

CERTIFICATE OF SURVEY

GOVERNMENT LOT 1,
SECTION 8, TOWNSHIP 139 NORTH, RANGE 29 WEST,
CASS COUNTY, MINNESOTA

PROPOSED DESCRIPTIONS:

TRACT 1

The East 600.00 feet of Government Lot 1, Section 8, Township 139 North, Range 29 West, Cass County, Minnesota, AND the part of said Government Lot 1 lying northerly of the South 710.00 feet thereof.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to 20th Avenue NW right of way.
SUBJECT to and TOGETHER with a 33.00 foot wide easement.

TRACT 2

The North 200.00 feet of the South 710.00 feet of Government Lot 1, Section 8, Township 139 North, Range 29 West, Cass County, Minnesota, lying westerly of the East 600.00 feet thereof.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to 20th Avenue NW right of way.
SUBJECT to a 33.00 foot wide easement.

TRACT 3

The North 200.00 feet of the South 510.00 feet of Government Lot 1, Section 8, Township 139 North, Range 29 West, Cass County, Minnesota, lying westerly of the East 600.00 feet thereof.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to 20th Avenue NW right of way.
SUBJECT to a 33.00 foot wide easement.

TRACT 4

The South 310.00 feet of Government Lot 1, Section 8, Township 139 North, Range 29 West, Cass County, Minnesota, lying westerly of the East 600.00 feet thereof.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to 20th Avenue NW right of way.

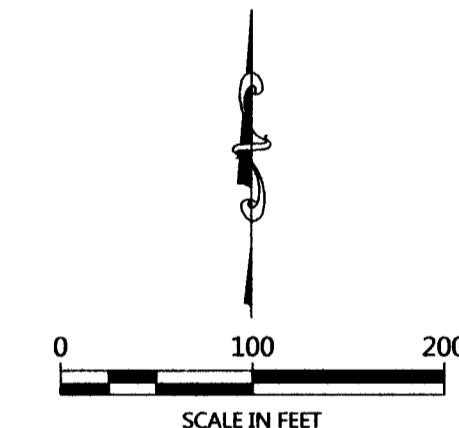
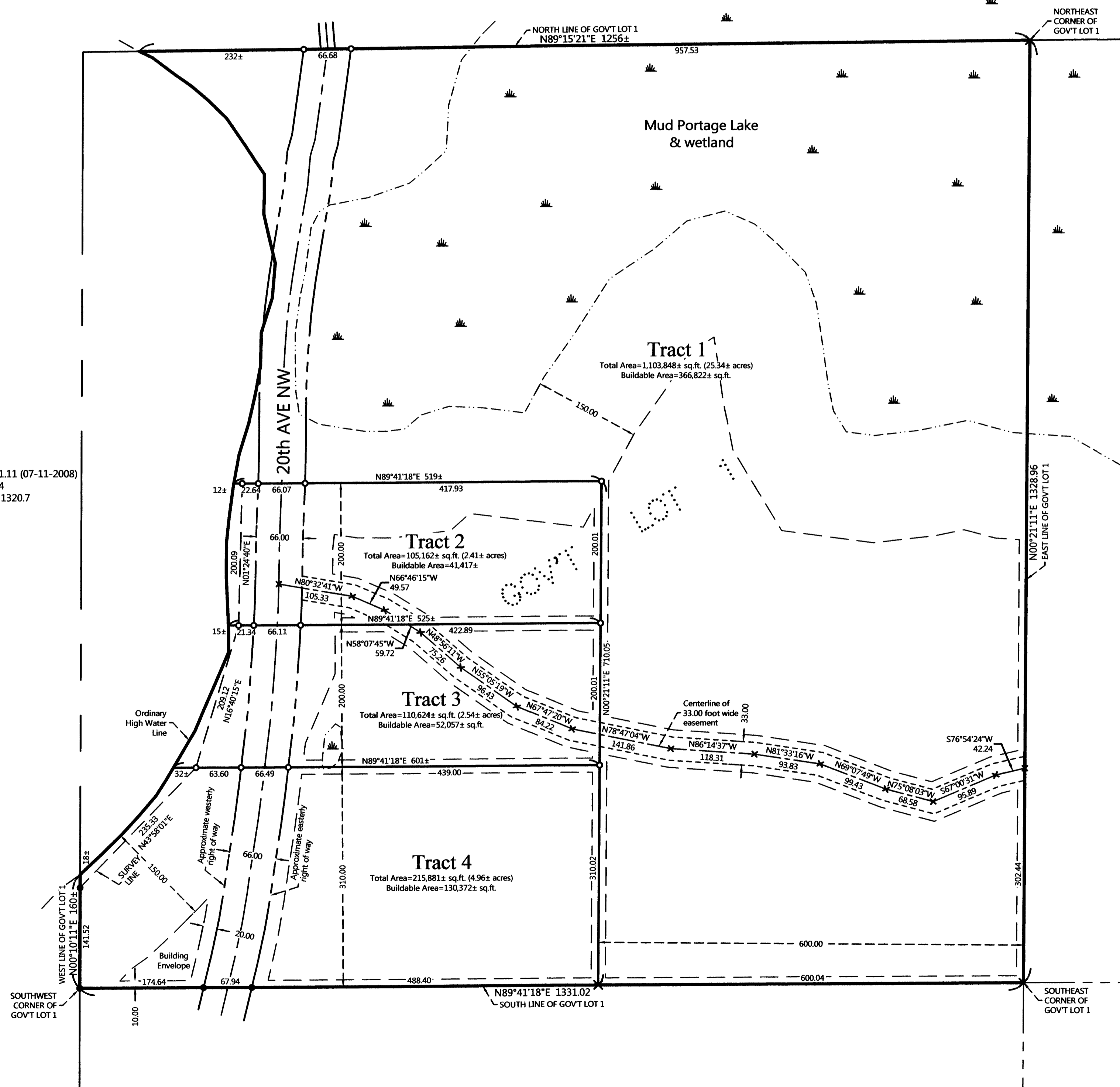
33.00 FOOT WIDE EASEMENT

