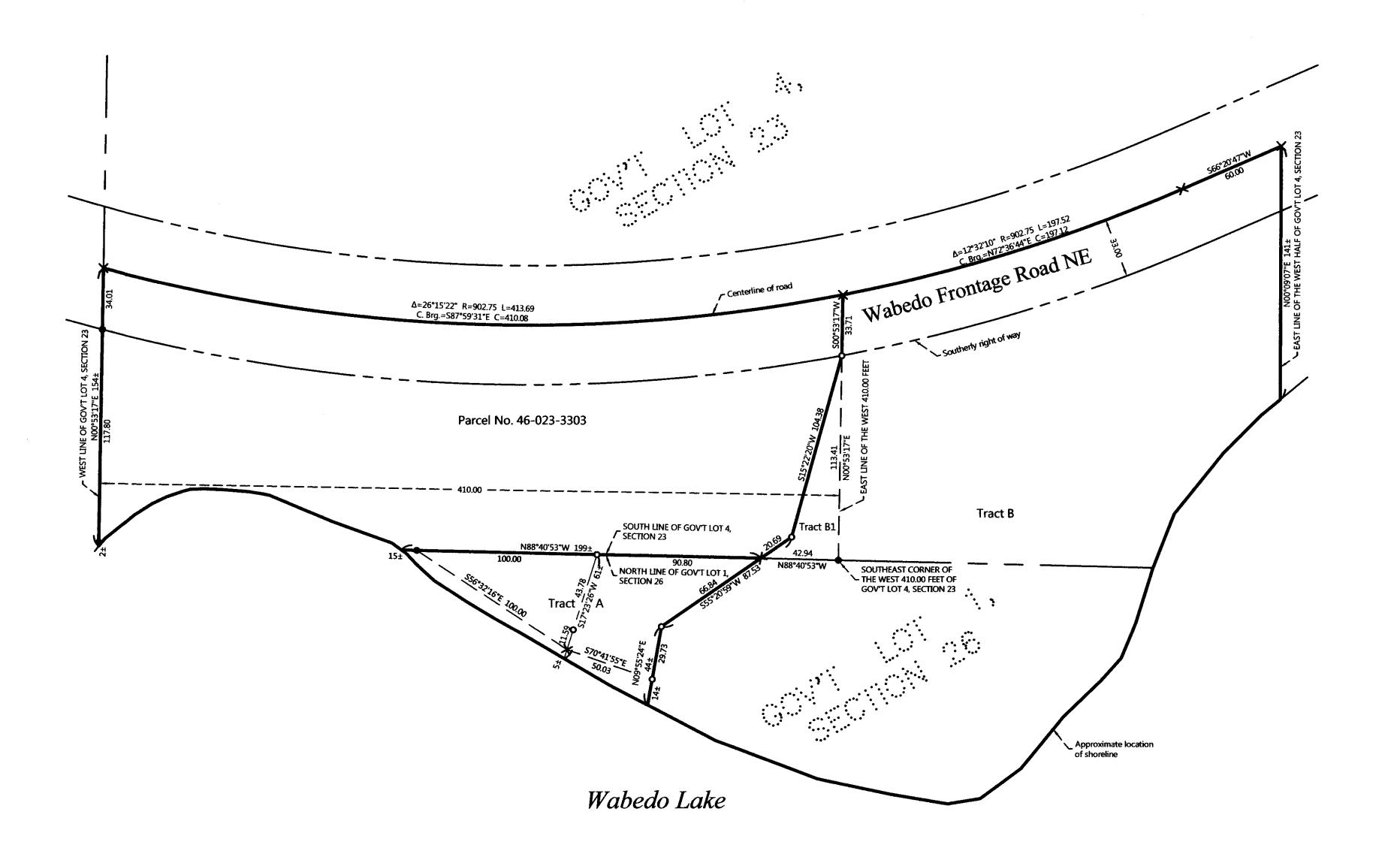
# CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 4, SECTION 23, AND PART OF GOVERNMENT LOT 1, SECTION 26, TOWNSHIP 140 NORTH, RANGE 28 WEST, CASS COUNTY, MINNESOTA



# **PROPOSED DESCRIPTIONS:**

That part of Government Lot 1, Section 26, Township 140 North, Range 28 West, Cass County, Minnesota, described as follows: COMMENCING at the southeast corner of the West 410.00 feet of Government Lot 4, Section 23, said Township and Range; thence North 88 degrees 40 minutes 53 seconds West, assigned bearing, along the north line of said Government Lot 1, a distance of 42.94 feet to the point of beginning of the tract to be herein described; thence South 55 degrees 20 minutes 59 seconds West 66.84 feet; thence South 09 degrees 55 minutes 24 seconds West 44 feet, more or less, to the shoreline of Wabedo Lake; thence northwesterly along said shoreline to said north line of Government Lot 1; thence South 88 degrees 40 minutes 53 seconds East, along said north line, 199 feet, more or less, to the point of beginning. SUBJECT to easements, restrictions, and reservations of record.

