

# CERTIFICATE OF SURVEY

## PROPOSED 5 ACRE PARCEL LEGAL DESCRIPTION

The North 445.00 feet of the South 792.21 feet of the West 490.00 feet of the Northwest Quarter of the Northwest Quarter of Section 36, Township 137 North, Range 30 West, Cass County, Minnesota.

Subject to easements, reservations and restrictions of record.

## PROPOSED EASEMENT A LEGAL DESCRIPTION

A 20.00 foot easement for ingress and egress across that part of the Northwest Quarter of the Northwest Quarter of Section 36, Township 137 North, Range 30 West, Cass County, Minnesota, the centerline of which is described as follows: Commencing at the intersection of the North line of the South 792.21 feet with the west line of said Northwest Quarter of the Northwest Quarter; thence North 89 degrees 36 minutes 19 seconds East, assumed bearing, along the north line of said South 792.21 feet, for a distance of 204.03; thence South 44 degrees 11 minutes 06 seconds East 87.20 feet; thence South 68 degrees 10 minutes 15 seconds East 119.29 feet; thence South 24 degrees 20 minutes 01 second East 162.71 feet; thence South 33 degrees 27 minutes 58 seconds West 128.14 feet to the point of beginning; thence North 81 degrees 39 minutes 20 seconds West 91.98 feet; thence South 82 degrees 28 minutes 22 seconds West 125.84 feet; thence North 74 degrees 59 minutes 40 seconds West 108.24 feet; thence North 86 degrees 54 minutes 57 seconds West 48.97 feet to the west line of said Northwest Quarter of the Northwest Quarter, and there terminating. The sidelines of said easement are to be prolonged or shortened to terminate at said west line of the Northwest Quarter of the Northwest Quarter, and also at a line which bears South 33 degrees 27 minutes 58 seconds West and North 33 degrees 27 minutes 58 seconds East from the point of beginning.

## PROPOSED EASEMENT B LEGAL DESCRIPTION

That part of the Northwest Quarter of the Northwest Quarter of Section 36, Township 137 North, Range 30 West, Cass County, Minnesota, which lies Easterly of the following described line: Commencing at the intersection of the North line of the South 792.21 feet with the west line of said Northwest Quarter of the Northwest Quarter; thence North 89 degrees 36 minutes 19 seconds East, assumed bearing, along the north line of said South 792.21 feet, for a distance of 204.03 to the point of beginning; thence South 44 degrees 11 minutes 06 seconds East 87.20 feet; thence South 68 degrees 10 minutes 15 seconds East 119.29 feet; thence South 24 degrees 20 minutes 01 second East 162.71 feet; thence South 33 degrees 27 minutes 58 seconds West 128.14 feet; thence South 42 degrees 28 minutes 33 seconds West 71.44 feet to the south line of the North 445.00 feet of the South 792.21 feet of said Northwest Quarter of the Northwest Quarter, and there terminating.

## 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 on the proposed 5 acre parcel, based on a site visit by Mitch Brinks, Certified Wetland Delineator.
- The proposed parcel is subject to review and approval by Cass County.

## LEGEND

Ⓢ DENOTES SEPTIC INSPECTION PIPE

I hereby certify that this survey 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.

Paul Herkenhoff

12-24-24

Paul Herkenhoff, R.L.S.  
License No. 45875

Date

REQUESTED BY:

PETERSON

Lakes Area  
SURVEYING  
LLC.

24314 SMILEY ROAD, SUITE C  
NISSWA, MN 56468  
OFFICE (218) 961-0090



Drawn by: PDH

Date: 12/24/24

Job No: 24-332

