



CERTIFICATE OF SURVEY JANSSEN-FREDENBURG-PETERS

SECTION 13, TOWNSHIP 146 NORTH, RANGE 36 WEST
CLEARWATER COUNTY, MINNESOTA

NEW PARCEL 'A' DESCRIPTION (PETERS):

That part of the South 1,530 feet of the East 175.5 feet of the Southeast Quarter (SE $\frac{1}{4}$), Section Thirteen (13), Township One Hundred Forty-six (146) North, Range Thirty-six (36) West of the Fifth P.M., lying northerly of the following described "Line A":

Commencing at the southeast corner of said SE $\frac{1}{4}$; thence North 00°32'57" West, along the east line of said SE $\frac{1}{4}$, a distance of 276.00 feet to the point of beginning of said "Line A"; thence North 80°56'07" West a distance of 178.00 feet to the west line of said East 175.5 feet and said "Line A" there terminating.

Subject to a 15.00 foot easement for ingress and egress, over and across the above described property. Said easement being a 15.00 foot strip of land lying 15.00 feet northerly of the above described "Line A". The sidelines of said easement are to be prolonged or shortened to terminate on the east line of said SE $\frac{1}{4}$ and the west line of said East 175.5 feet.

Together with a 33.00 foot easement for ingress and egress, over and across the East 33.00 feet of the South 300.00 feet.
Said parcel contains 5.00 acres.

NEW PARCEL 'B1' DESCRIPTION (FREDENBURG - JANSSEN):

The South 235 feet of the East 516 feet of the Southeast Quarter (SE $\frac{1}{4}$), Section Thirteen (13), Township One Hundred Forty-six (146) North, Range Thirty-six (36) West of the Fifth P.M.

AND
That part of the East 175.5 feet of said Southeast Quarter (SE $\frac{1}{4}$), lying northerly of the South 235 feet and lying southerly of the following described "Line A":

Commencing at the southeast corner of said SE $\frac{1}{4}$; thence North 00°32'57" West, along the east line of said SE $\frac{1}{4}$, a distance of 276.00 feet to the point of beginning of said "Line A"; thence North 80°56'07" West a distance of 178.00 feet to the west line of said East 175.5 feet and said "Line A" there terminating.

Subject to a 33.00 foot easement for ingress and egress, over and across the East 33.00 feet of the South 300.00 feet.

Together with a 15.00 foot easement for ingress and egress, over and across said Southeast Quarter (SE $\frac{1}{4}$). Said easement being a 15.00 foot strip of land lying 15.00 feet northerly of the above described "Line A". The sidelines of said easement are to be prolonged or shortened to terminate on the east line of said SE $\frac{1}{4}$ and the west line of said East 175.5 feet.

Said parcel contains 3.00 acres.

NEW PARCEL 'B2' DESCRIPTION (JANSSEN):

That part of the South 1,530 feet of the East 516 feet of the Southeast Quarter (SE $\frac{1}{4}$), Section Thirteen (13), Township One Hundred Forty-six (146) North, Range Thirty-six (36) West of the Fifth P.M.,

LESS the East 175.5 feet, less the South 235 feet;
AND LESS the South 235 feet thereof.

Together with a 33.00 foot easement for ingress and egress, over and across the East 33.00 feet of the South 300.00 feet.

AND
Together with a 15.00 foot easement for ingress and egress, over and across said Southeast Quarter (SE $\frac{1}{4}$). Said easement being a 15.00 foot strip of land lying 15.00 feet northerly of the following described "Line A":

