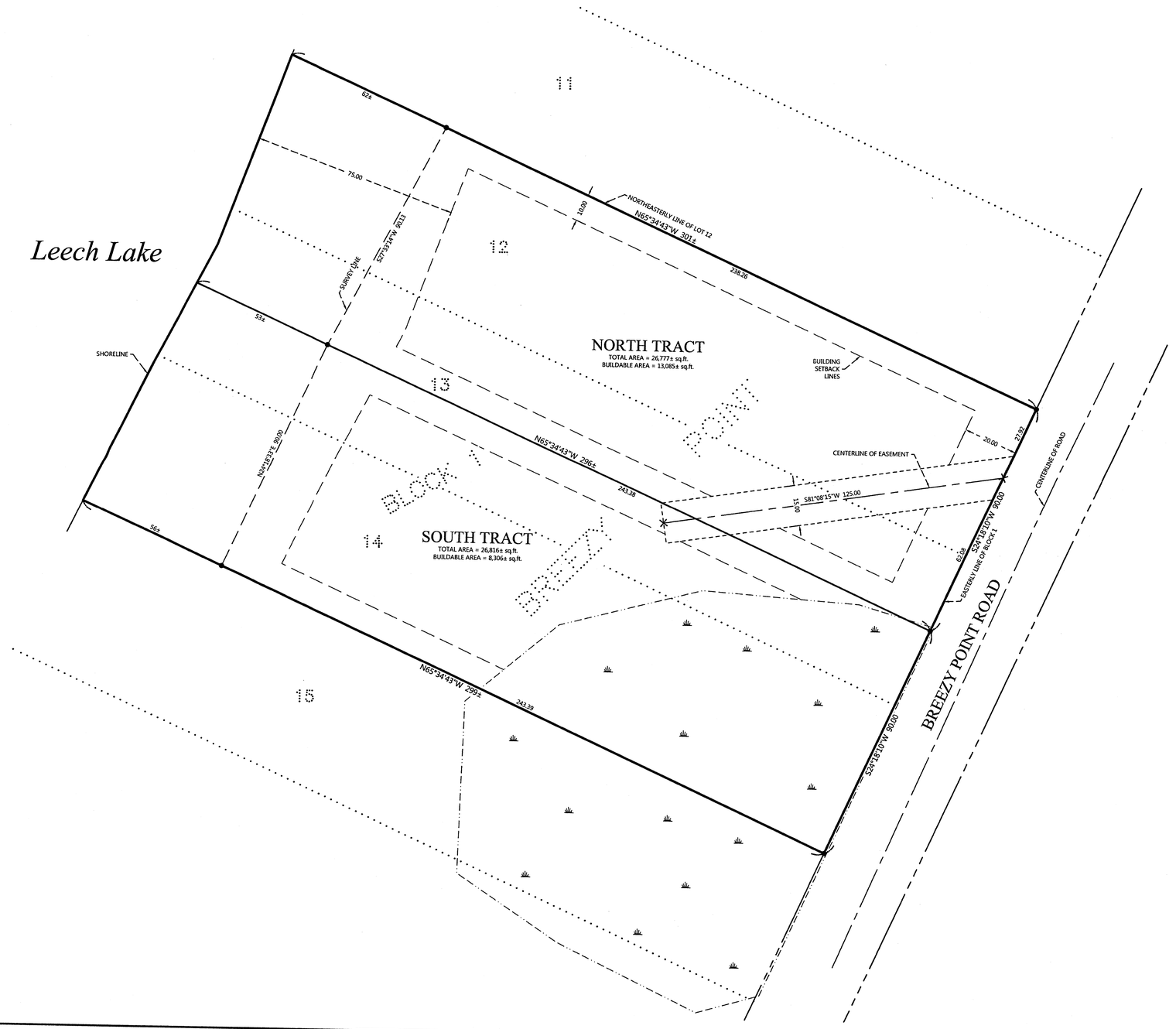
CERTIFICATE OF SURVEY

LOTS 12, 13, & 14, BLOCK 1, BREEZY POINT,
SECTION 25, TOWNSHIP 142 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA

