

# CERTIFICATE OF SURVEY

## DANIEL LARSON

### SW 1/4 OF THE NE 1/4 SECTION 29, T147N, R37W CLEARWATER COUNTY, MINNESOTA

**DESCRIPTIONS PER DOCUMENT NO 161105:**

**PARCEL A:** All that part of Lot Three (3), Block Two (2), Auditor's Second Subdivision to Bagley described as follows: Commencing at the Northwest corner of the Southwest Quarter of the Northeast Quarter (SW 1/4 of NE 1/4), Section Twenty-nine (29), Township One Hundred Forty-seven (147), Range Thirty-seven (37); thence East along the North line of the SW 1/4 of NE 1/4, Section 29, Township 147, Range 37 a distance of 275.4 feet; thence South a distance of 245.99 feet to point of beginning; thence South a distance of 182.8 feet to the North alley line of the North block of Auditor's Subdivision of the SW 1/4 of NE 1/4, Section 29, Township 147, Range 37; thence East along said alley line produced 146.3 feet to a line produced North from East side of Lot 8, Auditor's Subdivision of the SW 1/4 of NE 1/4, Section 29, Township 147, Range 37; thence South along said line a distance of 504 feet to the Northerly edge of U.S. Highway No. 2 right-of-way line; thence in a Northeasterly direction along said right-of-way line a distance of 188.5 feet to the West right-of-way line of the Clearwater Gravel Company; thence in a Northeasterly direction along said line to a point 245.99 feet South of the North line of the SW 1/4 of NE 1/4, Section 29, Township 147, Range 37; thence West a distance of 529 feet to the point of beginning.

**AND**

**PARCEL B:** Lot 9 located in Auditor's Subdivision of the SW 1/4 of NE 1/4, Section 29, Township 147, Range 37; and

**PARCEL C:** All that part of Lot 3 of Plat of Subdivisions of Block 2 of Auditor's 2nd Subdivision to Bagley described as follows: Beginning at the Southeast corner of Lot 9 of Auditor's Subdivision of the SW 1/4 of NE 1/4, Section 29, Township 147, Range 37; thence North along the East line of said Lot 9 a distance of 160 feet; thence East at a right angle a distance of 100 feet thence South and parallel with the East line of said Lot 9 a distance of 180 feet to the North line of Brown Avenue; thence West at a right angle along the North line of Brown Avenue a distance of 100 feet to the point of beginning;

**AND**

**PARCEL D:** All that part of the land known as the Clearwater County Gravel Company Railway Spur (as shown on the plat of Subdivisions of Block 2 of Auditor's Second Subdivision to Bagley) which lies East and Southerly of Lot 3 of the Plat of Subdivisions of Block 2 of Auditor's Second Subdivision to Bagley located in the SW 1/4 of NE 1/4, Section 29, Township 147, Range 37; and

**PARCEL E:** All that part of Lot One (1) of the Plat or Subdivisions of Block 2 of Auditor's 2nd Subdivision to Bagley, described as follows: Beginning at a point on the East line of the SW 1/4 of NE 1/4 of Section 29, Township 147, Range 37, a distance of 175 feet North of the intersection of said one-sixteenth line with the North line of U.S. Highway 2; thence in a Southwesterly direction on a straight line and parallel with the North right-of-way line of U.S. Highway 2, to a point where said line intersects with the East right-of-way line of what was formerly known as Clearwater Gravel Company's railway spur; thence Southerly along said East right-of-way line of what was formerly known as Clearwater Gravel Company's railway spur to the North right-of-way line of U.S. Highway 2; thence Northeasterly along the North right-of-way line of U.S. Highway 2 to the point of beginning.

