

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 1,
SECTION 23, TOWNSHIP 140 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA

PROPOSED DESCRIPTIONS:

WILCOX TRACT

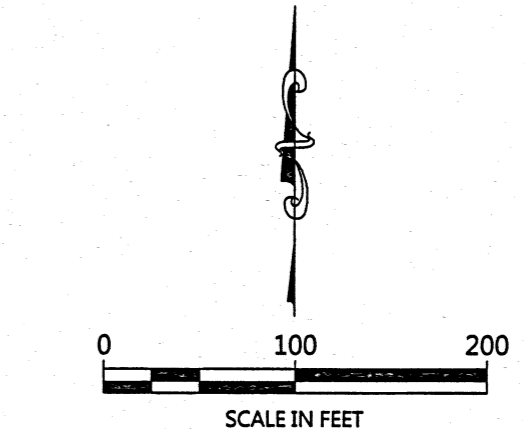
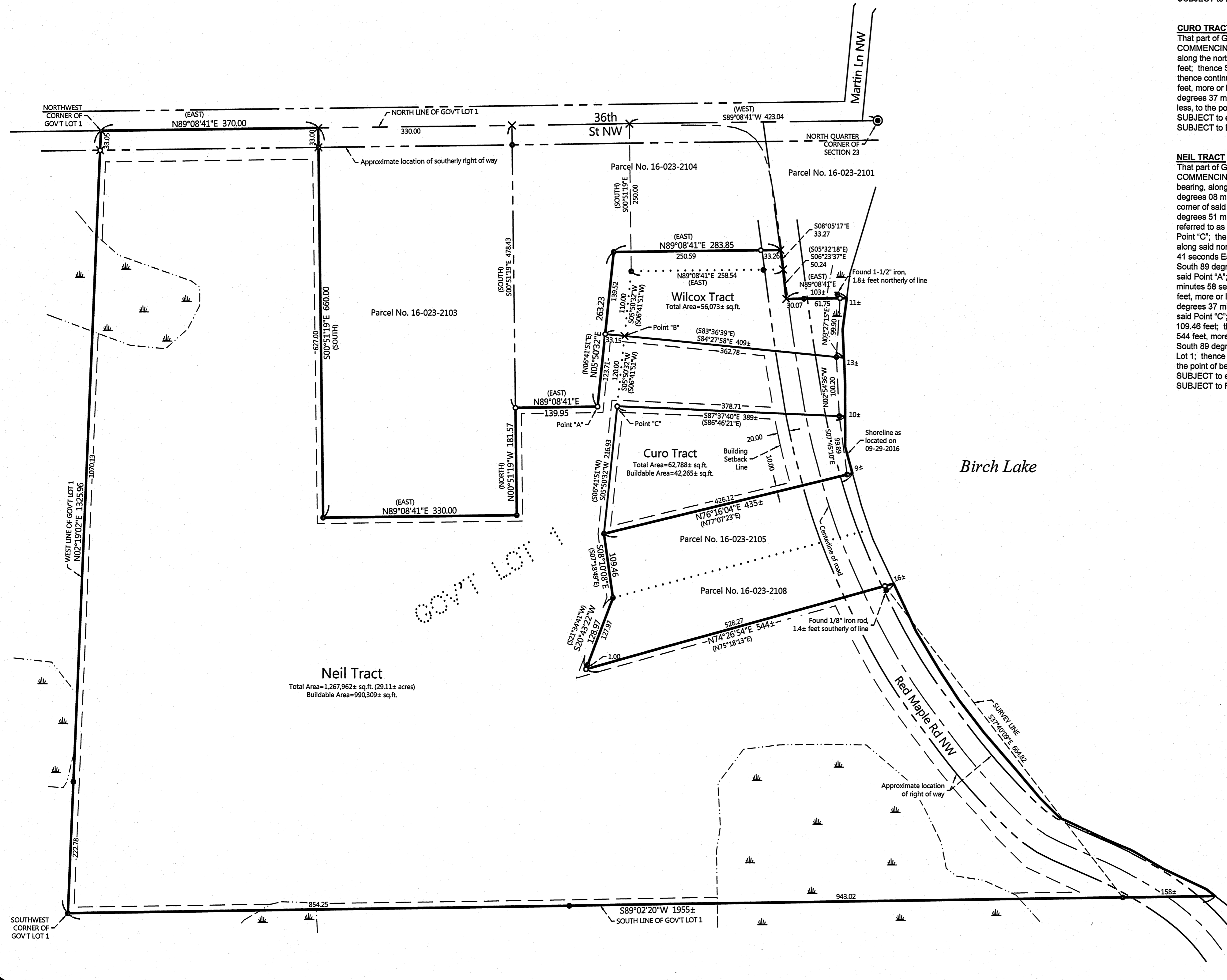
That part of Government Lot 1, Section 23, Township 140 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the northwest corner of said Government Lot 1; thence North 89 degrees 08 minutes 41 seconds East, assigned bearing, along the north line thereof 700.00 feet; thence South 00 degrees 51 minutes 19 seconds East 478.43 feet; thence North 89 degrees 08 minutes 41 seconds East 139.95 feet to a point hereinafter referred to as Point "A"; thence COMMENCING at the north quarter corner of said Section 23; thence South 89 degrees 08 minutes 41 seconds West, along said north line, 423.04 feet; thence South 00 degrees 51 minutes 19 seconds East 250.00 feet; thence South 05 degrees 50 minutes 32 seconds West 110.00 feet to a point hereinafter referred to as Point "B"; thence North 05 degrees 50 minutes 32 seconds East 110.00 feet; thence North 89 degrees 08 minutes 41 seconds East 258.54 feet to the point of beginning of the tract to be herein described; thence South 06 degrees 23 minutes 37 seconds East 50.24 feet; thence North 89 degrees 08 minutes 41 seconds East 103 feet, more or less, to the shoreline of Birch Lake; thence southerly along said shoreline to the intersection with a line bearing South 84 degrees 27 minutes 58 seconds East from said Point "B"; thence North 84 degrees 27 minutes 58 seconds West passing through said Point "B" 409 feet, more or less, to the intersection with a line bearing North 05 degrees 50 minutes 32 seconds East from said Point "A"; thence North 05 degrees 50 minutes 32 seconds East 139.52 feet to a point that is distant 263.23 feet from said Point "A" as measured along last described line; thence North 89 degrees 08 minutes 41 seconds East 283.85 feet; thence South 08 degrees 05 minutes 17 seconds East 33.27 feet to the point of beginning. SUBJECT to easements, restrictions, and reservations of record. SUBJECT to Red Maple Road NW right of way.