A 33.00 foot wide easement for ingress, egress, and utility purposes over, under, and across that part of Government Lot 1, Section 8, Township 139 North, Range 29 West, Cass County, Minnesota, the centerline of said 33.00 foot wide easement is described as follows: COMMENCING at the southeast corner of said Government Lot 1; thence North 00 degrees 21 minutes 11 seconds East, assigned bearing, along the east line thereof, 302.44 feet to the point of beginning of the centerline to be herein described; thence South 76 degrees 54 minutes 24 seconds West 42.24 feet; thence South 67 degrees 00 minutes 31 seconds West 95.89 feet; thence North 75 degrees 08 minutes 03 seconds West 68.58 feet; thence North 69 degrees 07 minutes 49 seconds West 99.43 feet; thence North 81 degrees 33 minutes 16 seconds West 93.83 feet; thence North 96 degrees 14 minutes 37 seconds West 118.31 feet; thence North 78 degrees 47 minutes 04 seconds West 141.86 feet; thence North 67 degrees 47 minutes 20 seconds West 84.22 feet; thence North 55 degrees 05 minutes 19 seconds West 96.43 feet; thence North 48 degrees 56 minutes 11 seconds West 75.26 feet; thence North 58 degrees 07 minutes 45 seconds West 59.72 feet; thence North 66 degrees 46 minutes 15 seconds West 49.57 feet; thence North 80 degrees 32 minutes 41 seconds West 105.33 feet to the centerline of 20th Avenue NW and said described centerline there terminating.
The sidelines of said 33.00 foot wide easement shall be prolonged or shortened to terminate on said east line of Government Lot 1.

Little Portage Lake

Natural Environment Classification

HIGHEST RECORDED ELEVATION = 1321.11 (07-11-2008)
HIGHEST KNOWN ELEVATION = 1321.4
ORDINARY HIGH WATER ELEVATION = 1320.7
BASED ON NGVD29.



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 CALCULATED POSITION
- ☁ DENOTES WETLAND(S)

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = a part of 32-008-2100.
3. Improvements other than those shown on this certificate, may exist that were not located during this survey. The wetlands on Tract 1 were taken from aerial photos and the National Wetlands Inventory mappings. No field verification has been done at this time. The wetlands as shown on Tract 2, 3, and 4 were delineated by Patrick Reardon, (Wetland Certification No. 1295), in October of 2017.
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.

NO.	DATE	DESCRIPTION
1	12-07-2017	Adjusted buildable area on tracts 1 & 2

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
TERRY L. FREEMAN
LIC. NO. 21367



CERTIFICATE OF SURVEY
Roy Abbott
4455 Lake Elmo Ave N
Lake Elmo, MN 55042

JOB NO. 17-203
DATE: 11-17-2017
SHEET NO. 1 OF 1