

NOTES:

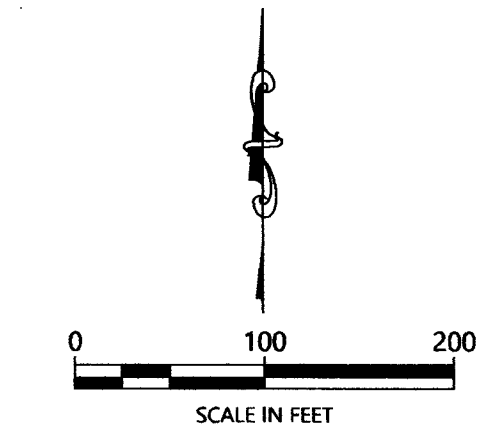
1. Zoning for subject tract = Rural Residential 5 (RR-5).
2. Parcel ID for subject tract = 20-029-3301.
3. Improvements other than those shown on this certificate, may exist that were not located during this survey. Wetlands as shown delineated by Mitch Brinks, September 2022.
4. All lines marked with 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 a current title search for the subject property. Therefore the information contained in a title search may or may not be accurately shown on this certificate.

CERTIFICATE OF SURVEY

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER,
SECTION 29, TOWNSHIP 143 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- ⊙ DENOTES BRASS CAPPED MONUMENT FOUND
- DENOTES FOUND REBAR
- ⊖ DENOTES EXISTING WELL
- ⊙ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- DENOTES EXISTING LP TANK
- ▨ DENOTES EXISTING BUILDING
- ⊖ DENOTES DELINEATED WETLAND(S)



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

PROPOSED DESCRIPTIONS:

Tract A

That part of the Southwest Quarter of the Southwest Quarter, Section 29, Township 143 North, Range 31 West, Cass County, Minnesota described as follows: COMMENCING at the southwest corner of said Southwest Quarter of the Southwest Quarter, thence North 00 degrees 33 minutes 34 seconds East, assigned bearing, along the west line of said Southwest Quarter of the Southwest Quarter, 330.00 feet to the Point of Beginning of the tract to be herein described; thence continue North 00 degrees 33 minutes 34 seconds East, along said west line, 555.76 feet; thence South 85 degrees 18 minutes 12 seconds East 362.69 feet; thence North 80 degrees 31 minutes 50 seconds East 149.67 feet; thence South 28 degrees 03 minutes 10 seconds East 71.35 feet; thence South 12 degrees 48 minutes 12 seconds West 208.73 feet; thence South 06 degrees 16 minutes 06 seconds East 623.41 feet to the south line of said Southwest Quarter of the Southwest Quarter; thence North 89 degrees 26 minutes 42 seconds West, along said south line, 309.15 feet; thence North 00 degrees 33 minutes 34 seconds East 330.00 feet to the intersection with a line that bears South 89 degrees 26 minutes 42 seconds East from the point of beginning; thence North 89 degrees 26 minutes 42 seconds West 264.00 feet to the point of beginning. SUBJECT to easements, restrictions, and reservations of record. SUBJECT to C.S.A.H. No. 62. SUBJECT to Rifle Range Dr NW.

Tract B

That part of the Southwest Quarter of the Southwest Quarter, Section 29, Township 143 North, Range 31 West, Cass County, Minnesota described as follows: COMMENCING at the southwest corner of said Southwest Quarter of the Southwest Quarter, thence North 00 degrees 33 minutes 08 seconds East, assigned bearing, along the west line of said Southwest Quarter of the Southwest Quarter, 886.22 feet to the Point of Beginning of the tract to be herein described; thence South 85 degrees 18 minutes 12 seconds East 362.47 feet; thence North 80 degrees 31 minutes 50 seconds East 149.67 feet; thence North 01 degrees 44 minutes 45 seconds East 428.32 feet to the north line of said Southwest Quarter of the Southwest Quarter; thence North 89 degrees 26 minutes 24 seconds West, along said north line, 517.84 feet to the northwest corner of said Southwest Quarter of the Southwest Quarter; thence South 00 degrees 33 minutes 08 seconds West, along said west line, 428.15 feet to the point of beginning. SUBJECT to easements, restrictions, and reservations of record. SUBJECT to Rifle Range Dr NW. SUBJECT to and TOGETHER with Easement No. 1.

Tract C

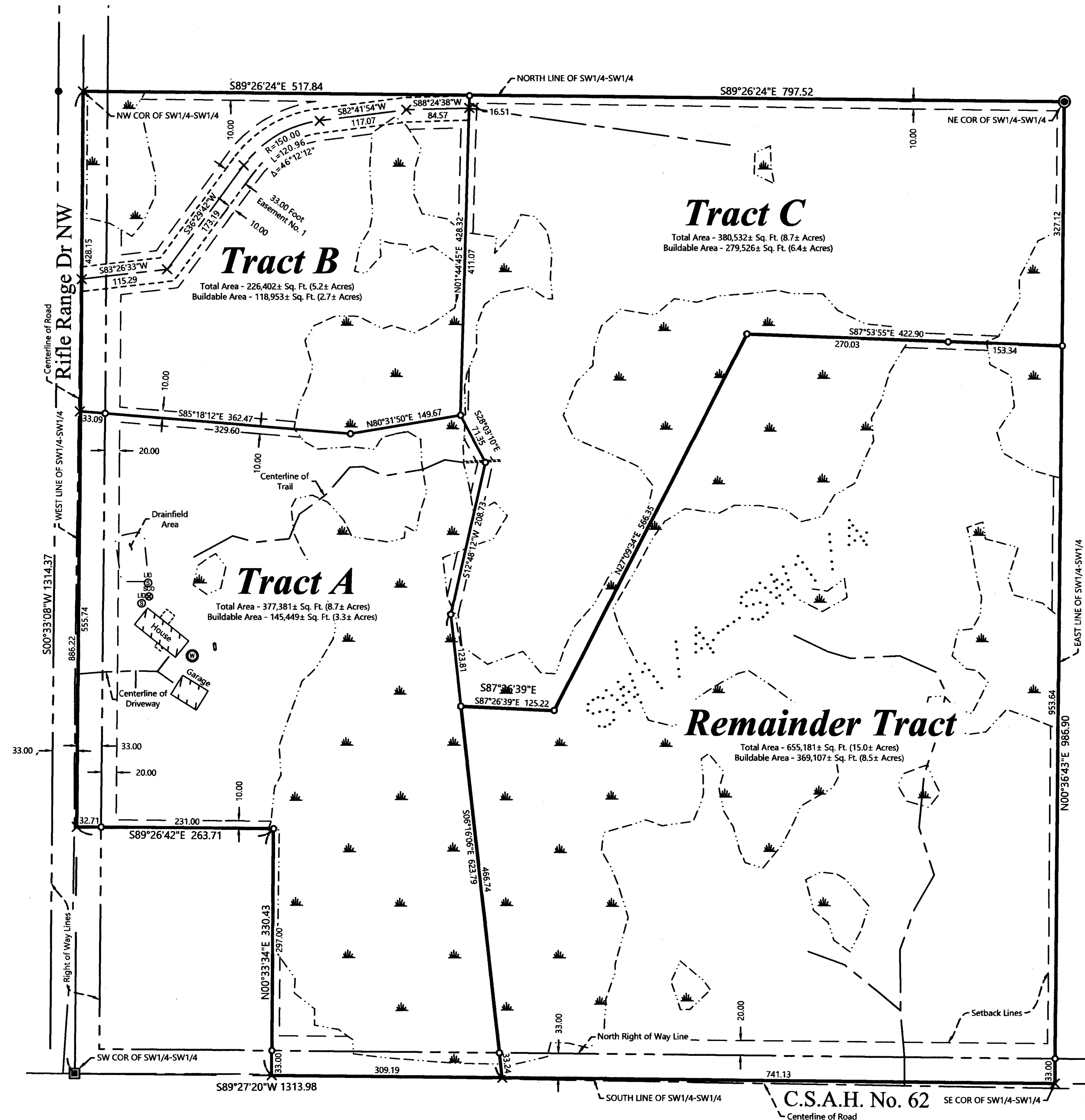
That part of the Southwest Quarter of the Southwest Quarter, Section 29, Township 143 North, Range 31 West, Cass County, Minnesota described as follows: COMMENCING at the southwest corner of said Southwest Quarter of the Southwest Quarter, thence North 00 degrees 33 minutes 08 seconds East, assigned bearing, along the west line of said Southwest Quarter of the Southwest Quarter, 886.22 feet; thence South 85 degrees 18 minutes 12 seconds East 362.47 feet; thence North 80 degrees 31 minutes 50 seconds East 149.67 feet; thence South 28 degrees 03 minutes 10 seconds East 71.35 feet; thence South 12 degrees 48 minutes 12 seconds West 208.73 feet; thence South 06 degrees 16 minutes 06 seconds East 623.41 feet; thence South 87 degrees 26 minutes 39 seconds East 125.22 feet; thence North 27 degrees 09 minutes 34 seconds East 566.35 feet; thence South 87 degrees 53 minutes 55 seconds East 422.90 feet to the east line of said Southwest Quarter of the Southwest Quarter; thence North 00 degrees 36 minutes 43 seconds East, along said east line, 327.12 feet to the northeast corner of the Southwest Quarter of the Southwest Quarter; thence North 89 degrees 26 minutes 24 seconds West, along the north line of said Southwest Quarter of the Southwest Quarter, 797.52 feet to the intersection with a line that bears North 01 degrees 44 minutes 45 seconds East from the point of beginning; thence South 01 degrees 44 minutes 45 seconds West 428.32 feet to the point of beginning. SUBJECT to easements, restrictions, and reservations of record. TOGETHER with Easement No. 1.

