

CERTIFICATE OF SURVEY

PART OF THE SE1/4-NE1/4 AND NE1/4-SE1/4, SECTION 31 AND PART OF THE SW1/4-NW1/4 AND NW1/4-SW1/4, SECTION 32
TOWNSHIP 134 NORTH, RANGE 28 WEST, CROW WING COUNTY, MINNESOTA

**CITY OF BAXTER LEGAL DESCRIPTIONS
FOR RIGHT OF WAY ACQUISITION (DELLWOOD AND NOVOTNY ROADS)**

TRACT A (Positive Realty Investment - PID 030314100BB0009)

The East 33.00 feet of the following described property:

That part of the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ -SE $\frac{1}{4}$) of Section 31, Township 134 North, Range 28 West, Crow Wing County, Minnesota, described as follows: Beginning at the Southeast corner of said NE $\frac{1}{4}$ -SE $\frac{1}{4}$; thence North 01 degree 14 minutes 03 seconds East, assumed bearing, 192.98 feet along the East line of said NE $\frac{1}{4}$ -SE $\frac{1}{4}$; thence South 70 degrees 54 minutes 13 seconds West 180.59 feet to the easterly right of way line of the right of way adjoining Trunk Highway 371 conveyed by the State of Minnesota to Crow Wing County; thence southeasterly 150.87 feet along said right of way line to the south line of said NE $\frac{1}{4}$ -SE $\frac{1}{4}$; thence South 88 degrees 42 minutes 48 seconds East 93.16 feet along said south line to the point of beginning.

TRACT B (Mau - PID 030314100BA0009)

The East 33.00 feet of the following described property:

That part of the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ -SE $\frac{1}{4}$) of Section 31, Township 134 North, Range 28 West, Crow Wing County, Minnesota, described as follows: Commencing at the Southeast corner of said NE $\frac{1}{4}$ -SE $\frac{1}{4}$; thence North 01 degrees 14 minutes 03 seconds East, assumed bearing, 859.35 feet along the east line of said NE $\frac{1}{4}$ -SE $\frac{1}{4}$ to the point of beginning of the tract to be described; thence continuing North 01 degree 14 minutes 03 seconds East 250.04 feet along said east line; thence South 71 degrees 10 minutes 00 seconds West 335.31 feet to the easterly right of way line of Trunk Highway No. 371; thence southeasterly along said easterly right of way line of Trunk Highway No. 371 and along the easterly right of way line of the right of way adjoining Trunk Highway No. 371 conveyed by the State of Minnesota to Crow Wing County, to an intersection with a line which bears South 70 degrees 54 minutes 43 seconds West from the point of beginning; thence North 70 degrees 54 minutes 43 seconds East 180.59 feet to the point of beginning.

TRACT C (Mau - PID 030314100AB0009)

The East 33.00 feet of the following described property:

That part of the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ -SE $\frac{1}{4}$) of Section 31, Township 134 North, Range 28 West, Crow Wing County, Minnesota, described as follows: Beginning at the point on the east line of said NE $\frac{1}{4}$ -SE $\frac{1}{4}$ which is North 01 degree 14 minutes 03 seconds East, assumed bearing, 443.02 feet from the southeast corner of said NE $\frac{1}{4}$ -SE $\frac{1}{4}$; thence South 71 degrees 10 minutes 00 seconds West 335.25 feet to the northeasterly right of way line of State Trunk Highway 371; thence North 34 degrees 14 minutes 18 seconds West 250.0 feet along said highway right of way line; thence North 55 degrees 43 minutes 42 seconds East 564.81 feet to said east line of the NE $\frac{1}{4}$ -SE $\frac{1}{4}$; thence South 01 degree 14 minutes 03 seconds West 416.33 feet along said east line of the NE $\frac{1}{4}$ -SE $\frac{1}{4}$ to the point of beginning.

