly most corner of Lot 1, Block One, BIRCHVIEW ESTATES, according to the recorded plat thereof; thence North 00 degrees 08 minutes 31 seconds West, assigned bearing, along the east line of said Lot 1, a distance of 88.96 feet to the Point of Beginning of the centerline to be herein described; thence South 22 degrees 56 minutes 10 seconds East 80.65 feet, more or less, to the centerline of Trillium Drive 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 and the westerly right of way line of said Trillium Drive NW.

Said Easement to contain 2,684+- Sq. Ft.

LEGEND

- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- DENOTES EDGE OF EXISTING GRAVEL



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

NOTES:

1. Zoning for subject tract = Un-Zoned Parcel - Public.
2. Parcel ID for subject tract = 51-017-3400.
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 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

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 C. Freeman
TERRY C. FREEMAN
1/18/24
LIC. NO. 21987



CERTIFICATE OF SURVEY
Steve Hoopman
4719 Azalea Lane NW
Walker, MN 56484

JOB NO. 24-003
DATE: 1-08-2024

SHEET NO. 1 OF 1