

# CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 4,  
SECTION 34, TOWNSHIP 141 NORTH, RANGE 29 WEST,  
CASS COUNTY, MINNESOTA

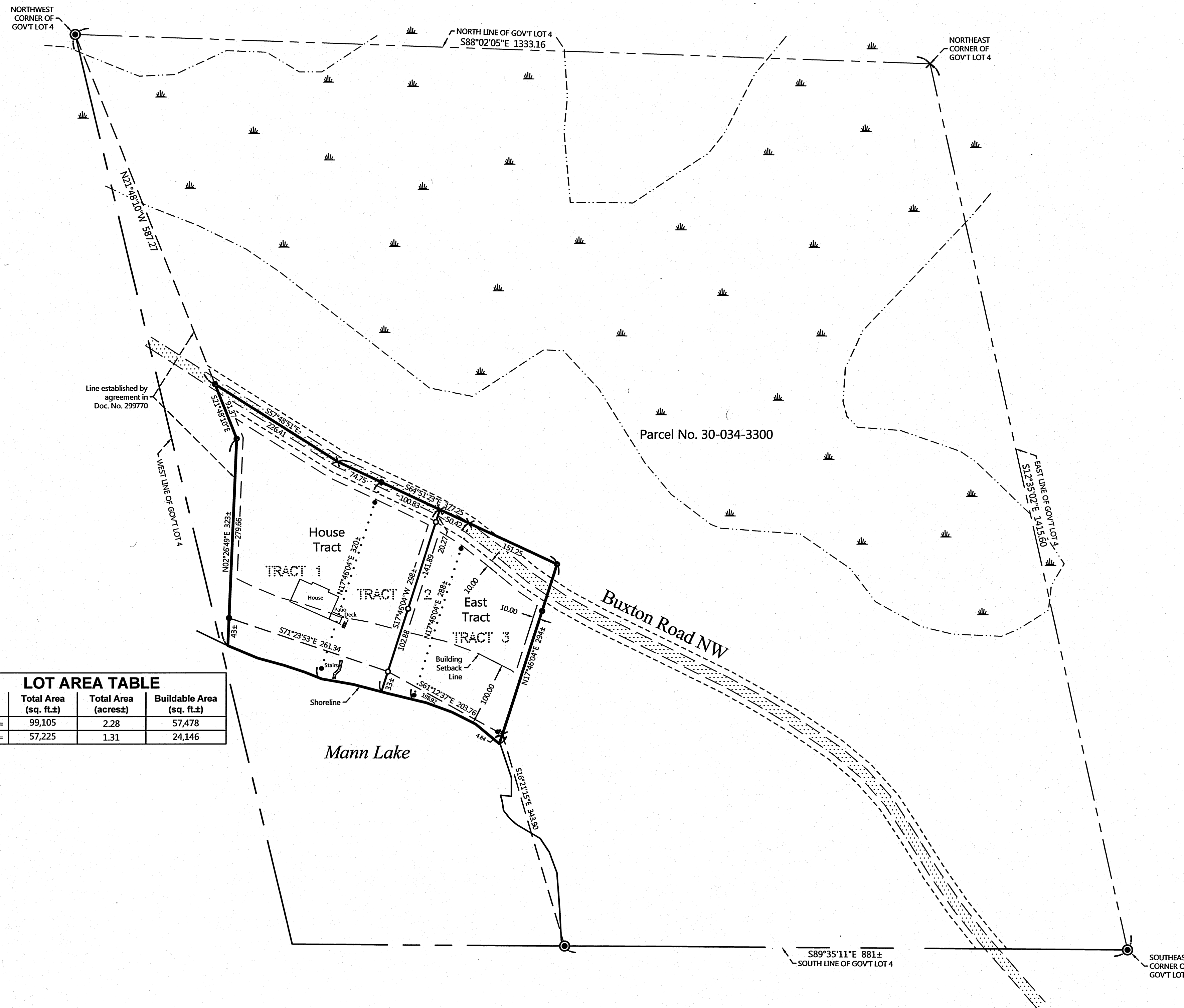
## PROPOSED DESCRIPTIONS:

