

**PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER,  
SECTION 18, TOWNSHIP 140 NORTH, RANGE 30 WEST,  
CASS COUNTY, MINNESOTA**







That part of the Southwest Quarter of the Northeast Quarter, Section 18, Township 140 North, Range 30 West, Cass County, Minnesota, described as follows: COMMENCING at the southwest corner of said Southwest Quarter of the Northeast Quarter; thence South 89 degrees 11 minutes 01 seconds East, assigned bearing, along the south line thereof, a distance of 108.01 feet; thence North 00 degrees 46 minutes 57 seconds East, along the east line thereof, a distance of 11 minutes 01 seconds East 325.00 feet to the Point of Beginning of the tract to be herein described; thence continue South 89 degrees 11 minutes 01 seconds East 364.24 feet; thence South 00 degrees 48 minutes 59 seconds East 316.00 feet to said south line; thence South 89 degrees 11 minutes 01 seconds East, along said south line, 525.30 feet to the point of beginning of the northeast quarter of section 18, township 140 north, range 30 west, cass county, minnesota; thence follow the east line thereof, a distance of 21 minutes 21 seconds East, along the east line thereof 566.08 feet; thence North 89 degrees 11 minutes 01 seconds West 882.63 feet to the intersection with a line bearing North 00 degrees 24 minutes 18 seconds West from the point of beginning; thence South 00 degrees 24 minutes 18 seconds East 250.00 feet to the point of beginning.

Subject Tract to be combined with existing PID No. 05-018-1301.  
SUBJECT to easements, restrictions, and reservations of record.

**REMARKS:** The Southwest Quarter of the Northeast Quarter, Section 18, Township 140 North, Range 30 West, Cass County, Minnesota, described as follows: BEGINNING at the southwest corner of said Southwest Quarter of the Northeast Quarter; thence South 89 degrees 11 minutes 01 seconds East, 112.320 feet, along the line thereof to the northeast corner of said Southwest Quarter of the Northeast Quarter; thence South 89 degrees 11 minutes 01 seconds East 316.00 feet; thence South 89 degrees 11 minutes 01 seconds East 325.00 feet; thence North 00 degrees 24 minutes 18 seconds West 250.00 feet; thence South 89 degrees 11 minutes 01 second East 882.63 feet to the east line of said Southwest Quarter of the Northeast Quarter; thence North 89 degrees 11 minutes 01 seconds East 112.320 feet to the northeast corner of said Southwest Quarter of the Northeast Quarter; thence North 89 degrees 15 minutes 00 seconds West, along the north line thereof 1322.11 feet to the northwest corner of said Southwest Quarter of the Northeast Quarter; thence South 00 degrees 24 minutes 18 seconds East, along the west line thereof 1328.93 feet to the northwest corner of said Southwest Quarter of the Northeast Quarter.

**SUBJECT** to easements, restrictions, and reservations of record.



- |  |  |
|--|--|
| <br><br><br><br><br><br> | <p>DENOTES IRON MONUMENT<br/>SET &amp; MARKED BY LICENSE<br/>NO. 21367</p> <p>DENOTES MONUMENT FOUND</p> <p>DENOTES CALCULATED<br/>POSITION</p> <p>DENOTES EXISTING BUILDING</p> |
|--|--|

1. Zoning for subject tract = Commercial (C-1).
2. Parcel ID for subject tract = 05-018-1300 & 05-018-1301.
3. Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey. The NWI maps do not show any wetlands on parcel.
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:			
1.	2-11-2025	PID: 05-018-1301 & East Tract	G.A.V
NO	DATE	DESCRIPTION	BY

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.

**RESEARCH DESIGN**



CERTIFICATE OF SURVEY

Brad Baird  
P.O.Box 6  
Hackensack, MN 56452

JOB NO. 24-239  
DATE: 11-06-2024

SHEET NO.  
1 OF 1