CURO TRACT

That part of Government Lot 1, Section 23, Township 140 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the north quarter corner of said Section 23; thence South 89 degrees 08 minutes 41 seconds West, assigned bearing, along the north line of said Government Lot 1, for a distance of 423.04 feet; thence South 00 degrees 51 minutes 19 seconds East 250.00 feet; thence South 05 degrees 50 minutes 32 seconds West 230.00 feet to the point of beginning of the tract to be herein described; thence continue South 05 degrees 50 minutes 32 seconds West 216.93 feet; thence North 76 degrees 16 minutes 04 seconds East 435 feet, more or less, to the shoreline of Birch Lake; thence northerly along said shoreline to the intersection with a line bearing South 87 degrees 37 minutes 40 seconds East from the point of beginning; thence North 87 degrees 37 minutes 40 seconds West 389 feet, more or less, to the point of beginning. SUBJECT to easements, restrictions, and reservations of record. SUBJECT to Red Maple Road NW right of way.

NEIL TRACT

That part of Government Lot 1, Section 23, Township 140 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the northwest corner of said Government Lot 1; thence North 89 degrees 08 minutes 41 seconds East, assigned bearing, along the north line thereof 700.00 feet; thence South 00 degrees 51 minutes 19 seconds East 478.43 feet; thence North 89 degrees 08 minutes 41 seconds East 139.95 feet to a point hereinafter referred to as Point "A"; thence COMMENCING at the north quarter corner of said Section 23; thence South 89 degrees 08 minutes 41 seconds West, along said north line, 423.04 feet; thence South 00 degrees 51 minutes 19 seconds East 250.00 feet; thence South 05 degrees 50 minutes 32 seconds West 110.00 feet to a point hereinafter referred to as Point "B"; thence continue South 05 degrees 50 minutes 32 seconds West 120.00 feet to a point hereinafter referred to as Point "C"; thence BEGINNING at the northwest corner of said Government Lot 1; thence North 89 degrees 08 minutes 41 seconds East, along said north line, 370.00 feet; thence South 00 degrees 51 minutes 19 seconds East 660.00 feet; thence North 89 degrees 08 minutes 41 seconds East 330.00 feet; thence North 00 degrees 51 minutes 19 seconds West 181.57 feet to the intersection with a line bearing South 89 degrees 08 minutes 41 seconds West from said Point "A"; thence North 89 degrees 08 minutes 41 seconds East 139.95 feet to said Point "A"; thence North 05 degrees 50 minutes 32 seconds East 123.71 feet to the intersection with a line bearing North 84 degrees 27 minutes 58 seconds West from said Point "B"; thence South 84 degrees 27 minutes 58 seconds East, passing through said Point "B", 409 feet, more or less, to the shoreline of Birch Lake; thence southerly along said shoreline to the intersection with a line bearing South 87 degrees 37 minutes 40 seconds East from said Point "C"; thence North 87 degrees 37 minutes 40 seconds West 389 feet, more or less, to said Point "C"; thence South 05 degrees 50 minutes 32 seconds West 216.93 feet; thence South 08 degrees 10 minutes 08 seconds East 109.46 feet; thence South 20 degrees 43 minutes 22 seconds West 128.97 feet; thence North 74 degrees 28 minutes 54 seconds East 544 feet, more or less, to said shoreline; thence southeasterly along said shoreline to the south line of said Government Lot 1; thence South 89 degrees 02 minutes 20 seconds West, along said south line 1955 feet, more or less, to the southwest corner of said Government Lot 1; thence North 02 degrees 19 minutes 02 seconds East, along the west line of said Government Lot 1, for a distance of 1325.96 feet to the point of beginning. SUBJECT to easements, restrictions, and reservations of record. SUBJECT to Red Maple Road NW and 36th Street NW right of way.



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE MINNESOTA COUNTY COORDINATE SYSTEM, (CASS COUNTY NORTH ZONE).

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- ⊙ DENOTES COUNTY MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- ▨ DENOTES WETLAND(S)

NOTES:

1. Zoning for subject tracts = Shoreland Residential.
2. Parcel ID for subject tract = 16-023-2102, 16-023-2106, and 16-023-2107.
3. No improvements, topography, or wetland information have been surveyed. The wetland areas as shown have been taken from National Wetland Inventory maps. For the Curo Tract: See letter dated October 6, 2016 from Patrick Reardon (Wetland Certificate No. 5188) and reviewed and approved by Nancy Salminen (Wetland Certificate No. 1209) indicating no wetlands west of the road and an area of wetland (not delineated) between the road and the lake.
4. 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.
5. Northern Engineering and Consulting, Inc. was not given nor has conducted a current title search for the subject property. Therefore the information contained in a title search may or may not be accurately shown on this certificate.

REVISIONS:	NO.	DATE	DESCRIPTION

I HEREBY CERTIFY THAT THIS SURVEY PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Terry L. Freeman
TERRY L. FREEMAN
LIC. NO. 21367
12/14/16



CERTIFICATE OF SURVEY
Ralph Neil
12323 Lamb Ave
Dennison, MN 55018

JOB NO. 16-138
DATE: 10-14-2016

SHEET NO.
1 OF 1