

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 2,
SECTION 12, TOWNSHIP 140 NORTH, RANGE 29 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:

OBTAINED FROM THE CASS COUNTY RECORDERS OFFICE, (DOC. NO. A000561520)

Exhibit "A"

That part of Government Lot Two (2), Section Twelve (12), Township One Forty (40) North, Range Twenty-nine (29) West, Cass County, Minnesota, lying and being northerly of the following described line: Commencing at the Northwest corner of Section Twelve (12), Township One Hundred Forty (40) North, Range Twenty-nine (29) West; thence South 54 degrees 56 minutes 03 seconds East 2305.16 feet to an iron pipe monument near the shore of Woman Lake; thence North 87 degrees 26 minutes 19 seconds East 117.17 feet; thence North 2 degrees 33 minutes 41 seconds West 210.00 feet to an iron pipe monument; the point of beginning of the line to be described; thence North 87 degrees 26 minutes 19 seconds East to the east line of Government Lot 2, said Section 12; and from the above described point of beginning run South 87 degrees 26 minutes 19 seconds West to the shore of Woman Lake. Bearings in this description are based on assumed datum using an assumed bearing of South 1 degree 17 minutes 57 seconds West on the west line of the South Half of Section One (1), Township One Hundred Forty (40) North, Range Twenty-nine (29) West, as control.

Except TRACT A: That part of the Government Lot 2, Section 12, Township 140 North, Range 29 West, described as follows: Commencing at the Northwest corner of said Section 12; thence South 54 degrees 56 minutes 03 seconds East 2305.16 feet to an iron pipe monument; thence North 87 degrees 26 minutes 19 seconds East 117.17 feet; thence North 2 degrees 33 minutes 41 seconds West 210.00 feet to an iron pipe monument; the point of beginning of the tract to be described; thence North 87 degrees 26 minutes 19 seconds East 80.69 feet; thence North 20 degrees 03 minutes 35 seconds West 220.00 feet; thence South 73 degrees 26 minutes 54 seconds West 278 feet, more or less, to the shore of Woman Lake; thence Southeastery, Easterly and Southerly along said shore to the point on said shore which is South 87 degrees 26 minutes 19 seconds West from the point of beginning; thence North 87 degrees 26 minutes 19 seconds East 18 feet, more or less, to the point of beginning. Bearings in this description are based on assumed datum using an assumed bearing of South 1 degree 17 minutes 57 seconds West on the West line of the South Half of Section 1, Township 140 North, Range 29 West, as control.

And Except TRACT B: That part of Government Lot 2, Section 12, Township 140 North, Range 29 West, described as follows: Commencing at the Northwest corner of said Section 12; thence South 54 degrees 56 minutes 03 seconds East 2305.16 feet to an iron pipe monument; thence North 87 degrees 26 minutes 19 seconds East 117.17 feet; thence North 2 degrees 33 minutes 41 seconds West 210.00 feet to an iron pipe monument; the point of beginning of the tract to be described; thence North 87 degrees 26 minutes 19 seconds East 400.00 feet; thence due North 300.00 feet; thence Westerly to an iron pipe monument which is North 16 degrees 24 minutes 41 seconds West 82.08 feet from an iron pipe monument which is North 20 degrees 03 minutes 35 seconds West 220 feet from the point of beginning; thence South 16 degrees 24 minutes 41 seconds East 82.08 feet to the last aforesaid iron pipe monument; thence South 20 degrees 03 minutes 35 seconds East 220.00 feet to the point of beginning. Bearings in this description are based on assumed datum using an assumed bearing of South 1 degree 17 minutes 57 seconds West on the west line of the South Half of Section 1, Township 140 North, Range 29 West, as control.

