NW1 CORNER SEC. 31-132-42 CERTIFICATE OF LOCATION DOCUMENT NO. 998309

(N 89°45' E DEED) S 89°54'45" E 1000.00

S 89°54'45" E 1458.31

33.00

BIG CHIEF ROAD

NORTH LINE OF THE NW1 1/4 SEC. 31-132-42

N 1/4 CORNER SEC. 31-132-42 CERTIFICATE OF LOCATION DOCUMENT NO. 998428

S 89°55'04" E 1035.99

NORTH LINE OF GOV'T LOT 1 SEC. 31-132-42

36.59

(S 89°45' E DEED) S 89°54'45" E 183.00 (183.81 PLAT)

146.62

S 00°05'55" W 150.56 (150.81 PLAT)

EXCEPTION DOC. NO. 919900

(S 00°14'20" E DEED) S 00°05'55" W 600.00 307.21

299.79

(S 89°45' W 540.0 DEED) N 89°54'45" W 540.77

237.58 303.18

S 34°17'51" E 260.85

(NORTH DEED) S 00°11'28" W 1952.92

S 00°11'28" W 2639.75

N 68°16'17" W 113.46

N 68°16'17" W 180.01

C1

N 50°29'13" W 391.73

C2

C3

EXCEPTION DOC. NO. 813169

(NORTH 742.96) N 00°11'28" E 742.99

363.72 N 54°07'49" W

CENTERLINE OF EAST BOUND LANE OF INTERSTATE HIGHWAY NO. 94

CENTERLINE OF WEST BOUND LANE OF INTERSTATE HIGHWAY NO. 94

NELY R/W LINE OF INTERSTATE HIGHWAY NO. 94

S 52°15'57" E 2074.57

SWLY R/W LINE OF INTERSTATE HIGHWAY NO. 94

S 52°15'57" E 1507.50

INTERSTATE HIGHWAY NO 94

WEST LINE OF SEC. 31-132-42

(EAST 78.80 DEED) S 89°48'32" E 78.17

(EAST DEED) 266.00 S 89°48'32" E

S 00°05'53" W 18.57

STATE TRUNK HIGHWAY NO. 59

103.08

S 14°07'51" E 206.23

N 00°06'19" E 350.00

E'LY R/W LINE OF S.T.H. NO. 59

N26°46'17"E 111.30

S 00°05'53" W 16.99

W 1/4 CORNER SEC. 31-132-42 CERTIFICATE OF LOCATION DOCUMENT NO. 998248

N 89°59'49" E 79.28

CENTERLINE OF S.T.H. NO. 59

PARCEL B
39.47 ACRES

PARCEL A
146.62 ACRES

GOV'T. LOT 1

GOV'T. LOT 2

E. 1/2 — N.W. 1/4

SEC. 31, T. 132, R. 42

S.W. 1/4 — N.E. 1/4

E. 1/2 — S.W. 1/4

N.W. 1/4 — S.E. 1/4

N.E. 1/4 — S.E. 1/4

-S 89°59'49" W 2299.44-

N 89°59'49" E 464.02

421.79

-S 89°59'49" W 1292.93-

503.77

264.20

103.17

N 89°59'49" E 935.83

S 66°52'59" E 9.43

W'LY LINE OF THE DEDICATED PUBLIC ROAD PER SWAN VIEW ACRES

W'LY LINE OF THE DEDICATED PUBLIC ROAD PER FIRST ADDITION TO SWAN VIEW ACRES AS AMENDED PER DOCUMENT NO. 705696

SOUTH LINE OF THE SW1/4 - NE1/4 SEC. 31-132-42

SOUTH LINE OF GOV'T LOT 2 SEC. 31-132-42

EAST LINE OF SEC. 31-132-42

E 1/4 CORNER SEC. 31-132-42 CERTIFICATE OF LOCATION DOCUMENT NO. 998249

S 17°01'02" E 142.69 (142.81 PLAT)

S 25°40'05" E 567.48 (567.98 PLAT)

BIG CHIEF ROAD

DEDICATED PUBLIC ROAD

S 11°49'05" E 602.27 (602.31 PLAT)

S 00°19'46" E 140.39 (140.42 PLAT)

S 06°55'54" W 315.49 (315.42 PLAT)

S 86°13'03" W 55.10

S 15°53'30" E 155.22

N 83°11'57" E 111.11

S 17°22'07" W 71.61 (71.32 PLAT)

BIG CHIEF ROAD

SWAN LAKE

SWAN VIEW ACRES

1 2 3 4 5 6 7 8

BLOCK ONE

FIRST ADDITION TO SWAN VIEW ACRES

100.00 84.00 100.00

SCALE: 1 INCH = 160 FEET

BEARINGS ARE BASED ON OTTER TAIL COUNTY COORDINATES 2011 ADJUSTMENT AS DETERMINED BY THE MNDOT CORS/VRS NETWORK.

