CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 8,
SECTION 21, TOWNSHIP 140 NORTH, RANGE 28 WEST,
CASS COUNTY, MINNESOTA

0 60 120
SCALE IN FEET

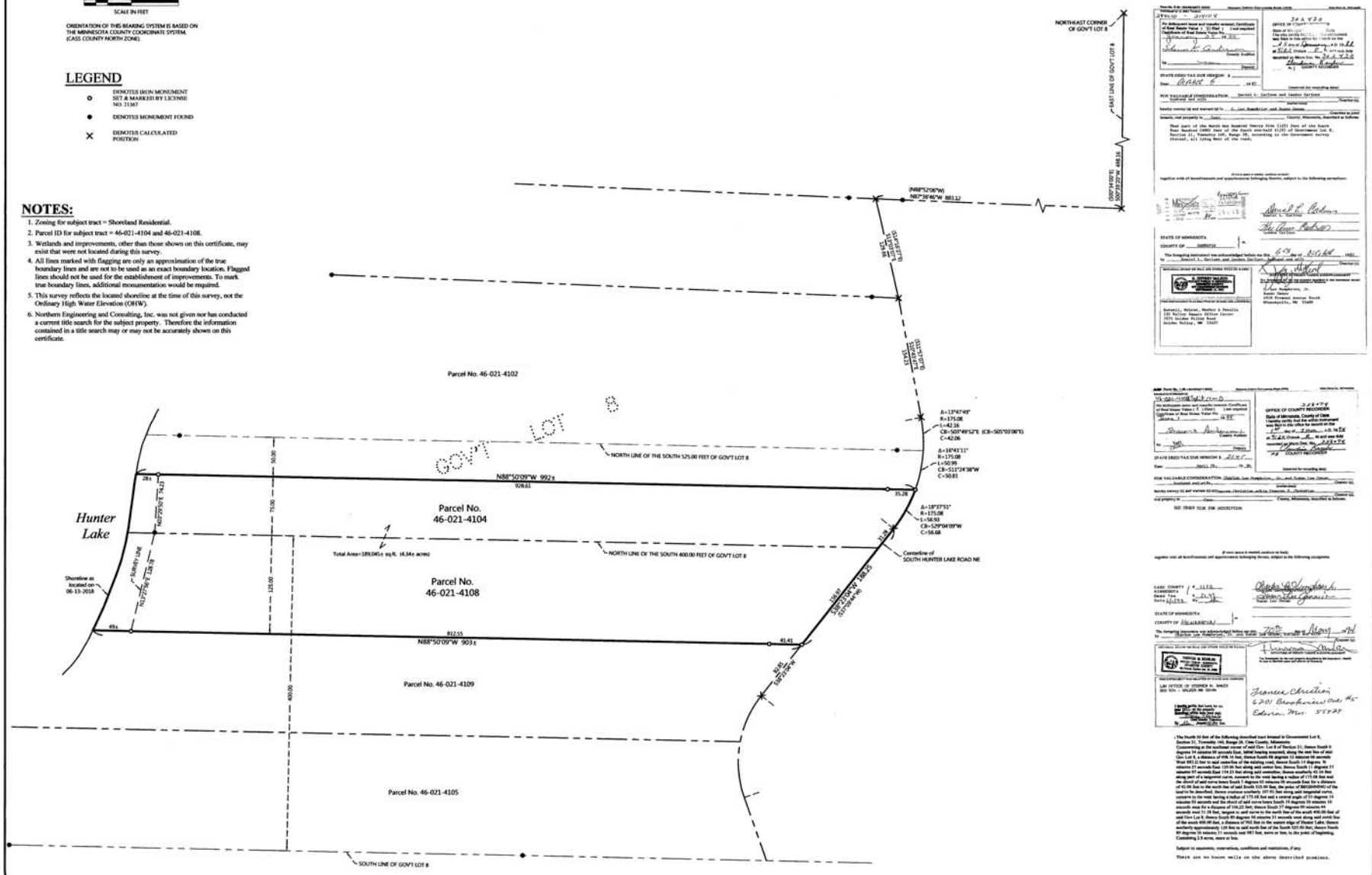
ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE MINNESOTA COUNTY COORDINATE SYSTEM (CASS COUNTY NORTH ZONE).

LEGEND

- ○ DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- ● DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 46-021-4104 and 46-021-4108.
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. This survey reflects the located shoreline at the time of this survey, not the Ordinary High Water Elevation (OHW).
6. 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.



EXISTING DESCRIPTIONS:

OBTAINED FROM THE CASS COUNTY RECORDERS OFFICE.

The North 50 feet of the following described tract lettered in Government Lot 8, Section 21, Township 140, Range 28, Cass County, Minnesota:
Commencing at the northeast corner of said Gov. Lot 8 of Section 21; thence South 0 degrees 34 minutes 09 seconds East, (basis of bearing assumed), along the east line of said Gov Lot 8, a distance of 488.16 feet; thence South 88 degrees 52 minutes 06 seconds West 883.12 feet to said centerline of the existing road; thence South 14 degrees 36 minutes 27 seconds East 120.00 feet along said center line; thence South 11 degrees 57 minutes 07 seconds East 134.23 feet along said centerline; thence southerly 42.16 feet along part of a tangential curve, concave to the west having a radius of 175.08 feet and the chord of said curve bears South 5 degrees 05 minutes 09 seconds East for a distance of 42.06 feet to the north line of said South 525.00 feet, the point of BEGINNING of the land to be described; thence continue southerly 50.99 feet along said tangential curve, concave to the west, having a radius of 175.08 feet and a central angle of 16 degrees 41 minutes 11 seconds and the chord of said curve bears South 19 degrees 39 minutes 10 seconds west for a distance of 104.22 feet; thence South 37 degrees 09 minutes 44 seconds west 51.28 feet, tangent to said curve to the north line of the south 400.00 feet of said Gov Lot 8; thence South 88 degrees 54 minutes 31 seconds west along said north line of the south 400.00 feet, a distance of 902 feet to the eastern edge of Hunter Lake; thence northerly approximately 119 feet to said north line of the South 525.00 feet; thence North 88 degrees 50 minutes 37 seconds east 987 feet, more or less, to the point of beginning. Containing 2.8 acres, more or less.

Subject to easements, reservations, conditions and restrictions, if any.

There are no known wells on the above described premises.

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. Hoffman — 7/13/18
TERRY L. HOFFMAN — LIC. NO. 21367

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

CERTIFICATE OF SURVEY
Lee Humphries
4910 Fremont Ave. South
Minneapolis, MN 55419-5211

JOB NO. 18-127
DATE: 07-13-2018
SHEET NO. 1 OF 1

7/17/2018, 8633