### HOUSE TRACT

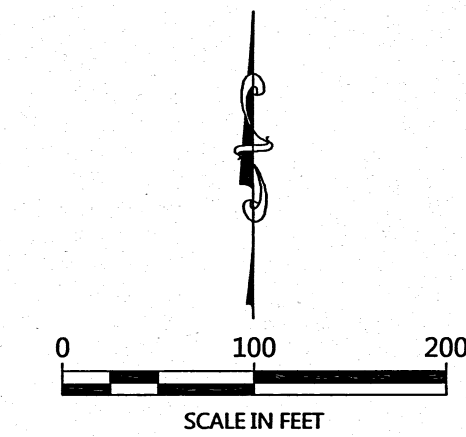
That part of Government Lot 4, Section 34, Township 141 North, Range 29 West, Cass County, Minnesota, described as follows: COMMENCING at the northwest corner of said Government Lot 4 and assuming the north line thereof bears South 88 degrees 02 minutes 05 seconds East; thence South 21 degrees 48 minutes 10 seconds East, along a line established in boundary line agreement recorded in said County as Document No. 299770 for a distance of 678.64 feet to the point of beginning of tract to be herein described; thence North 21 degrees 48 minutes 10 seconds West 91.37 feet; thence South 57 degrees 48 minutes 51 seconds East 226.41 feet; thence South 64 degrees 51 minutes 23 seconds East 175.58 feet; thence South 17 degrees 46 minutes 04 seconds West 298 feet, more or less, to the shoreline of Mann Lake; thence northwesterly along said shoreline to the intersection with a line bearing South 02 degrees 26 minutes 49 seconds West from the point of beginning; thence North 02 degrees 26 minutes 49 seconds East, along said line established in boundary line agreement, a distance of 323 feet, more or less, to the point of beginning.  
SUBJECT to easements, restrictions, and reservations of record.  
SUBJECT to Buxton Road NW.

### EAST TRACT

That part of Government Lot 4, Section 34, Township 141 North, Range 29 West, Cass County, Minnesota, described as follows: COMMENCING at the northwest corner of said Government Lot 4 and assuming the north line thereof bears South 88 degrees 02 minutes 05 seconds East; thence South 21 degrees 48 minutes 10 seconds East, along a line established in boundary line agreement recorded in said County as Document No. 299770 for a distance of 587.27 feet; thence South 57 degrees 48 minutes 51 seconds East 226.41 feet; thence South 64 degrees 51 minutes 23 seconds East 175.58 feet to the point of beginning of the tract to be herein described; thence continue South 64 degrees 51 minutes 23 seconds East 201.67 feet; thence South 17 degrees 46 minutes 04 seconds West 294 feet, more or less, to the shoreline of Mann Lake; thence northwesterly along said shoreline to the intersection with a line bearing South 17 degrees 46 minutes 04 seconds West from the point of beginning; thence North 17 degrees 46 minutes 04 seconds East 298 feet, more or less, to the point of beginning.  
SUBJECT to easements, restrictions, and reservations of record.  
SUBJECT to Buxton Road NW.



LOT AREA TABLE			
Tract	Total Area (sq. ft.±)	Total Area (acres±)	Buildable Area (sq. ft.±)
House	= 99,105	2.28	57,478
East	= 57,225	1.31	24,146



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTH LINE OF GOVERNMENT LOT 4 TO HAVE AN ASSIGNED BEARING OF S 88°02'05\"/>

## LEGEND

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

## NOTES:

- Zoning for subject tract = Shoreland Residential.
- Parcel ID for subject tracts = 30-034-3301, 30-034-3302, and 30-034-3303.
- The purpose of this survey was to divide Tract 2 as established by Certificate for Frank Kilibarda in 2003 and enhance Tract 1 and Tract 3, now referred to as House Tract and East Tract.
- Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey.
- 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.
- 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	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  
11/17/17  
LIC. NO. 21367

**NORTHERN ENGINEERING & CONSULTING, INC.**  
P.O. Box 292, Walker, MN, 56484  
Phone: 218-547-1296, Fax: 218-547-2272  
web: www.necusa.com

CERTIFICATE OF SURVEY  
Dave Morse  
4770 Bayswater Road  
Excelsior, MN 55331

JOB NO. 15-122  
DATE 11-17-2017

SHEET NO.  
1 OF 1