160 80 0 160 320 480

SCALE IN FEET

- ● DENOTES IRON MONUMENT FOUND.
- ○ DENOTES IRON MONUMENT SET MARKED "PLS 13620".
- ◉ DENOTES CAST IRON MONUMENT FOUND.
- ✪ DENOTES BRASS PLUG SET MARKED "PLS 13620".
- △ DENOTES MAG NAIL SET.

PARCEL A

All that part of Government Lots 1 and 2 of Section 31, Township 132, Range 42, Otter Tail County, Minnesota, which lies westerly of the westerly line of the dedicated public road as dedicated in the plat of SWAN VIEW ACRES, according to the recorded plat thereof and lying westerly of the westerly line of the dedicated public road as dedicated in the plat of FIRST ADDITION TO SWAN VIEW ACRES, as amended in Document No. 705696, as filed of public record.

AND

All that part of Southwest Quarter of the Northeast Quarter and the East Half of the Northwest Quarter of Section 31, Township 132, Range 42, Otter Tail County, Minnesota, which lies northerly of the northeasterly right-of-way line Interstate Highway No. 94.

AND

All that part of the West Half of the Northwest Quarter of Section 31, Township 132, Range 42, Otter Tail County, Minnesota, which lies northerly of the northeasterly right-of-way line Interstate Highway No. 94, except that part of said West Half of the Northwest Quarter, which lies westerly and northerly of the following described line:

Commencing at the northwest corner of said Section 31; thence South 89 degrees 54 minutes 45 seconds East (bearing based on Otter Tail County coordinates, 2011 adjustment) along the north line of said Northwest Quarter, a distance of 1000.00 feet to the east line of a tract of land described in Document No. 919900, as filed of public record, the point of beginning of the line to be described; thence South 00 degrees 05 minutes 55 seconds West along said east line, a distance of 600.00 feet; thence North 89 degrees 54 minutes 45 seconds West along the south line of said tract of land, a distance of 540.77 feet to said northeasterly right-of-way line Interstate Highway No. 94 and there terminating.

Containing 146.62 acres more or less. Subject to Big Chief Road.

PARCEL B

All that part of the Northwest Quarter of Section 31, Township 132, Range 42, Otter Tail County, Minnesota, which lies southerly of the southwesterly right-of-way line Interstate Highway No. 94 and easterly of the easterly right-of-way line of State Trunk Highway No. 59, except that part of said Northwest Quarter, which lies westerly and northerly of the following described line:

Commencing at the northwest corner of said Section 31; thence South 00 degrees 11 minutes 28 seconds West (bearing based on Otter Tail County coordinates, 2011 adjustment,) along the west line of said Section 31, a distance of 1952.92 feet; thence South 89 degrees 48 minutes 32 seconds East a distance of 78.17 feet to said easterly right-of-way line of State Trunk Highway No. 59, the point of beginning of the line to be described; thence continuing South 89 degrees 48 minutes 32 seconds East along the south line of a tract of land described in Document No. 813169, as filed of public record, a distance of 266.00 feet; thence North 00 degrees 11 minutes 28 seconds East along the east line of said tract of land, a distance of 742.99 feet to said southwesterly right-of-way line Interstate Highway No. 94 and there terminating.

Containing 39.47 acres more or less.

PROPERTY OWNER CERTIFICATE

I hereby certify that the subdivided property described in the survey meets the County requirements for public road access and sewage treatment systems.

Property Owner

SURVEYOR'S CERTIFICATE

I hereby certify that this is a true and correct representation of a survey of the boundaries of the above described land, and that this survey was prepared by me or under my direct supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Minnesota. Dated this 19th day of November, 2024.

David A. Anderson
Professional Land Surveyor
Minnesota License No. 13620

REVISED: 12/4/2024

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1809.16	16°00'20"	505.39	N 60°16'07" W	503.75
C2	1334.61	17°59'22"	418.64	S 43°17'02" E	416.93
C3	336.32	82°50'41"	486.29	S 25°24'09" E	445.02

ANDERSON LAND SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS & LAND DEVELOPMENT CONSULTANTS
313 SOUTH MILL STREET, FERGUS FALLS, MN 56537 (218) 739-5268
(800) 300-9276

CERTIFICATE OF SURVEY FOR:

GILLESPIE FAMILY PARTNERSHIP

CONTRACT NO. 286-24	FOLDER 286-24	DRAWN BY LIB	FIELD BOOK ALS-225/49
DWG FILE 286-24	CRD FILE 286-24	CHECKED BY DAA	FIELD CREW MJ
SEC-TWP-RG 31-132-42	REVISION: 12/4/2024		DRAWING NUMBER 9724