

LEGAL DESCRIPTION PER DOCUMENT NUMBER A000707817

The South 660 feet of the Northwest Quarter of the Southeast Quarter of Section 35, Township 138 North, Range 30 West, Cass County, Minnesota.  
Less the West 657 feet thereof.

ALSO

Less the East 330.00 feet of the West 987.00 feet of the South 330.00 feet of the Northwest Quarter of the Southeast Quarter of Section 35, Township 138, Range 30, Cass County, Minnesota.

Together with a perpetual right of way for ingress and egress over the East 33.00 feet of the West 657.00 feet of the West Half of the Southeast Quarter said Section 35.

Subject to an easement for road purposes over the West 33.00 feet of the above described tract.

PROPOSED LEGAL DESCRIPTION FOR PARCEL A

The East 330.00 feet of the West 987.00 feet Northwest Quarter of the Southeast Quarter of Section 35, Township 138 North, Range 30 West, Cass County, Minnesota, Except the South 330.00 feet thereof.

Subject to and together with easements, reservations and restrictions of record.

PROPOSED LEGAL DESCRIPTION FOR PARCEL B

That part of the South 660.00 feet of the Northwest Quarter of the Southeast Quarter of Section 35, Township 138 North, Range 30 West, Cass County, Minnesota, which lies East of the West 987.00 feet and North of the South 330.00 feet thereof.

Subject to and together with easements, reservations and restrictions of record.

PROPOSED LEGAL DESCRIPTION FOR PARCEL C

That part of the South 330.00 feet of the Northwest Quarter of the Southeast Quarter of Section 35, Township 138 North, Range 30 West, Cass County, Minnesota, which lies East of the West 987.00 feet thereof.

Subject to and together with easements, reservations and restrictions of record.

PROPOSED EASEMENT DESCRIPTION

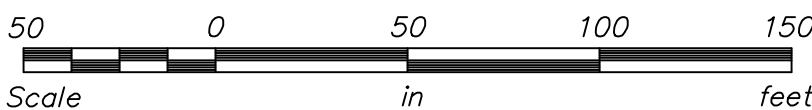
A 33.00 foot wide easement for ingress, egress and utility purposes, over, under and across the North 33.00 feet of the South 363.00 feet of the East 380.00 feet of the West 1037.00 feet of the Northwest Quarter of the Southeast Quarter of Section 35, Township 138 North, Range 30 West, Cass County, Minnesota.

GENERAL NOTES

- No search for easements or restrictions, recorded or unrecorded, was made by the Surveyor.
- Bearings shown are based upon the Cass County South Coordinate System.
- The underground utilities shown have been located from field survey information. The surveyor makes no guarantees that the utilities shown comprise all such utilities in the area, either in service or abandoned.
- No wetlands were found based on a site visit by Mitch Brinks, Certified Delineator #1007 on March 31, 2025.
- Subject pid 31-035-4204.

LEGEND

- DENOTES FOUND MONUMENT
- DENOTES SET 1/2"x14" IRON PIPE WITH CAP # 45875



Revisions:


Crew:	EAN
Checked:	TTS
Drawn:	PDH
Record Drawing by/date:	

Prepared for:

**Lee Rubitschung**  
638 State Hwy 84 SW  
Pine River, MN 56474

**PINE RIVER  
TOWNSHIP**

Cass County, Minnesota

CERTIFICATE OF SURVEY