Remainder Tract

That part of the Southwest Quarter of the Southwest Quarter, Section 29, Township 143 North, Range 31 West, Cass County, Minnesota described as follows: COMMENCING at the southwest corner of said Southwest Quarter of the Southwest Quarter, thence North 00 degrees 33 minutes 08 seconds East, assigned bearing, along the west line of said Southwest Quarter of the Southwest Quarter, 886.22 feet; thence South 85 degrees 18 minutes 12 seconds East 362.47 feet; thence North 80 degrees 31 minutes 50 seconds East 149.67 feet; thence South 28 degrees 03 minutes 10 seconds East 71.35 feet; thence South 12 degrees 48 minutes 12 seconds West 208.73 feet; thence South 06 degrees 16 minutes 06 seconds East 623.41 feet; thence South 87 degrees 26 minutes 39 seconds East 125.22 feet; thence North 27 degrees 09 minutes 34 seconds East 566.35 feet; thence South 87 degrees 53 minutes 55 seconds East 422.90 feet to the east line of said Southwest Quarter of the Southwest Quarter; thence North 00 degrees 36 minutes 43 seconds East, along said east line, 986.90 feet to the southeast corner of the Southwest Quarter of the Southwest Quarter; thence North 89 degrees 27 minutes 20 seconds West, along the south line of said Southwest Quarter of the Southwest Quarter, 741.13 feet to the intersection with a line that bears South 06 degrees 16 minutes 06 seconds East from the point of beginning; thence North 06 degrees 16 minutes 06 seconds West 499.97 feet to the point of beginning. SUBJECT to easements, restrictions, and reservations of record. SUBJECT to C.S.A.H. No. 62.

Easement No. 1

An easement for ingress, egress, and utility purposes, including non-obstructed rights of maintenance and improvements to the driveway and utilities, 33.00 feet in width over, under, and across that part of the Southwest Quarter of the Southwest Quarter, Section 29, Township 143 North, Range 31 West, Cass County, Minnesota, the centerline of which is described as follows: COMMENCING at the northwest corner of said Southwest Quarter of the Southwest Quarter, thence South 89 degrees 26 minutes 24 seconds East, assigned bearing, along the north line of said Southwest Quarter of the Southwest Quarter, 517.84 feet; thence South 01 degrees 44 minutes 45 seconds West 16.51 feet to the Point of Beginning of the centerline to be herein described; thence South 88 degrees 24 minutes 38 seconds West 84.57 feet; thence South 82 degrees 41 minutes 54 seconds West 117.07 feet; thence southwesterly 120.96 feet along a tangential curve, concave to the southeast, having a radius of 150.00 feet, and a central angle of 46 degrees 12 minutes 12 seconds; thence South 36 degrees 29 minutes 42 seconds West, tangent to last described curve, 173.19 feet; thence South 83 degrees 26 minutes 33 seconds West 115.29 feet to the west line of said Southwest Quarter of the Southwest Quarter and said centerline there terminating. The sidelines of said easement shall be prolonged or shortened to terminate on lines that bear South 01 degrees 44 minutes 45 seconds West and North 01 degrees 44 minutes 45 seconds East from the point of beginning and the west line of said Southwest Quarter of the Southwest Quarter.



REVISIONS:		NO.	DATE	DESCRIPTION
1.	12-14-2022	Change Tract B to Tracts C & D		BY
2.	7-20-2023	Change Tracts C, D, & Remainder		GAY
3.	2-5-2025	Change Boundary, Tracts B & C		LAH

I HEREBY CERTIFY THAT THIS SURVEY PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Terry L. Freeman
TERRY L. FREEMAN
LIC. NO. 21367



CERTIFICATE OF SURVEY

Rick Schaefer
P.O. Box 39
Walker, MN 56484

JOB NO. 22-203
DATE: 10-12-2022

SHEET NO. 1 OF 1