



CERTIFICATE OF SURVEY

PARTS OF THE NORTHEAST QUARTER AND NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 162 NORTH, RANGE 36 WEST OF THE 5TH PRINCIPAL MERIDIAN, ROSEAU COUNTY, MINNESOTA

LEGAL DESCRIPTION

Parcel A: A Parcel of land being all that part of the Northeast Quarter and the North Half of the Southeast Quarter of Section 11, Township 162 North, Range 36 West of the Fifth Principal Meridian, Roseau County, Minnesota, lying and being Northerly of the Canadian National Railroad right-of-way and lying Easterly of Line A which is described as follows:

Commencing at the northeast corner of said Northeast Quarter of Section 11; thence South 89 degrees 13 minutes 42 seconds West, assumed bearing, along the north line of said Northeast Quarter, a distance of 1489.00 feet to the point of beginning; thence South 03 degrees 41 minutes 57 seconds East 2778.17 feet, more or less, to the northerly line of said Canadian National Railroad right-of-way and said line there terminating.

Said parcel contains 104.16 acres, more or less, and is subject to easements, restrictions, or reservations of record, if any.

Parcel B: A Parcel of land in the Northeast Quarter of Section 11, Township 162 North, Range 36 West of the Fifth Principal Meridian, Roseau County, Minnesota, more particularly described as follows:

Commencing at the northeast corner of said Northeast Quarter of Section 11; thence South 89 degrees 13 minutes 42 seconds West, assumed bearing, along the north line of said Northeast Quarter, a distance of 1489.00 feet; thence South 03 degrees 41 minutes 57 seconds East 500.65 feet; thence South 89 degrees 13 minutes 42 seconds West 883.57 feet; thence North 00 degrees 46 minutes 18 seconds West 500.00 feet to said north line of the Northeast Quarter; thence North 89 degrees 13 minutes 42 seconds East. along said north line, 858.00 feet to the point of beginning.

Said parcel contains 9.99 acres, more or less, and is subject to easements, restrictions, or reservations of record, if any

Parcel C: A Parcel of land being all that part of the Northeast Quarter and the North Half of the Southeast Quarter of Section 11, Township 162 North, Range 36 West of the Fifth Principal Meridian, Roseau County, Minnesota, lying and being Northerly of the Canadian National Railroad right-of-way and lying Westerly Line A which is described as follows:

Commencing at the northeast corner of said Northeast Quarter of Section 11; thence South 89 degrees 13 minutes 42 seconds West, assumed bearing, along the north line of said Northeast Quarter, a distance of 1489.00 feet to the point of beginning; thence South 03 degrees 41 minutes 57 seconds East 2778.17 feet, more or less, to the northerly line of said Canadian National Railroad right-of-way and said line there terminating.

LESS AND EXCEPT the following described tract in said Northeast Quarter of Section 11:

Commencing at the northeast corner of said Northeast Quarter of Section 11; thence South 89 degrees 13 minutes 42 seconds West, assumed bearing, along the north line of said Northeast Quarter, a distance of 1489.00 feet; thence South 03 degrees 41 minutes 57 seconds East 500.65 feet; thence South 89 degrees 13 minutes 42 seconds West 883.57 feet; thence North 00 degrees 46 minutes 18 seconds West 500.00 feet to said north line of the Northeast Quarter; thence North 89 degrees 13 minutes 42 seconds East. along said north line, 858.00 feet to the point of beginning.

Said parcel contains 55.60 acres, more or less, and is subject to easements, restrictions, or reservations of record, if any.

LEGEND

- BOUNDARY LINE
- SECTION LINE
- QUARTER LINE
- RIGHT OF WAY

DATE:	AUGUST 19, 2024	PREPARED FOR: STEFFES GROUP
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:	C.W.M.	
CHECKED BY:	A.L.P.	
FILE NUMBER:	2024-11195	COURTNEY W. MOORE 8-27-2024 LIC. NO. 57083

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