Subject tract is a non-conforming tract on its own and shall be attached to an adjoining parcel.

That part of Government Lot 4, Section 23 and that part of Government Lot 1, Section 26, both in Township 140 North, Range 28 West, Cass County, Minnesota, described as follows: COMMENCING at the southeast corner of the West 410.00 feet of said Government Lot 4; thence North 88 degrees 40 minutes 53 seconds West, assigned bearing, along the north line of said Government Lot 1, a distance of 42.94 feet to the point of beginning of the tract to be herein described; thence South 55 degrees 20 minutes 59 seconds West 66.84 feet; thence South 09 degrees 55 minutes 24 seconds West 44 feet, more or less, to the shoreline of Wabedo Lake; thence easterly and northeasterly along said shoreline to the east line of the West Half of said Government Lot 4; thence North 00 degrees 09 minutes 07 seconds East, along said east line, 141 feet, more or less, to the centerline of Wabedo Frontage Road NE; thence South 66 degrees 20 minutes 47 seconds West, along said centerline, 60.00 feet; thence southwesterly 197.52 along said centerline and a tangential curve, concave to the northwest, having a radius of 902.75 feet, and a central angle of 12 degrees 32 minutes 10 seconds to the east line of the West 410.00 feet of said Government Lot 4; thence South 00 degrees 53 minutes 17 seconds West, not tangent to said curve, along last said east line 33.71 feet; thence South 15 degrees 22 minutes 20 seconds West 104.38 feet; thence South 55 degrees 20 minutes 59 seconds West 20.69 feet to the point of beginning.

SUBJECT to easements, restrictions, and reservations of record.

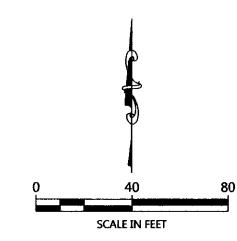
## SUBJECT to Wabedo Frontage Road NE right of way.

That part of Government Lot 4, Section 23, Township 140 North, Range 28 West, Cass County, Minnesota, described as follows: COMMENCING at the intersection of the centerline of Wabedo Frontage Road NE and the east line of the West 410.00 feet of said Government Lot 4; thence South 00 degrees 53 minutes 17 seconds West, assigned bearing, along said east line 33.71 feet; thence South 15 degrees 22 minutes 20 seconds West 104.38 feet; thence South 55 degrees 20 minutes 59 seconds West 20.69 feet to a point on the south line of said Government Lot 4 that is 42.94 feet westerly of the southeast corner of said West 410.00 feet; thence South 88 degrees 40 minutes 53 seconds East, along said south line 42.94 feet to said southeast corner; thence North 00 degrees 53 minutes 17 seconds East, along said east line, 113.41 feet to the point of

SUBJECT to easements, restrictions, and reservations of record.

SUBJECT to Wabedo Frontage Road NE right of way.

Subject tract is a non-conforming tract on its own and shall be attached to an adjoining parcel.



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

## **LEGEND**

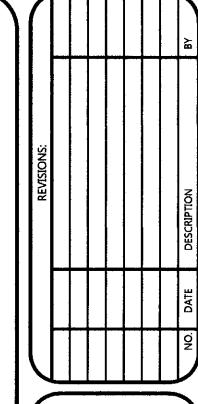
**DENOTES IRON MONUMENT** SET & MARKED BY LICENSE

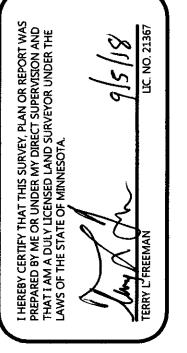
DENOTES MONUMENT FOUND

DENOTES CALCULATED

# **NOTES:**

- 1. Zoning for subject tract = Shoreland Residential
- 2. Parcel ID for subject tract = 46-023-3304.
- 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 approximate 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.







Bill and S 57 Wabe Longville

JOB NO. <u>18-200</u> DATE: <u>09-05-2018</u> SHEET NO.