

CERTIFICATE OF SURVEY
SURVEY OF TWO PARCELS IN THE
N1/2 OF SW1/4 IN SECTION 3
TOWNSHIP 49 NORTH RANGE 15 WEST

W1/4 CORNER
SECTION 3: AN
IRON MONUMENT

N.LINE OF SW1/4:
2639.66'
N89°08'27"E

TENATIVE BUS
GARAGE SITE:

LEGAL DESCRIPTION:
COMMENCING AT THE WEST QUARTER CORNER OF SECTION 3, TOWNSHIP
49 NORTH, RANGE 15 WEST OF THE 4TH PRINCIPAL MERIDIAN, WHICH
WEST LINE OF SOUTHWEST QUARTER SECTION IS ASSIGNED A BEARING
OF S 0°02'34" E FOR REFERENCE TO BEARINGS IN THIS DESCRIPTION;
THENCE S 10°29'27" E A DISTANCE OF 287.58 FEET ALONG THE
ROAD KNOWN AS RAILROAD AVENUE, THENCE S 47°32'49" E ALONG
SAID ROAD CENTERLINE A DISTANCE OF 509.59 FEET TO THE POINT
OF BEGINNING; THENCE S 45°49'17" E ALONG SAID CENTERLINE
A DISTANCE OF 300.00 FEET; THENCE N 44°17'51" E LEAVING
SAID ROAD CENTERLINE, A DISTANCE OF 648.75 FEET TO A POINT
OF CURVATURE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF U.S.
STATE HIGHWAY NUMBER 2, SAID POINT OF CURVATURE BEING KNOWN
AS STATION S.T. 199+31.8, AND MONUMENTED WITH A CAPPED STEEL
PIPE; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY CURVE WITH
A DELTA ANGLE OF 6°59'34", RADIUS OF 2610.26 FEET, A DISTANCE
OF 318.58 FEET; THENCE S 44°17'51" W LEAVING SAID RIGHT OF WAY
LINE, A DISTANCE OF 755.98 FEET TO THE POINT OF BEGINNING, SAID
TRACT CONTAINING 4.9 ACRES MORE OR LESS.
SAID TRACT SUBJECT TO A 33 FOOT WIDE ROAD EASEMENT ALONG THE
NORTHEASTERLY SIDE OF SAID RAILROAD AVENUE CENTERLINE.

SALE PROPERTY
WOODED SITE:
4.9 Acres.

SET #6 X 2' long REBAR
with RLS Cap No. 24587
on November 30, 2005.



SCALE: 1"=120'

NOTE: THE SURVEY MAP BEARINGS ARE
BASED ON BEARING ASSIGNED TO THE
WEST LINE OF THE SW1/4 OF SECTION 3.

-LEGEND-

- ⊙ CAPPED MONUMENT FOUND.
- SET #6 X 2'. Iron Rebar with
yellow plastic RLS Cap #24587.

W1/4 CORNER
SECTION 3: AN
IRON MONUMENT

RAILROAD AVENUE C/L

VACANT WOODED PARCEL:

LEGAL DESCRIPTION:
COMMENCING AT THE WEST QUARTER CORNER OF SECTION 3, TOWNSHIP
49 NORTH, RANGE 15 WEST OF THE 4TH PRINCIPAL MERIDIAN, WHICH
WEST LINE OF SOUTHWEST QUARTER SECTION IS ASSIGNED A BEARING
OF S 0°02'34" E FOR REFERENCE TO BEARINGS IN THIS DESCRIPTION;
THENCE S 10°29'27" E A DISTANCE OF 287.58 FEET ALONG THE
ROAD KNOWN AS RAILROAD AVENUE, THENCE S 47°32'49" E ALONG
SAID ROAD CENTERLINE A DISTANCE OF 509.59 FEET; THENCE
S 45°49'17" E A DISTANCE OF 300 FEET TO THE POINT OF BEGINNING
THENCE N 44°17'51" E A DISTANCE OF 648.75 FEET TO MN-DOT ROW
A DISTANCE OF 768.19 FEET TO A POINT DESCRIBED AS BEING 218 FEET
NORTHERLY OF THE SOUTH LINE OF THE NORTH HALF TO THE SOUTHWEST
QUARTER AND ON THE SOUTHWESTERLY ROW LINE OF U.S. HIGHWAY NO. 2;
THENCE S89°03'24" W ALONG THE NORTH LINE OF THE SAID SOUTHERLY
218 FEET OF THE NORTH HALF OF SOUTHWEST QUARTER A DISTANCE OF
491.54 FEET; THENCE N 45°40'49" W ALONG SAID RAILROAD AVENUE
CENTERLINE A DISTANCE OF 361.14 FEET TO THE POINT OF BEGINNING
AND THERE TERMINATING. SAID TRACT TO CONTAIN 6.7 ACRES MORE
OR LESS. SAID TRACT SUBJECT TO A 33 FOOT WIDE ROAD EASEMENT
ALONG THE NORTHEASTERLY SIDE OF SAID RAILROAD AVENUE CENTER.

VACANT WOODED PARCEL:
6.7 Acres.

DETAIL:

TO ROW MONUMENT
S.T. 217+96.7:
1096.71'
N22°38'32"W

S.T. 217+96.7
52.00'
S97°16'45"W

N'LY LINE OF S'LY 218' OF
N1/2 OF SW1/4 SEC. 3:
S89°03'24"W
491.54'

RLS PIN FD:
1.12'
N 67°21'28"E

SHEET TITLE: I.S.D.# PROCTOR, MN.
PROJECT TITLE: TENATIVE BUS SITE
ADDRESS: PROCTOR, MN.
TELE: 628-4957

DATE: 3/25/03
DRAWN BY: A. LUECK
ENGINEER: A. LUECK
CHECKED BY: A. LUECK

I HEREBY CERTIFY THAT THIS PLAN,
SPECIFICATION, 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.

ANTHONY A. LUECK
LIC. NO. 24587 DATE 12/1/2005

KRECH OJARD
& ASSOCIATES, P.A.
Engineers & Architects

227 W 1st St., Suite 203, Duluth, MN 55802 Phone: 218.727.3282 Fax: 218.727.1216
916 Hammond Avenue, Superior, WI 54880 Phone: 715.392.4474 Fax: 715.392.3338