TRACT D (Tanner - PID 030314100AA0009)

The East 33.00 feet of the following described property:

That part of the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ -SE $\frac{1}{4}$) of Section 31, Township 134 North, Range 28 West, Crow Wing County, Minnesota, described as follows: Commencing at the southeast corner of said NE $\frac{1}{4}$ -SE $\frac{1}{4}$; thence North 01 degree 14 minutes 03 seconds East, assumed bearing, 859.35 feet along the east line of said NE $\frac{1}{4}$ -SE $\frac{1}{4}$ to the point of beginning of the tract to be described; thence South 55 degrees 45 minutes 42 seconds West 564.81 feet to the northeasterly right of way line of State Trunk Highway 371; thence North 34 degrees 14 minutes 18 seconds West 975.65 feet along said right of way line to the north line of said NE $\frac{1}{4}$ -SE $\frac{1}{4}$; thence South 88 degrees 56 minutes 20 seconds East 1026.18 feet along said north line to the northeast corner of said NE $\frac{1}{4}$ -SE $\frac{1}{4}$; thence South 01 degree 14 minutes 03 seconds West 469.91 feet along said east line of the NE $\frac{1}{4}$ -SE $\frac{1}{4}$ to the point of beginning.

TRACT E (Fourth Avenue Church of Christ - PID 030323200AC0009)

The West 33.00 feet of the following described property:

The South Half of the Northwest Quarter of the Northwest Quarter of the Southwest Quarter S1/2-NW1/4-NW $\frac{1}{4}$ -SW $\frac{1}{4}$, Section 32, Township 134 North, Range 28 West, Crow Wing County, Minnesota.

TRACT F (Heartland Animal Rescue Team - PID 030323200C00009)

The West 33.00 feet of the following described property:

The North Half of the Northwest Quarter of the Northwest Quarter of the Southwest Quarter N $\frac{1}{2}$ -NW1/4-NW $\frac{1}{4}$ -SW $\frac{1}{4}$, Section 32, Township 134 North, Range 28 West, Crow Wing County, Minnesota.

TRACT G (Reikofski - PID 970322300C00009)

A portion of the following described property:

That part of the Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$ -NW $\frac{1}{4}$), Section 32, Township 134 North, Range 28 West, Crow Wing County, Minnesota, described as follows: Beginning at the southwest corner of said NW $\frac{1}{4}$; thence North 01 degree 17 minutes 49 seconds East, assumed bearing, 278.56 feet along the west line of said NW $\frac{1}{4}$; thence South 89 degrees 54 minutes 52 seconds East 622.58 feet; thence South 01 degree 17 minutes 49 seconds West 278.56 feet to the South line of said NW $\frac{1}{4}$; thence North 89 degrees 54 minutes 52 seconds West 622.58 feet along said south line of the NW $\frac{1}{4}$, to the point of beginning.

Said portion of the above described property is described as follows: Beginning at the West Quarter corner of said Section 31; thence North 01 degree 07 minutes 41 seconds East, bearing based on the City of Baxter Coordinate Database, 278.56 feet, along said west line of the SW $\frac{1}{4}$ -NW $\frac{1}{4}$, to the north line of the above described tract; thence North 89 degrees 55 minutes 00 seconds East 23.18 feet along the north line of the above described tract; thence South 00 degrees 53 minutes 34 seconds East 278.53 feet to the northeast corner of the West 33.00 feet of the Northwest Quarter of the Southwest Quarter NW $\frac{1}{4}$ -SW $\frac{1}{4}$, said Section 32; thence South 89 degrees 55 minutes 51 seconds West 33.01 feet along the south line of said SW $\frac{1}{4}$ -NW $\frac{1}{4}$, to the point of beginning.

TRACT H (Bjornson - PID 030311400AC0009)

Two separate portions or parcels of the following described property:

That part of the Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ -NE $\frac{1}{4}$), Section 31, Township 134 North, Range 28 West, Crow Wing County, Minnesota, described as follows: Beginning at the East Quarter Corner of said Section 31 and assuming the East-West Quarter line of said Section 31 bears North 90 degrees 00 minutes 00 seconds East; thence North 74 degrees 34 minutes 00 seconds West 423.26 feet; thence North 01 degree 03 minutes 15 seconds East 944.89 feet along the west line of the East 410.00 feet of said SE $\frac{1}{4}$ -NE $\frac{1}{4}$; thence South 88 degrees 56 minutes 45 seconds East 410.00 feet to the east line of said SE $\frac{1}{4}$ -NE $\frac{1}{4}$; thence South 01 degree 03 minutes 15 seconds West 1050.00 feet along the east line of said SE $\frac{1}{4}$ -NE $\frac{1}{4}$ to the point of beginning.