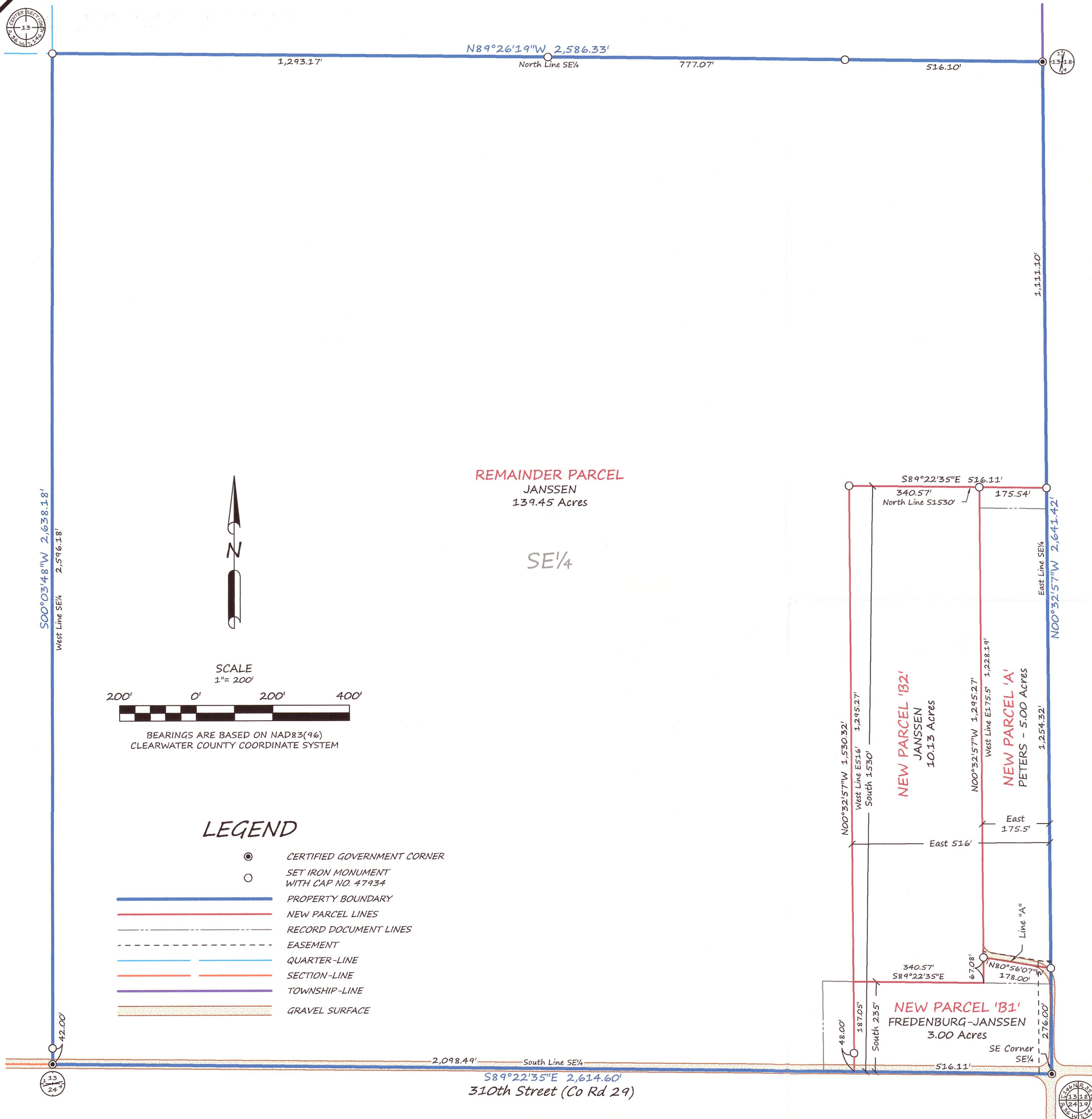
Commencing at the southeast corner of said SE $\frac{1}{4}$; thence North 00°32'57" West, along the east line of said SE $\frac{1}{4}$, a distance of 276.00 feet to the point of beginning of said "Line A"; thence North 80°56'07" West a distance of 178.00 feet to the west line of said East 175.5 feet and said "Line A" there terminating.

The sidelines of said easement are to be prolonged or shortened to terminate on the east line of said SE $\frac{1}{4}$ and the west line of said East 175.5 feet.

Said parcel contains 10.13 acres.

REMAINDER PARCEL DESCRIPTION (JANSSEN):

That part of the Southeast Quarter (SE $\frac{1}{4}$), Section Thirteen (13), Township One Hundred Forty-six (146) North, Range Thirty-six (36) West of the Fifth P.M., LESS the South 1,530 feet of the East 516 feet thereof.
Said parcel contains 139.45 acres.



LEGEND

- CERTIFIED GOVERNMENT CORNER
- SET IRON MONUMENT WITH CAP NO. 47934
- PROPERTY BOUNDARY
- NEW PARCEL LINES
- RECORD DOCUMENT LINES
- - - EASEMENT
- QUARTER-LINE
- SECTION-LINE
- TOWNSHIP-LINE
- GRAVEL SURFACE

SURVEYOR'S NOTES:

- As a result of this survey, the common line between Peters & Fredenburg-Janssen will now be just south of the existing shared driveway. A 15.00 foot wide easement has also been created for this driveway. The North line of Peters has been extended North in order for Peters to retain 5.00 acres.
- Section Subdivision per Coordinates on Government Corner Certificates on file at the County Recorder's Office. Brustad Land Surveying verified Section Corners in the field.
- Brustad Land Surveying has not made a thorough search for any easements of records or any other information that a current title search may disclose.

The Current Record Documents of each Parcel are as follows:
PETERS: RECORD DOCUMENT 148662
FREDENBURG-JANSSEN: RECORD DOCUMENT 174063
JANSSEN: RECORD DOCUMENT 154007

BRUSTAD LAND SURVEYING
Bagley, Mn 56621 (218) 694-5280

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.

Amanda J. Brustad 7/23/19
AMANDA J. BRUSTAD (LIC. NO. 47934) DATE: