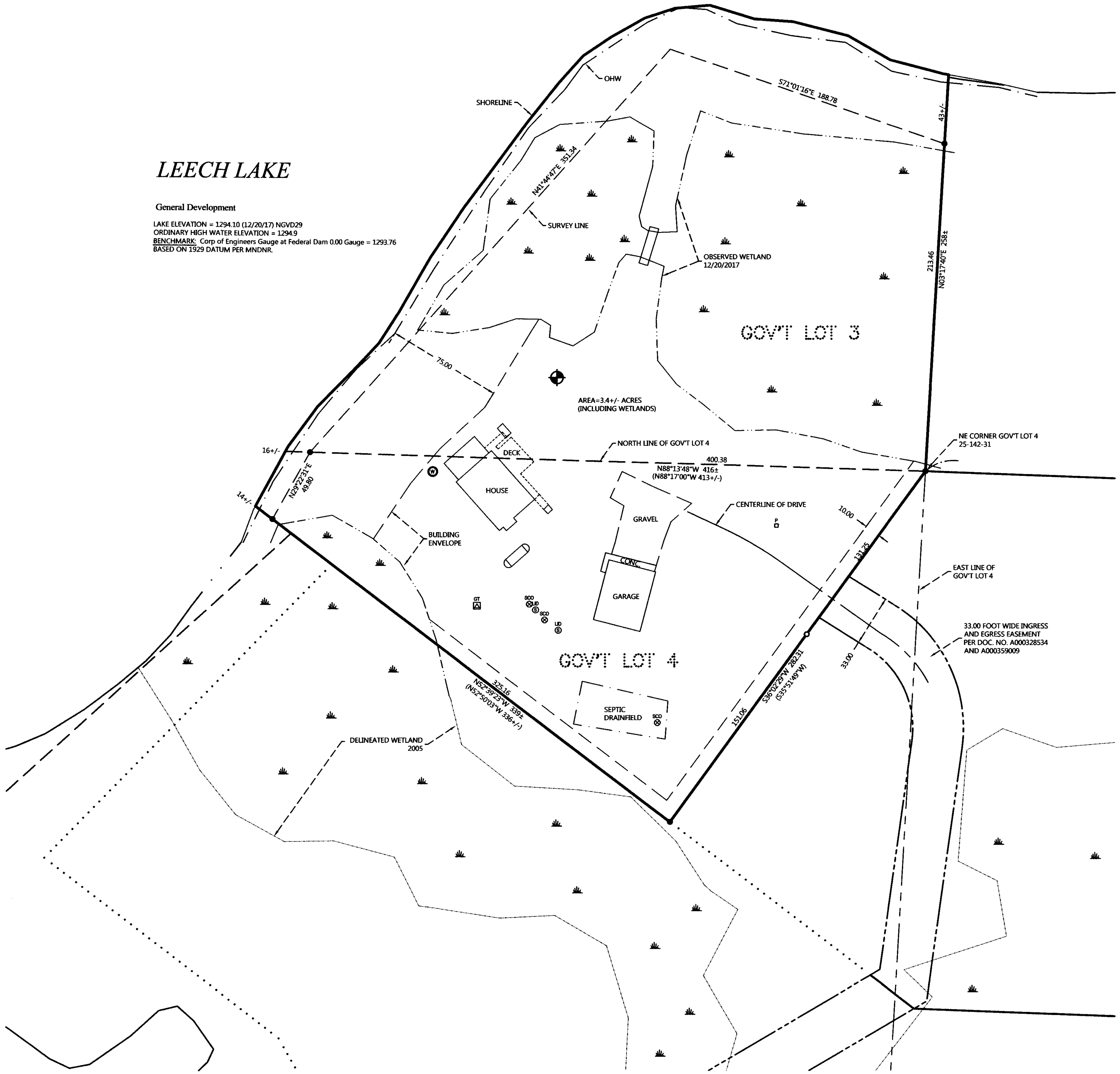
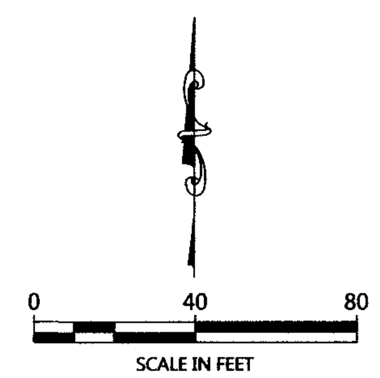
CERTIFICATE OF SURVEY

GOV'T LOT 3 AND PART OF GOV'T LOT 4,
SECTION 25, TOWNSHIP 142 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA





ORIENTATION OF THIS BEARING SYSTEM IS BASED ON CASS COUNTY NORTH ZONE COORDINATES.

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- DENOTES CALCULATED POSITION
- DENOTES WETLAND(S)
- **BENCHMARK:** 16d SPIKE IN SE SIDE OF 14" OAK ELEV. = 1298.55 (NGVD29)
- DENOTES EXISTING WELL
- DENOTES EXISTING SEPTIC VENT, SEPTIC CLEANOUT, & SEPTIC TANK LID
- DENOTES EXISTING GROUND TRANSFORMER
- DENOTES EXISTING LP TANK

EXISTING DESCRIPTION:

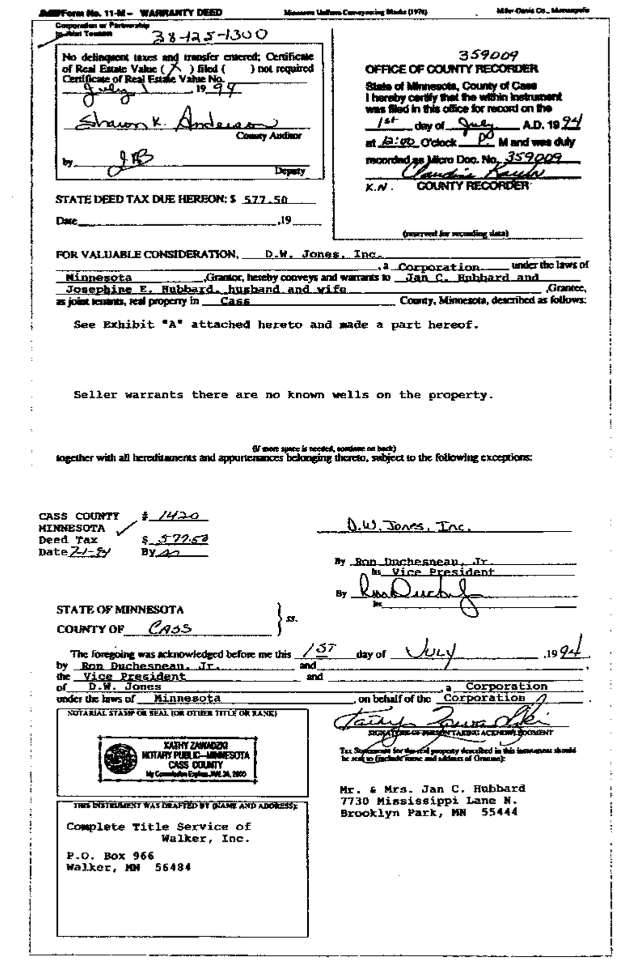


EXHIBIT 'A'

Government Lot 3, Section 25, Township 142, Range 31

AND

That part of Government Lot 4, Section 25, Township 142, Range 31, Cass County, Minnesota, described as follows: Beginning at the NE corner of said Government Lot 4 and assuming the North line thereof bears North 88 degrees 17 minutes 00 seconds West; thence South 35 degrees 51 minutes 49 seconds West 282.31 feet; thence North 52 degrees 50 minutes 03 seconds West 336 feet, more or less, to the shoreline of Leech Lake; thence Northeasterly along said shoreline to the North line of said Government Lot 4; thence South 88 degrees 17 minutes 00 seconds East along said North line 413 feet, more or less, to the point of beginning.

AND

A 33 ft wide roadway and utility easement over, under and across those parts of Government Lot 4 and the NE1/4 of SE1/4, Section 25-142-31, Cass County, Minnesota, the centerline of which is described as follows: Commencing at the NE corner of said Government Lot 4 and assuming the North line thereof bears North 88 degrees 17 minutes 00 seconds West; thence South 35 degrees 51 minutes 49 seconds West 101.23 feet to the point of beginning of the centerline to be herein described; thence South 58 degrees 10 minutes 53 seconds East 37.32 feet; thence Southeasterly 88.70 feet along a tangential curve, concave to the Southwest, having a radius of 77.04 feet and a central angle of 65 degrees 58 minutes 02 seconds; thence South 7 degrees 47 minutes 09 seconds West, tangent to said curve, 158.19 feet; thence South 59 degrees 26 minutes 29 seconds West 284.43 feet; thence South 12 degrees 57 minutes 19 seconds West 111.05 feet; thence South 31 degrees 23 minutes 34 seconds West 86.48 feet; thence South 22 degrees 44 minutes 14 seconds East 98.54 feet; thence South 7 degrees 12 minutes 28 seconds East 156.27 feet; thence South 61 degrees 55 minutes 20 seconds West 161.03 feet; thence North 74 degrees 45 minutes 34 seconds West 231.32 feet; thence Southwesterly 138.61 feet along a tangential curve, concave to the Southeast, having a radius of 140.00 feet and a central angle of 56 degrees 43 minutes 29 seconds to the centerline of the existing township road, being also the Street as dedicated in BREEZY POINT, plat of record, and there terminating. The sidelines of said 33 foot wide roadway easement are to be prolonged or shortened to intersect lines that bear South 35 degrees 51 minutes 49 seconds West and North 35 degrees 51 minutes 49 seconds East from the point of beginning and the Easterly right of way line of said road.

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 38-125-1300.
3. Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey.
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	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 12/21/17 LIC. NO. 21367

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

CERTIFICATE OF SURVEY
JAN HUBBARD
7730 MISSISIPPI LANE NORTH
BROOKLYN PARK, MN 55444

JOB NO. 17-351
DATE: 12/21/17

SHEET NO.
1 OF 1

12/22/2017, 8530