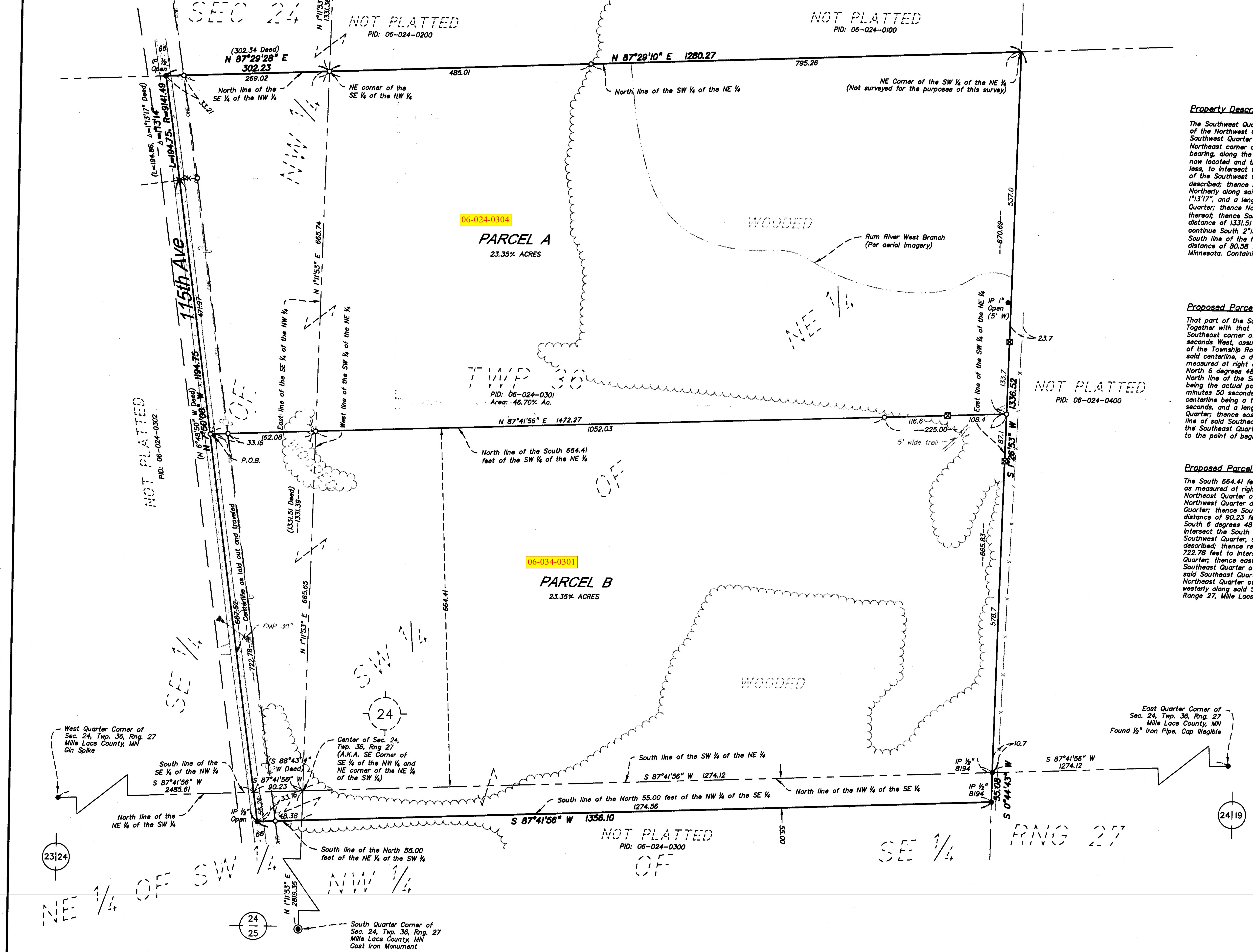
Certificate of Survey
for
Dale Shelley
Part of Section 24, Township 36, Range 27
Greenbush Township, Mille Lacs County, Minnesota

Doc # 438987



Surveyor's Notes:

1. This survey was performed without the benefit of a title report. No search for recorded or unrecorded easements or restrictions was made by the surveyor. We reserve the right to update this survey upon receipt of title documentation.

2. Road right of way is shown for reference purposes only. Actual width and location may vary.

3. Portions of woods edge and Rum River West Branch were digitized from Autodesk Civil 3D 2020 online aerial imagery and are for reference purposes only

For the purpose of this survey, the West line of the Southwest Quarter of the Northeast Quarter is assumed to bear N 1°11'53" E, according to the Mille Lacs County Coordinate System

Property Description (Per Quit Claim Deed Document No. A369979):