RECEIVED
77419
SEP 3 2014
GL 14-25-142-31
COUNTY SURVEYOR



PROPOSED DESCRIPTIONS:

NORTH TRACT
Lot 12 and that part of Lot 13, all in BLOCK 1, BREEZY POINT, plat of record, Cass County, Minnesota lying northeasterly of a line described as follows: Commencing at the Northeast corner of said Lot 12; thence South 24 degrees 18 minutes 10 seconds West, assumed bearing along the easterly line of said BLOCK 1 a distance of 90.00 feet to the point of beginning of said line to be described; thence North 65 degrees 34 minutes 43 seconds, parallel with the northeasterly line of said Lot 12 a distance of 296 feet, more or less, to the shore of Leech Lake, said line there terminating.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to and TOGETHER with an easement for ingress and egress 15.00 feet in width over and across parts of Lot 12 and Lot 13, BLOCK 1, BREEZY POINT, plat of record, Cass County, Minnesota, the centerline of which is described as follows: Commencing at the Northeast corner of said Lot 12; thence South 24 degrees 18 minutes 10 seconds West, assumed bearing along the easterly line of said BLOCK 1 a distance of 27.92 feet to the point of beginning of said centerline; thence South 81 degrees 08 minutes 15 seconds West 125.00 feet, said centerline there terminating. The sidelines of said 15.00 foot wide easement shall be prolonged or shortened to terminate on lines bearing South 24 degrees 18 minutes 10 seconds West and North 24 degrees 18 minutes 10 seconds East from the point of beginning of the above described centerline.

SOUTH TRACT
Lot 14 and that part of Lot 13, all in BLOCK 1, BREEZY POINT, plat of record, Cass County, Minnesota lying southwesterly of a line described as follows: Commencing at the Northeast corner of said Lot 12; thence South 24 degrees 18 minutes 10 seconds West, assumed bearing along the easterly line of said BLOCK 1 a distance of 90.00 feet to the point of beginning of said line to be described; thence North 65 degrees 34 minutes 43 seconds, parallel with the northeasterly line of said Lot 12 a distance of 296 feet, more or less, to the shore of Leech Lake, said line there terminating.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to and TOGETHER with an easement for ingress and egress 15.00 feet in width over and across parts of Lot 12 and Lot 13, BLOCK 1, BREEZY POINT, plat of record, Cass County, Minnesota, the centerline of which is described as follows: Commencing at the Northeast corner of said Lot 12; thence South 24 degrees 18 minutes 10 seconds West, assumed bearing along the easterly line of said BLOCK 1 a distance of 27.92 feet to the point of beginning of said centerline; thence South 81 degrees 08 minutes 15 seconds West 125.00 feet, said centerline there terminating. The sidelines of said 15.00 foot wide easement shall be prolonged or shortened to terminate on lines bearing South 24 degrees 18 minutes 10 seconds West and North 24 degrees 18 minutes 10 seconds East from the point of beginning of the above described centerline.

0 20 40
SCALE IN FEET

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE EASTERLY LINE OF BLOCK 1 TO HAVE AN ASSIGNED BEARING OF S 24°18'10" W.

LEGEND

- ● DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- DENOTES WETLAND(S), not delineated.

NOTES:

1. Zoning for subject tract = SHORELAND (RECREATIONAL DEVELOPMENT).
2. No improvements or topography information have been surveyed or shown on this certificate.
3. All lines marked with flagging are only an approximation of the true boundary lines and are not to be used as an exact boundary location. Flagged lines should not be used for the establishment of improvements. To mark true boundary lines, additional monumentation would be required.
4. Parcel ID of subject parcel: 38-549-0120.

REVISIONS:			
NO.	DATE	DESCRIPTION	BY

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.
TERRY L. FREEMAN LIC. NO. 21367

NORTHERN ENGINEERING & CONSULTING, INC.
P.O. Box 292, Walker, MN, 56484
Phone: 218-547-2288 Fax: 218-547-2272
Web: www.neciusa.com

CERTIFICATE OF SURVEY
Robert Barsness
P.O. Box 446
Prior Lake, MN 55372

JOB NO. 14-137
DATE: 08-28-2014

SHEET NO.
1 OF 1