PARCEL NUMBER 1:

That portion of the above described property which lies within a 66.00 foot wide strip of land, the center line of which is described as follows: Commencing at said East Quarter Corner of Section 31 and assuming that the south line of said SE $\frac{1}{4}$ -NE $\frac{1}{4}$ bears North 89 degrees 54 minutes 33 seconds West from said East Quarter Corner, according to the City of Baxter Coordinate Database; thence North 01 degree 07 minutes 41 seconds East 33.01 feet along the east line of said SE $\frac{1}{4}$ -NE $\frac{1}{4}$ to the point of beginning of the center line to be described; thence North 89 degrees 54 minutes 33 seconds West 79.47 feet; thence northwesterly 80.81 feet along a tangential curve concave to the north, central angle 15 degrees 26 minutes 02 seconds and radius 300.00 feet; thence North 74 degrees 28 minutes 33 seconds West, tangent to the last described curve, 708.86 feet; thence westerly 105.53 feet along a tangential curve concave to the south, central angle 30 degrees 13 minutes 57 seconds and radius 200.00 feet to the easterly right of way line of State Trunk Highway 371 and said center line there terminating. The side lines of said 66.00 foot wide strip of land shall be prolonged or shortened to terminate at said easterly right of way line of State Trunk Highway 371 and at the south and east lines of said SE $\frac{1}{4}$ -NE $\frac{1}{4}$.

PARCEL NUMBER 2:

That portion of the above described property which lies within a 66.00 foot wide strip of land, the center line of which is described as follows: Commencing at said East Quarter Corner of Section 31 and assuming that the south line of said SE $\frac{1}{4}$ -NE $\frac{1}{4}$ bears North 89 degrees 54 minutes 33 seconds West from said East Quarter Corner, according to the City of Baxter Coordinate Database; thence North 00 degrees 53 minutes 34 seconds West 277.74 feet; thence North 00 degrees 05 minutes 13 seconds East 772.70 feet to the northerly line of the above described property and said center line there terminating. The side lines of said 66.00 foot wide strip of land shall be prolonged or shortened to terminate at said south line of the SE $\frac{1}{4}$ -NE $\frac{1}{4}$ and at said northerly line of the above described property.

TRACT I (MTHE, LLC - PID 030311400BB0009)

A portion of the following described property:

That part of the East Half of the Northeast Quarter (E $\frac{1}{2}$ -NE $\frac{1}{4}$), Section 31, Township 134 North, Range 28 West, Crow Wing County, Minnesota, described as follows: Beginning at the East Quarter Corner of said Section 31; thence West assumed bearing, along the south line of said E $\frac{1}{2}$ -NE $\frac{1}{4}$ 629.20 feet; thence North 15 degrees 26 minutes 00 seconds East 167.44 feet to the centerline of an existing public road; thence South 74 degrees 34 minutes 00 seconds East along the centerline of said public road 606.51 feet to the point of beginning.

Said portion of the above described property being that part which lies within a 66.00 foot wide strip of land, the center line of which is described as follows: Commencing at said East Quarter Corner of Section 31 and assuming that the south line of said SE $\frac{1}{4}$ -NE $\frac{1}{4}$ bears North 89 degrees 54 minutes 33 seconds West from said East Quarter Corner, according to the City of Baxter Coordinate Database; thence North 01 degree 07 minutes 41 seconds East 33.01 feet along the east line of said SE $\frac{1}{4}$ -NE $\frac{1}{4}$ to the point of beginning of the center line to be described; thence North 89 degrees 54 minutes 33 seconds West 79.47 feet; thence northwesterly 80.81 feet along a tangential curve concave to the north, central angle 15 degrees 26 minutes 02 seconds and radius 300.00 feet; thence North 74 degrees 28 minutes 33 seconds West, tangent to the last described curve, 708.86 feet; thence westerly 105.53 feet along a tangential curve concave to the south, central angle 30 degrees 13 minutes 57 seconds and radius 200.00 feet to the easterly right of way line of State Trunk Highway 371 and said center line there terminating. The side lines of said 66.00 foot wide strip of land shall be prolonged or shortened to terminate at said easterly right of way line of State Trunk Highway 371 and at the south and east lines of said SE $\frac{1}{4}$ -NE $\frac{1}{4}$.

TRACT J (PEARO LAND CO., LLC - PID's 030311400D00009 and 030311400DA0009)

A portion of the following described property:

The West 670 feet of the Southeast Quarter of the Northeast Quarter of Section 31, Township 134 North, Range 28 West, Crow Wing County, Minnesota, lying Northerly of the Northerly right of way line of State Trunk Highway Number 371 and lying Northerly of the centerline of the existing township road, EXCEPT the North 400.00 feet of said Southeast Quarter of the Northeast Quarter.