**NEW PARCEL AD-1 DESCRIPTION:**  
All that part of Lot Three (3) and all that part of the Clearwater Gravel Company Railway Spur all in Block TWO (2), AUDITORS SECOND SUBDIVISION TO BAGLEY, according to the plat thereof on file and of record in the office of the County Recorder, Clearwater County, Minnesota, more particularly described as follows:  
Commencing at the northeast corner of the tract of land formerly deeded to Nettie Hudspeth recorded in Book 36 of Deeds, Page 556, said point being on the north line of the Southwest Quarter of the Northeast Quarter of Section 29, Township 147 North, Range 37 West of the 5th Principal Meridian; thence South 00 degrees 28 minutes 50 seconds East, along the east line of said Hudspeth Tract, a distance of 250.00 feet to a point being 250.00 feet, measured at right angles, south of the north line of said Southwest Quarter of the Northeast Quarter, said point being the point of beginning of the parcel of land to be described; thence continue South 00 degrees 28 minutes 50 seconds East, along the east line of said Hudspeth Tract, a distance of 178.52 feet to the north line of the north Alley of AUDITOR'S SUBDIVISION OF SW 1/4 OF NE 1/4 OF SEC. 29 TWP 147N, RGE 37W, 5TH PM, according to the plat thereof on file and of record in the office of the County Recorder, Clearwater County, Minnesota, said point being the southeast corner of said Hudspeth tract; thence North 89 degrees 31 minutes 10 seconds East, along the north line of said north Alley, a distance of 146.00 feet to the northerly projection of the east line of Lot 8 of said AUDITOR'S SUBDIVISION OF SW 1/4 OF NE 1/4 OF SEC. 29 TWP 147N, RGE 37W, 5TH PM; thence South 00 degrees 28 minutes 50 seconds East, along said projection of said east line, a distance of 160.00 feet to the northerly right-of-way line of Brown Ave, as shown on said AUDITOR'S SUBDIVISION OF SW 1/4 OF NE 1/4 OF SEC. 29 TWP 147N, RGE 37W, 5TH PM; thence North 71 degrees 31 minutes 10 seconds East, a distance of 419.30 feet to the easterly line of said Clearwater Gravel Company Railway Spur; thence northeasterly, along said easterly line, a distance of 210.15 feet along a non-tangential curve concave to the northwest having a radius of 1170.92 feet, a central angle of 10 degrees 16 minutes 59 seconds and a chord that bears North 06 degrees 46 minutes 13 seconds East to a point being 250.00 feet, measured at right angles, south of the north line of said Southwest Quarter of the Northeast Quarter; thence South 89 degrees 34 minutes 36 seconds West, parallel with the north line of said Southwest Quarter of the Northeast Quarter, a distance of 57.58 feet to the point of beginning.  
Said Parcel contains 3.2 acres, more or less.

Together with a 20.00 foot perpetual easement for ingress and egress purposes, over and across the following described property:  
The east 20.00 feet of the following described property:  
All that part of Lot 3 of Plat of Subdivisions of Block 2 of Auditor's 2nd Subdivision to Bagley described as follows: Beginning at the Southeast corner of Lot 9 Auditor's Subdivision of the SW 1/4 of NE 1/4, Section 29, Township 147, Range 37; thence North along the East line of said Lot 9 a distance of 160 feet thence East at a right angle a distance of 100 feet thence South and parallel with the East line of said Lot 9 a distance of 180 feet to the North line of Brown Avenue; thence West at a right angle along the North line of Brown Avenue a distance of 100 feet to the point of beginning.

