

# CERTIFICATE OF SURVEY

For Bob Bechtel

PARTS OF GOVERNMENT LOT 2,  
SECTION 18, TOWNSHIP 142 NORTH, RANGE 26 WEST, 5th P.M.,  
CASS COUNTY, MINNESOTA.

## EXCEPTION DESCRIPTION

PER DOC# A000689376  
Beginning at the Southwest corner of Lot Two (2), (Fractional SW1/4 of NW1/4) of Section Eighteen (18), Township One Hundred Forty-two (142) North, Range Twenty-six (26) West of the Fifth Principal Meridian; thence run east along south line of said Lot 2 a distance of 55 feet to a point, being the point of beginning of the tract to be described; thence continuing east along the south line of said Lot 2 a distance of 443 feet to a point; thence north at right angles a distance of 120 feet to a point; thence West at right angles a distance of 283 feet to a point on the southeasterly side of the County Road a distance of 200 feet to the point of beginning.  
And  
That part of Lot Three (3), or the Northwest Quarter of the Southwest Quarter (NW1/4 of SW1/4) of Section Eighteen (18), Township One Hundred Forty-two (142) North, Range Twenty-six (26), described as follows: Beginning at the quarter corner between Section Eighteen (18), Township One Hundred Forty-two (142), Range Twenty-six (26), and Section Thirteen (13), Township One Hundred Forty-two (142), Range Twenty-seven (27); thence South along the range line 6 chains; thence East 5 chains; thence North 6 chains; thence West 5 chains to point of beginning, Cass County, Minnesota.

## Surveyor's Notes:

- The purpose of this survey was to establish the 6 remaining Section corners necessary to breakdown Government Lot 2, of Section 18, T142N, R26W, 5th P.M., Cass County, Minnesota, to split said Gov't Lot 2 into two Tracts of land.
- All lines of Proposed Tract A have been staked and flagged.
- Certificate of Location of Government Corners of established corners of Section 18, will be completed within 2 months from the date of this survey.

## PROPOSED DESCRIPTIONS

### TRACT A

That part of Government Lot 2, Section 18, Township 142 North, Range 26 West of Fifth Principal Meridian, Cass County, Minnesota, lying southeasterly of the centerline of TOBIQUE ROAD NE, more particularly described as follows: Beginning at the southwest corner of said Government Lot 2, thence North 02 degrees 09 minutes 43 seconds East, assigned bearing, along the West line of said Government Lot 2, a distance of 16.43 feet, to the centerline of said TOBIQUE ROAD NE; thence northeasterly 116.42 feet, along said centerline, along a non-tangential curve, concave to the northwest, with a central angle of 16 degrees 02 minutes 06 seconds, a radius of 416.00 feet, with a chord bearing of North 65 degrees 12 minutes 30 seconds East; thence North 57 degrees 11 minutes 27 seconds East, along said centerline, tangent with curve, a distance of 1025.16 feet; thence North 56 degrees 40 minutes 21 seconds East 761.19 feet, more or less, to the East line of said Government Lot 2; thence South 03 degrees 22 minutes 41 seconds West, along said East line, a distance of 1207.12 feet to the southeast corner of said Government Lot 2; thence North 83 degrees 48 minutes 30 seconds West, along the South line of said Government Lot 2, a distance of 1541.47 feet, to the southwest corner of said Government Lot 2, and said point of beginning.

### LESS

That part of said Government Lot 2, as described in Document A000689376. More particularly described as follows: Beginning at the Southwest corner of Lot Two (2), (Fractional SW1/4 of NW1/4) of Section Eighteen (18), Township One Hundred Forty-two (142) North, Range Twenty-six (26) West of the Fifth Principal Meridian; thence run east along south line of said Lot 2 a distance of 55 feet to a point, being the point of beginning of the tract to be described; thence continuing east along the south line of said Lot 2 a distance of 443 feet to a point; thence north at right angles a distance of 120 feet to a point; thence West at right angles a distance of 283 feet to a point on the southeasterly side of the County Road a distance of 200 feet to the point of beginning.