AND

That part of the Southeast Quarter of the Northeast Quarter, Section 31, Township 134 North, Range 28 West, Crow Wing County, Minnesota, described as follows: Commencing at the Northwest corner of said Southeast Quarter of the Northeast Quarter; thence South 00 degrees 49 minutes 29 seconds West 400.05 feet, assumed bearing along the West line of the Southeast Quarter of the Northeast Quarter to the South line of the North 400.00 feet of said Southeast Quarter of the Northeast Quarter; thence North 89 degrees 53 minutes 23 seconds East 670.09 feet along said South line of the North 400.00 feet to the East line of the West 670.00 feet of said Southeast Quarter of the Northeast Quarter; thence South 00 degrees 49 minutes 29 seconds West 436.86 feet along said East line of the West 670.00 feet to the point of beginning; thence South 74 degrees 29 minutes 33 seconds East 246.55 feet to the West line of the East 410.00 feet of said Southeast Quarter of the Northeast Quarter; thence South 01 degree 07 minutes 41 seconds West 309.72 feet along said West line of the East 410.00 feet to the centerline of Novotny Road; thence North 74 degrees 28 minutes 33 seconds West 244.85 feet along said centerline to its intersection with said East line of the West 670.00 feet; thence North 00 degrees 49 minutes 29 seconds West 310.15 feet along said East line of the West 670.00 feet to the point of beginning.

Said portion of the above described property being that part which lies within a 66.00 foot wide strip of land, the center line of which is described as follows: Commencing at the East Quarter corner of said Section 31 and assuming that the south line of said SE $\frac{1}{4}$ -NE $\frac{1}{4}$ bears North 89 degrees 54 minutes 33 seconds West from said East Quarter Corner, according to the City of Baxter Coordinate Database; thence North 01 degree 07 minutes 41 seconds East 33.01 feet along the east line of said SE $\frac{1}{4}$ -NE $\frac{1}{4}$ to the point of beginning of the center line to be described; thence North 89 degrees 54 minutes 33 seconds West 79.47 feet; thence northwesterly 80.81 feet along a tangential curve concave to the north, central angle 15 degrees 26 minutes 02 seconds and radius 300.00 feet; thence North 74 degrees 28 minutes 33 seconds West, tangent to the last described curve, 708.86 feet; thence westerly 105.53 feet along a tangential curve concave to the south, central angle 30 degrees 13 minutes 57 seconds and radius 200.00 feet to the easterly right of way line of State Trunk Highway 371 and said center line there terminating. The side lines of said 66.00 foot wide strip of land shall be prolonged or shortened to terminate at said easterly right of way line of State Trunk Highway 371 and at the south and east lines of said SE $\frac{1}{4}$ -NE $\frac{1}{4}$.

TRACT K (Johnson - PID 030311400BC0009)

A portion of the following described property:

That part of the East Half of the Northeast Quarter (E $\frac{1}{2}$ -NE $\frac{1}{4}$), Section 31, Township 134 North, Range 28 West, Crow Wing County, Minnesota, described as follows: Commencing at the East Quarter Corner of said Section 31; thence West assumed bearing, along the south line of said E $\frac{1}{2}$ -NE $\frac{1}{4}$, 765.57 feet to the point of beginning; thence North 15 degrees 26 minutes 00 seconds East 203.73 feet to the centerline of an existing public road; thence South 74 degrees 34 minutes 00 seconds East along the centerline of said public road 131.45 feet; thence South 15 degrees 26 minutes 00 seconds West 167.44 feet to the south line of said E $\frac{1}{2}$ -NE $\frac{1}{4}$; thence westerly along said south line of said E $\frac{1}{2}$ -NE $\frac{1}{4}$ to the place of beginning.