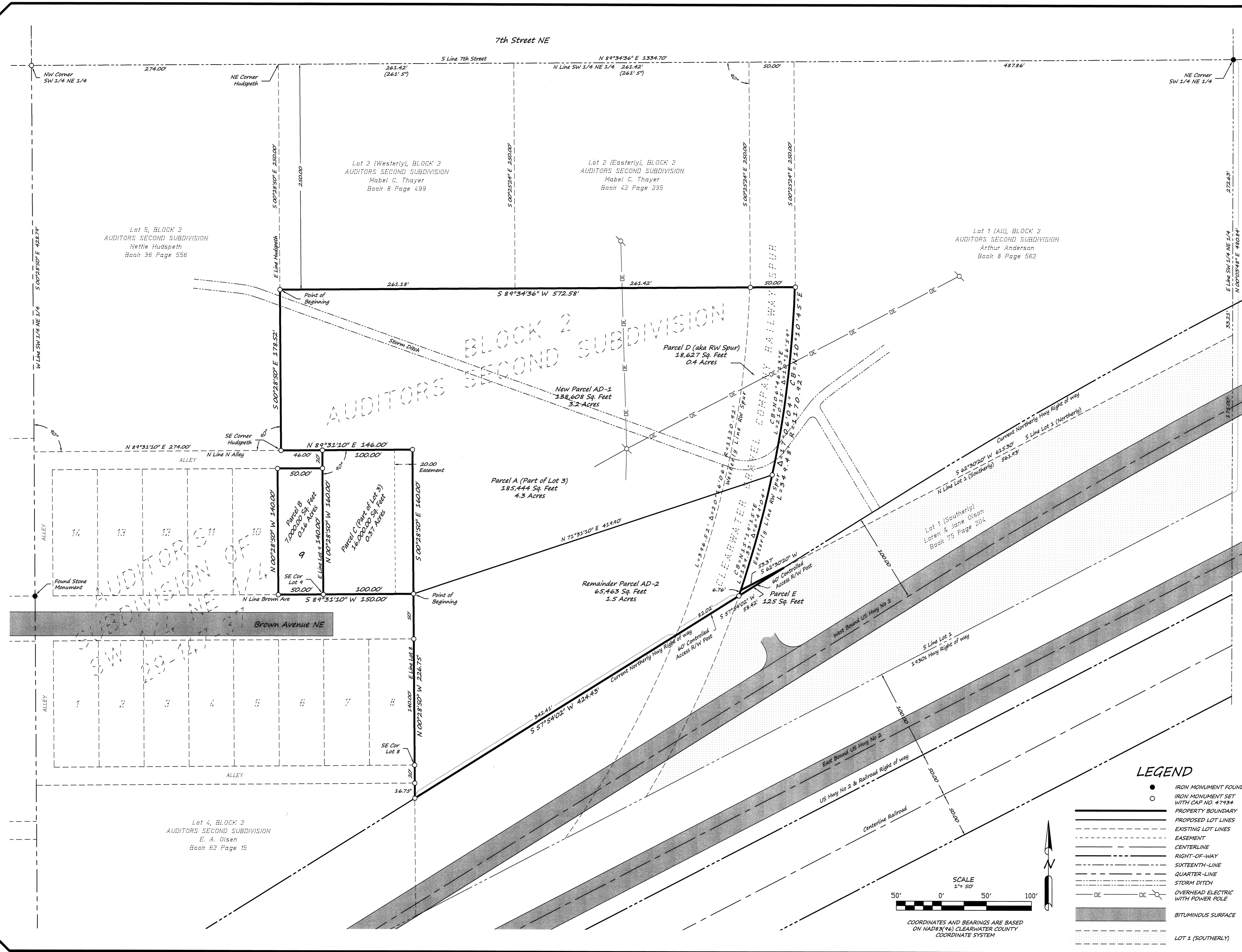
**REMAINDER PARCEL AD-2 DESCRIPTION:**  
All that part of Lot Three (3) and all that part of the Clearwater Gravel Company Railway Spur all in Block TWO (2), AUDITORS SECOND SUBDIVISION TO BAGLEY, according to the plat thereof on file and of record in the office of the County Recorder, Clearwater County, Minnesota, more particularly described as follows:  
Commencing at the northeast corner of the tract of land formerly deeded to Nettie Hudspeth recorded in Book 36 of Deeds, Page 556, said point being on the north line of the Southwest Quarter of the Northeast Quarter of Section 29, Township 147 North, Range 37 West of the 5th Principal Meridian; thence South 00 degrees 28 minutes 50 seconds East, along the east line of said Hudspeth Tract, a distance of 250.00 feet to a point being 250.00 feet, measured at right angles, south of the north line of said Southwest Quarter of the Northeast Quarter; thence continue South 00 degrees 28 minutes 50 seconds East, along the east line of said Hudspeth Tract, a distance of 178.52 feet to the north line of the north Alley of AUDITOR'S SUBDIVISION OF SW 1/4 OF NE 1/4 OF SEC. 29 TWP 147N, RGE 37W, 5TH PM, according to the plat thereof on file and of record in the office of the County Recorder, Clearwater County, Minnesota, said point being the southeast corner of said Hudspeth tract; thence North 89 degrees 31 minutes 10 seconds East, along the north line of said north Alley, a distance of 146.00 feet to the northerly projection of the east line of Lot 8 of said AUDITOR'S SUBDIVISION OF SW 1/4 OF NE 1/4 OF SEC. 29 TWP 147N, RGE 37W, 5TH PM; thence South 00 degrees 28 minutes 50 seconds East, along said projection of said east line, a distance of 160.00 feet to the northerly right-of-way line of Brown Ave, as shown on said AUDITOR'S SUBDIVISION OF SW 1/4 OF NE 1/4 OF SEC. 29 TWP 147N, RGE 37W, 5TH PM; thence North 71 degrees 31 minutes 10 seconds East, a distance of 419.30 feet to the easterly line of said Clearwater Gravel Company Railway Spur; thence northeasterly, along said easterly line, a distance of 210.15 feet along a non-tangential curve concave to the northwest having a radius of 1170.92 feet, a central angle of 10 degrees 16 minutes 59 seconds and a chord that bears South 15 degrees 15 minutes 15 seconds West to the northerly right-of-way line of U.S. Highway Number 2 as presently located; thence South 57 degrees 54 minutes 02 seconds West, along said northerly US Highway Number 2 right-of-way line, a distance of 424.43 feet to the southerly projection of the east line of said Lot 8; thence North 00 degrees 28 minutes 50 seconds West, along said projection of said east line, a distance of 226.75 feet to the point of beginning.  
Said Parcel contains 1.5 acres, more or less.

**Brustad Land Surveying**  
Bagley, Mn 56621 (218) 209-8043

APR 11, 2013

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 4/6/13  
AMANDA J. BRUSTAD (LIC. NO. 87134) DATE:



- LEGEND**
- IRON MONUMENT FOUND
  - IRON MONUMENT SET WITH CAP NO. 47934
  - PROPERTY BOUNDARY
  - - - PROPOSED LOT LINES
  - - - EXISTING LOT LINES
  - - - EASEMENT
  - - - CENTERLINE
  - - - RIGHT-OF-WAY
  - - - SIXTEENTH-LINE
  - - - QUARTER-LINE
  - - - STORM DITCH
  - - - OVERHEAD ELECTRIC WITH POWER POLE
  - BITUMINOUS SURFACE
  - - - LOT 1 (SOUTHERLY)