Subject to TOBIQUE ROAD NE right of way

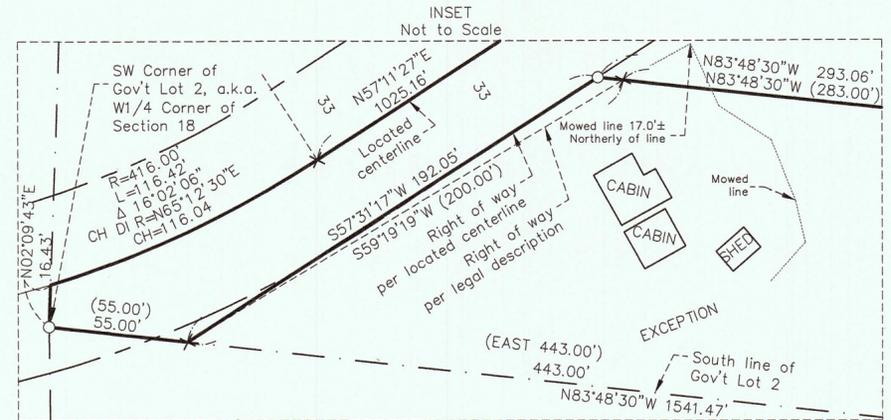
Subject to and Together with any easements, restrictions, and reservations of record, if any.

## REMAINING TRACT

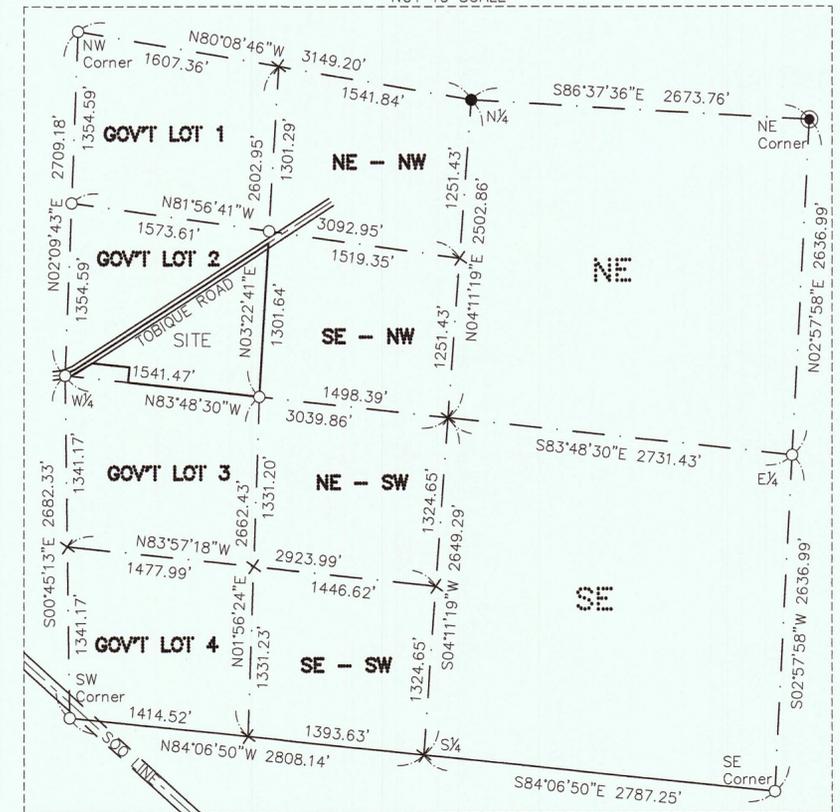
That part of Government Lot 2, Section 18, Township 142 North, Range 26 West of Fifth Principal Meridian, Cass County, Minnesota, lying northwesterly of the centerline of TOBIQUE ROAD NE, more particularly described as follows: Commencing at the southwest corner of said Government Lot 2, thence North 02 degrees 09 minutes 43 seconds East, assigned bearing, along the West line of said Government Lot 2, a distance of 16.43 feet, to the centerline of said TOBIQUE ROAD NE, and point of beginning; thence northeasterly 116.42 feet, along said centerline, along a non-tangential curve, concave to the northwest, with a central angle of 16 degrees 02 minutes 06 seconds, a radius of 416.00 feet, with a chord bearing of North 65 degrees 12 minutes 30 seconds East; thence North 57 degrees 11 minutes 27 seconds East, along said centerline, tangent with curve, a distance of 1025.16 feet; thence North 56 degrees 40 minutes 21 seconds East 761.19 feet, more or less, to the East line of said Government Lot 2; thence North 03 degrees 22 minutes 41 seconds East, along said East line, a distance of 94.52 feet to the northeast corner of said Government Lot 2; thence North 81 degrees 56 minutes 41 seconds West, along the North line of said Government Lot 2, a distance of 1573.60 feet, to the northwest corner of said Government Lot 2; thence South 02 degrees 09 minutes 43 seconds West, along the West line of said Government Lot 2, a distance of 1338.16 feet, to the point of beginning.

Subject to TOBIQUE ROAD NE right of way

Subject to and Together with any easements, restrictions, and reservations of record, if any.



SECTION 18, TOWNSHIP 142 NORTH, RANGE 26 WEST  
NOT TO SCALE



THE BEARING ORIENTATION OF THIS SURVEY IS BASED ON CASS COUNTY NORTH ZONE NAD83 (2011) DATUM.