And Except TRACT C: That part of Government Lot 2, Section 12, Township 140 North, Range 29 West, described as follows: Commencing at the Northwest corner of said Section 12; thence South 54 degrees 56 minutes 03 seconds East 2305.16 feet to an iron pipe monument; thence North 87 degrees 26 minutes 19 seconds East 117.17 feet; thence North 2 degrees 33 minutes 41 seconds West 210.00 feet to an iron pipe monument; the point of beginning of the tract to be described; thence North 87 degrees 26 minutes 19 seconds East 80.69 feet; thence North 20 degrees 03 minutes 35 seconds West 220.00 feet to the point of beginning of the tract to be described; thence North 16 degrees 24 minutes 41 seconds West 82.08 feet; thence South 77 degrees 31 minutes 34 seconds East 312 feet, more or less, to the shore of Woman Lake; thence Southeastery, Easterly and Southerly along said shore to the point on said shore which is South 77 degrees 31 minutes 34 seconds East 312 feet, more or less, to the point of beginning. Bearings in this description are based on assumed datum using an assumed bearing of South 1 degree 17 minutes 57 seconds West on the west line of the South Half of Section 1, Township 140 North, Range 29 West, as control.

77 degrees 31 minutes 34 seconds West 312 feet, more or less, to the shore of Woman Lake; thence Southeastery 106 feet, more or less, along said shore to the point on said shore which is South 73 degrees 26 minutes 54 seconds West from the point of beginning; thence North 73 degrees 26 minutes 54 seconds East 278 feet, more or less, to the point of beginning. Bearings in this description are based on assumed datum using an assumed bearing of South 1 degree 17 minutes 57 seconds West on the west line of the South Half of Section 1, Township 140 North, Range 29 West, as control.

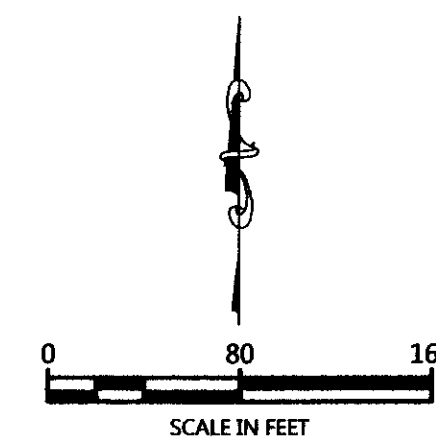
And Also Except TRACT C: That part of Government Lot 2, Section 12, Township 140 North, Range 29 West, described as follows: Commencing at the Northwest corner of said Section 12; thence South 54 degrees 56 minutes 03 seconds East 2305.16 feet to an iron pipe monument; thence North 87 degrees 26 minutes 19 seconds East 117.17 feet; thence North 2 degrees 33 minutes 41 seconds West 210.00 feet to an iron pipe monument; thence North 87 degrees 26 minutes 19 seconds East 80.69 feet; thence North 20 degrees 03 minutes 35 seconds West 220.00 feet; thence North 16 degrees 24 minutes 41 seconds West 82.08 feet to the point of beginning of the tract to be described; thence North 33 degrees 32 minutes 19 seconds East 65.59 feet; thence North 87 degrees 43 minutes 12 seconds West 388 feet, more or less, to the shore of Woman Lake; thence Southeastery 144 feet, more or less, along said shore to the point on said shore which is South 77 degrees 31 minutes 34 seconds East 312 feet, more or less, to the point of beginning; thence North 77 degrees 31 minutes 34 seconds East 312 feet, more or less, to the point of beginning. Bearings in this description are based on assumed datum using an assumed bearing of South 1 degree 17 minutes 57 seconds West on the west line of the South Half of Section 1, Township 140 North, Range 29 West, as control.

Subject to building and zoning laws, ordinances, state and federal regulations; restrictions relating to use or improvements of the property without effective forfeiture provisions, if any; reservation of any mineral rights by the State of Minnesota; utility and drainage easements for ingress and egress over established roads.

Subject to the existing road.

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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
- (123.45) DENOTES PLAT AND/OR DEEDED MEASURE
- ⊙ DENOTES EXISTING WELL
- ⊔ DENOTES EXISTING LP TANK
- ⊕ DENOTES EXISTING PHONE PEDESTAL
- ⊖ DENOTES EXISTING GROUND TRANSFORMER
- ⊗ DENOTES EXISTING ELECTRIC METER
- ⊘ DENOTES WETLAND(S)
- ▨ DENOTES EDGE OF EXISTING CONCRETE

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 51-012-2103.
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 (OHWE).
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.

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
TERRY L. FREEMAN
LIC. NO. 21367
12/31/18

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

CERTIFICATE OF SURVEY
Bob Verhey
425 Weir Drive
Woodbury, MN 55125

JOB NO. 18-322
DATE: 12-31-2018
SHEET NO. 1 OF 1

