

# EASEMENT EXHIBIT

IN THE SE1/4 OF SECTION 25 AND IN THE NE1/4 OF SECTION 36, ALL IN  
TOWNSHIP 139 NORTH, RANGE 52 WEST, CASS COUNTY, NORTH DAKOTA

CLIFTON G. HULL GST EXEMPT TRUST  
TRUSTEE'S DEED DOC. 1573995

SEC 25-139-52  
SE1/4

SEC 36-139-52  
NE1/4

P.O.C.  
N1/4 COR. SEC. 36-139-52  
5/8" REBAR WITH  
RLS 6571 CAP  
(NW COR.  
NE1/4)  
SOUTH LINE  
SE1/4 SEC. 25  
N87°39'02"E 1227.32'

60' MAPLE RIVER  
WATER RESOURCE  
DISTRICT EASEMENT  
PER DOC. 1667644

125' EASE.  
PER BK K-3  
PAGE 406

Q SHOWN ACCORDING  
TO ADJACENT  
EASEMENTS

MAPLE RIVER WATER  
RESOURCE DISTRICT  
WD DOC. 1667643

APPROX.  
BUFFALO  
CREEK  
CHANNEL  
LOCATION

Δ=13°58'41"  
R=500.00'  
L=121.98'  
N43°59'08"E  
324.93'

60' MAPLE RIVER  
WATER RESOURCE  
DISTRICT EASEMENT  
PER DOC. 1667644

WEST LINE  
NE1/4 SEC. 36

S2°33'03"E  
4490.51'

S1/4 SEC. 36-139-52  
5/8" REBAR WITH 6571 CAP

60' MAPLE RIVER  
WATER RESOURCE  
DISTRICT EASEMENT  
PER DOC. 1631753

MAPLE RIVER WATER  
RESOURCE DISTRICT  
TD DOC. 1631752

Δ=80°11'09"  
R=400.00'  
L=559.80'

EAST LINE  
SE1/4 SEC. 25

125' EASE.  
PER BK L-3  
PG 181

Δ=50°04'59"  
R=400.00'  
L=349.65'

N87°39'02"E  
280.87'

S2°36'36"E  
11.76'

NE COR. NE1/4  
SEC. 36-139-52  
FND CHISELED "X"  
IN BRIDGE DECK  
DOC. 2484

MAPLE RIVER WATER  
RESOURCE DISTRICT  
WD DOC. 1667643

NORTH LINE  
NE1/4 SEC. 36

25' ROAD EASEMENT ACCORDING  
TO BOOK O-3 PAGE 243

EAST LINE  
NE1/4 SEC. 36

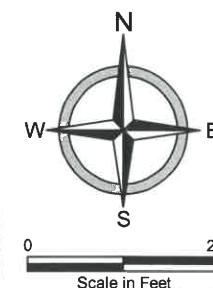
S2°36'36"E  
2638.55'

E1/4 COR. SEC. 36-139-52  
FND IRON MON. WITH CAP  
DOC. 3360

## LEGEND

IRON MONUMENT FOUND  
SET 5/8"X18" REBAR WITH  
YELLOW PLASTIC CAP #6571  
EXISTING TRACT  
EXISTING EASEMENT  
PROPOSED EASEMENT  
POINT OF COMMENCEMENT

Sheet 1 of 2



BASIS OF BEARINGS:  
THE WEST LINE OF THE  
NE1/4 OF SECTION 36 HAS AN  
ASSUMED BEARING  
OF S2°33'03"E

BUFFALO-LYNCHBURG CHANNEL CLEANOUT  
MAPLE RIVER WATER RESOURCE DISTRICT  
CASS COUNTY, ND

PROJECT No. 18832B  
DATE: 1.24.23  
REVISED: --  
REVIEWER: CDH  
PAGE: 1 OF 2



EASEMENT EXHIBIT

IN THE SE1/4 OF SECTION 25 AND IN THE NE1/4 OF SECTION 36, ALL IN  
TOWNSHIP 139 NORTH, RANGE 52 WEST, CASS COUNTY, NORTH DAKOTA

EASEMENT DESCRIPTION

A 50.00 foot wide strip of land in the Southeast Quarter of Section 25 and in the Northeast Quarter of Section 36, all in Township 139 North, Range 52 West of the Fifth Principal Meridian, Cass County, North Dakota, said 50.00 foot wide strip lying between lines drawn 60.00 feet and 110.00 feet southerly of, as measured at a right angle to and parallel with a line described as follows:

Commencing at an iron monument which designates the northwest corner of said Northeast Quarter of Section 36; thence South 02 degrees 33 minutes 03 seconds East on an assumed bearing along the west line of said Northeast Quarter for a distance of 805.46 feet to the point of beginning of said line; thence North 43 degrees 59 minutes 08 seconds East for a distance of 324.93 feet; thence 121.98 feet northeasterly on a tangential curve concave to the southeast, having a radius of 500.00 feet and a central angle of 13 degrees 58 minutes 41 seconds; thence North 57 degrees 57 minutes 49 seconds East for a distance of 1487.46 feet; thence 559.80 feet easterly on a tangential curve concave to the south, having a radius of 400.00 feet and a central angle of 80 degrees 11 minutes 09 seconds to a point of reverse curvature; thence 349.65 feet southeasterly on a reverse curve concave to the northeast, having a radius of 400.00 feet and a central angle of 50 degrees 04 minutes 59 seconds, thence North 88 degrees 03 minutes 59 seconds East for a distance of 193.34 feet to the east line of the Northeast Quarter of said Section 36 and said line there terminates. Said point of termination lies South 02 degrees 36 minutes 36 seconds East a distance of 11.76 feet from the northeast corner of said Northeast Quarter. The sidelines of said 50.00 foot wide strip are to be lengthened or shortened to terminate on the east and west lines of the Northeast Quarter of said Section 36.

Containing 3.50 acres, more or less, and is subject to all easements, reservations, restrictions, and rights-of-way of record, if any.

CERTIFICATION

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of North Dakota.

  
Steven W. Holm, R.L.S.  
N.D. License No. LS-6571



Date: 1-24-2023

State of North Dakota)  
County of Cass )

On this 24<sup>th</sup> day of January, 2023, before me, a Notary Public in and for said county and state, personally appeared Steven W. Holm, Registered Land Surveyor, known to me to be the person described in and who executed the foregoing certificate and acknowledged to me that he executed the same as his free act and deed.

  
Notary Public, Cass County, North Dakota

ALEX THIEL  
Notary Public  
State of North Dakota  
My Commission Expires 11/01/2025