## LEGEND

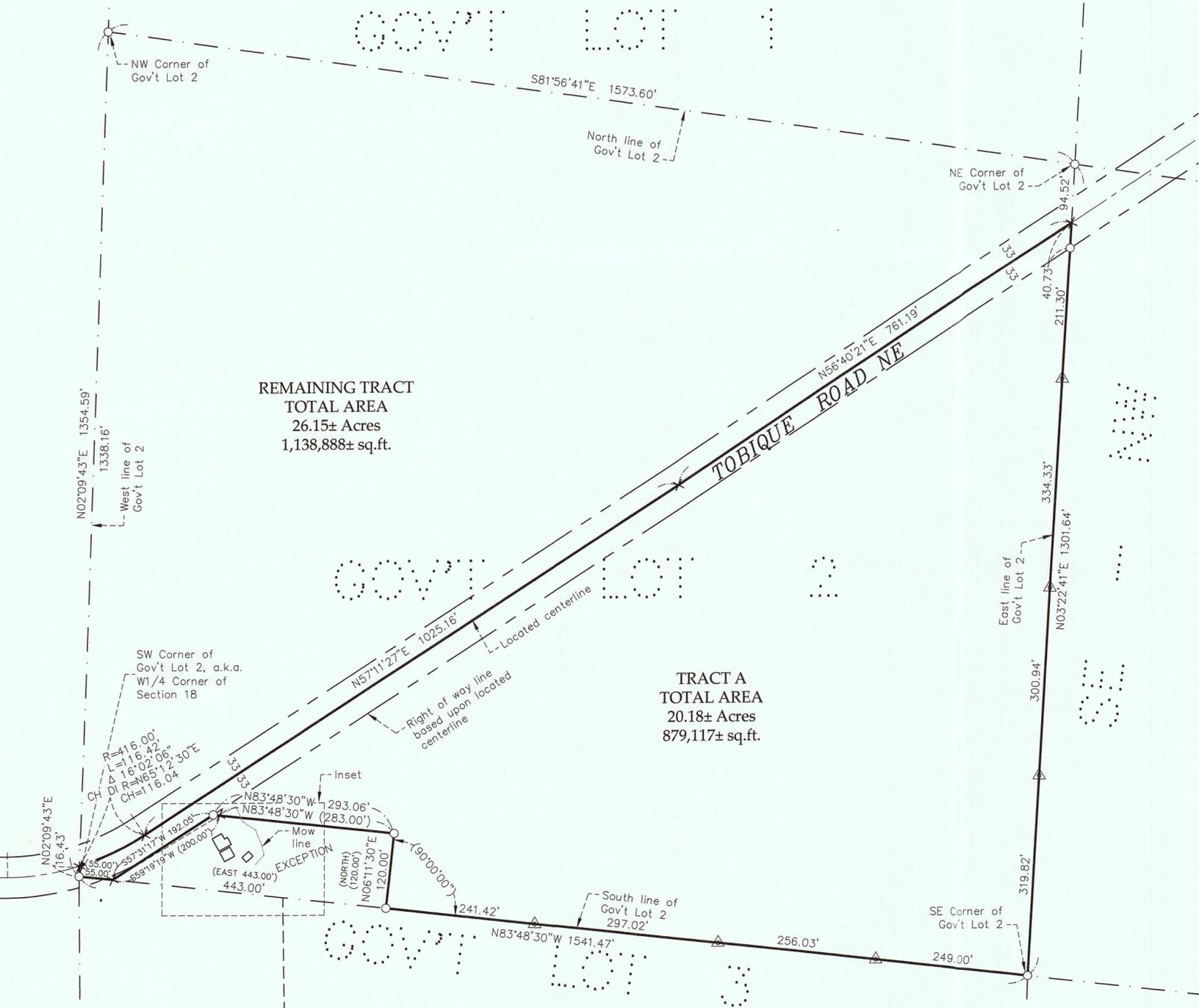
- DENOTES COUNTY MONUMENT FOUND
- DENOTES IRON MONUMENT FOUND
- DENOTES SET 3/4"X18" IRON PIPE W/PLASTIC CAP STAMPED "45353"
- DENOTES CALCULATED POSITION
- (325.00) DENOTES DEED OR RECORD DIMENSIONS

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*  
COREY J. HENDERSHOTT

DATE 10-09-2023 LIC.NO. 45353



REMAINING TRACT  
TOTAL AREA  
26.15± Acres  
1,138,888± sq.ft.

TRACT A  
TOTAL AREA  
20.18± Acres  
879,117± sq.ft.