Said portion of the above described property being that part which lies within a 66.00 foot wide strip of land, the center line of which is described as follows: Commencing at said East Quarter Corner of Section 31 and assuming that the south line of said SE $\frac{1}{4}$ -NE $\frac{1}{4}$ bears North 89 degrees 54 minutes 33 seconds West from said East Quarter Corner, according to the City of Baxter Coordinate Database; thence North 01 degree 07 minutes 41 seconds East 33.01 feet along the east line of said SE $\frac{1}{4}$ -NE $\frac{1}{4}$ to the point of beginning of the center line to be described; thence North 89 degrees 54 minutes 33 seconds West 79.47 feet; thence northwesterly 80.81 feet along a tangential curve concave to the north, central angle 15 degrees 26 minutes 02 seconds and radius 300.00 feet; thence North 74 degrees 28 minutes 33 seconds West, tangent to the last described curve, 708.86 feet; thence westerly 105.53 feet along a tangential curve concave to the south, central angle 30 degrees 13 minutes 57 seconds and radius 200.00 feet to the easterly right of way line of State Trunk Highway 371 and said center line there terminating. The side lines of said 66.00 foot wide strip of land shall be prolonged or shortened to terminate at said easterly right of way line of State Trunk Highway 371 and at the south and east lines of said SE $\frac{1}{4}$ -NE $\frac{1}{4}$.

TRACT L (Wicklund - PID 030311400C00889)

A portion of the following described property:

The Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ -NE $\frac{1}{4}$), Section 31, Township 134 North, Range 28 West, Crow Wing County, Minnesota, lying East of the easterly right of way line for State Trunk Highway 371; EXCEPT the following described parts: Beginning at the East Quarter Corner of said Section 31 and considering the East-West Quarter line of said Section 31 to be an East-West line; thence North 74 degrees 34 minutes 00 seconds West 737.96 feet to a point on the centerline of the existing public road; thence South 15 degrees 26 minutes 00 seconds West to the south line of said SE $\frac{1}{4}$ -NE $\frac{1}{4}$; thence East 765.57 feet along said south line to the place of beginning, AND EXCEPT that part of said SE $\frac{1}{4}$ -NE $\frac{1}{4}$ lying north of said existing road; AND EXCEPT that part of said SE $\frac{1}{4}$ -NE $\frac{1}{4}$ which lies Southwesterly of the Right of Way for State Trunk Highway 371; more particularly described as follows: Beginning at the southwest corner of said SE $\frac{1}{4}$ -NE $\frac{1}{4}$, then North 01 degree 48 minutes 06 seconds East, assumed bearing, 19.56 feet along the west line of said SE $\frac{1}{4}$ -NE $\frac{1}{4}$ to the southwesterly right of way line of said State Trunk Highway 371; thence South 34 degrees 14 minutes 56 seconds East 23.96 feet along said right of way line to the south line of said SE $\frac{1}{4}$ -NE $\frac{1}{4}$; thence North 88 degrees 56 minutes 21 seconds West 14.10 feet along said south line to the point of beginning.

Said portion of the above described property being that part which lies within a 66.00 foot wide strip of land, the center line of which is described as follows: Commencing at said East Quarter Corner of Section 31 and assuming that the south line of said SE $\frac{1}{4}$ -NE $\frac{1}{4}$ bears North 89 degrees 54 minutes 33 seconds West from said East Quarter Corner, according to the City of Baxter Coordinate Database; thence North 01 degree 07 minutes 41 seconds East 33.01 feet along the east line of said SE $\frac{1}{4}$ -NE $\frac{1}{4}$ to the point of beginning of the center line to be described; thence North 89 degrees 54 minutes 33 seconds West 79.47 feet; thence northwesterly 80.81 feet along a tangential curve concave to the north, central angle 15 degrees 26 minutes 02 seconds and radius 300.00 feet; thence North 74 degrees 28 minutes 33 seconds West, tangent to the last described curve, 708.86 feet; thence westerly 105.53 feet along a tangential curve concave to the south, central angle 30 degrees 13 minutes 57 seconds and radius 200.00 feet to the easterly right of way line of State Trunk Highway 371 and said center line there terminating. The side lines of said 66.00 foot wide strip of land shall be prolonged or shortened to terminate at said easterly right of way line of State Trunk Highway 371 and at the south and east lines of said SE $\frac{1}{4}$ -NE $\frac{1}{4}$.

SHEET 1 OF 2 SHEETS

DATE:	JANUARY 6, 2015	DATE:		AMENDMENTS	BY:	PREPARED FOR:	CITY OF BAXTER
SCALE:	AS SHOWN					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.	
DRAWN BY:	RAQ						
CHECKED BY:	DRR						
FILE NUMBER:	102B0274.001					DONN R. RASMUSSEN	DATE: 02-02-15 LIC. NO. 16102

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