The Southwest Quarter of the Northeast Quarter. Together with the North 55.00 feet, as measured at right angles, of the Northwest Quarter of the Southeast Quarter. Together with that part of the Northeast Quarter of the Southwest Quarter and of the Southeast Quarter of the Northwest Quarter described as commencing at the Northeast corner of said Northeast Quarter of the Southwest Quarter; thence South 88°43'14" West, assumed bearing, along the North line thereof a distance of 90.23 feet to intersect the centerline of the Township Road as now located and traveled; thence South 6°48'50" East along said centerline a distance of 55.26 feet, more or less, to intersect the South line of the North 55.00 feet, as measured at right angles, of said Northeast Quarter of the Southwest Quarter, said point of intersection being the actual point of beginning of the land to be hereby described; thence return North 6°48'50" West along said centerline a distance of 1194.75; thence continue Northerly along said centerline being a tangential curve to the left, radius 9141.49 feet, for a central angle of 1°13'17", and a length of 194.86 feet to intersect the North line of said Southeast Quarter of the Northwest Quarter; thence North 88°30'36" East along said North line a distance of 302.34 feet to the Northeast corner thereof; thence South 2°13'25" West along the East line of said Southeast Quarter of the Northwest Quarter a distance of 1331.51 feet to said Northeast corner of the Northeast Quarter of the Southwest Quarter; thence continue South 2°13'25" West along the East line of said Northeast Quarter of the Southwest to intersect said South line of the North 55.00 feet; thence South 88°43'14" West along said South line of the North 55.00 feet a distance of 80.58 feet to the point of beginning. All in Section 24, Township 36, Range 27, Mille Lacs County, Minnesota. Containing 46.71 acres, more or less. Subject to that part take for said Township Road.

Proposed Parcel A Description:

That part of the Southwest Quarter of the Northeast Quarter lying North of the South 664.41 feet thereof. Together with that part of the Southeast Quarter of the Northwest Quarter described as commencing at the Southeast corner of said Southeast Quarter of the Northwest Quarter; thence South 88 degrees 43 minutes 14 seconds West, assumed bearing, along the South line thereof, a distance of 90.23 feet to intersect the centerline of the Township Road as now located and traveled; thence South 6 degrees 48 minutes 50 seconds East along said centerline, a distance of 55.26 feet, more or less, to intersect the South line of the North 55.00 feet, as measured at right angles, of the Northeast Quarter of the Southwest Quarter of said section; thence return North 6 degrees 48 minutes 50 seconds West along said centerline, a distance of 722.78 feet to intersect the North line of the South 664.41 feet of said Southeast Quarter of the Northwest Quarter, said point of intersection being the actual point of beginning of the land to be hereby described; thence continue North 6 degrees 48 minutes 50 seconds West along said centerline, a distance of 471.97 feet; thence continue Northerly along said centerline being a tangential curve to the left, radius 9141.49 feet, for a central angle of 1 degree 13 minutes 17 seconds, and a length of 194.86 feet to intersect the North line of said Southeast Quarter of the Northwest Quarter; thence easterly along said North line to the Northeast corner thereof; thence southerly along the East line of said Southeast Quarter of the Northwest Quarter to intersect said North line of the South 664.41 feet of the Southeast Quarter of the Northwest Quarter; thence westerly along said North line of the South 664.41 feet to the point of beginning. All in Section 24, Township 36, Range 27, Mille Lacs County, Minnesota.

Proposed Parcel B Description:

The South 664.41 feet of the Southwest Quarter of the Northeast Quarter. Together with the North 55.00 feet, as measured at right angles, of the Northwest Quarter of the Southeast Quarter. Together with that part of the Northeast Quarter of the Southwest Quarter and of the South 664.41 feet of the Southeast Quarter of the Northwest Quarter described as commencing at the Northeast corner of said Northeast Quarter of the Southwest Quarter; thence South 88 degrees 43 minutes 14 seconds West, assumed bearing, along the North line thereof, a distance of 90.23 feet to intersect the centerline of the Township Road as now located and traveled; thence South 6 degrees 48 minutes 50 seconds East along said centerline, a distance of 55.26 feet, more or less, to intersect the South line of the North 55.00 feet, as measured at right angles, of said Northeast Quarter of the Southwest Quarter, said point of intersection being the actual point of beginning of the land to be hereby described; thence return North 6 degrees 48 minutes 50 seconds West along said centerline, a distance of 722.78 feet to intersect the North line of said South 664.41 feet of the Southeast Quarter of the Northwest Quarter; thence easterly along said North line, a distance of 195.24 feet to intersect the East line of said Southeast Quarter of the Northwest Quarter; thence southerly along said East line to the southeast corner of said Southeast Quarter of the Northwest Quarter; thence continue southerly along the East line of said Northeast Quarter of the Southwest Quarter to intersect said South line of the North 55.00 feet; thence westerly along said South line of the North 55.00 feet to the point of beginning. All in Section 24, Township 36, Range 27, Mille Lacs County, Minnesota.

LEGEND:

Symbol	Meaning
●	Denotes found iron monument
○	Denotes set iron monument
◆	Denotes found rebar
⊠	Denotes set lath
◉	Denotes found cast iron monument
PK	Denotes found PK nail
△	Denotes set nail
	Denotes power pole
LS 8194	Denotes John O. Oliver, LS
	Denotes gravel surface
—x—	Denotes barbwire fence
—OHE—	Denotes overhead electric
	Denotes tree line
- - -	Denotes easement
	Denotes waters edge
(dimension)	Denotes Deed dimension in parentheses

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.

Signed: Craig A. Wensmann
Craig A. Wensmann
Date: 11/7/23 Lic. No. 47466

DATE:	11/01/23
DESIGN BY:	
DRAWN BY:	RT
CHECKED BY:	CAW
DWG FILE:	23-0434cos
FILE NO.:	23-0434.00

REV NO.	DATE	DESCRIPTION

BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
CIVIL ENGINEERING
MAPPING
13076 FIRST STREET, BECKER, MN 55308-9322
TEL: 763-262-8822 FAX: 763-262-8844

Certificate of Survey
Dale Shelley
Sec. 24, Twp. 36, Rng. 27
Mille Lacs County, Minnesota

SHEET NO.
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