

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 1,
SECTION 14, TOWNSHIP 140 NORTH, RANGE 28 WEST,
CASS COUNTY, MINNESOTA

PROPOSED DESCRIPTIONS:

33.00 FOOT WIDE EASEMENT

A 33.00 foot wide easement for ingress, egress, and utility purposes over, under, and across that part of the Northwest Quarter of the Northwest Quarter, Section 13, Township 140 North, Range 28 West, Cass County, Minnesota, the centerline of said 33.00 foot wide easement is described as follows: COMMENCING at the southeast corner of Government Lot 1, Section 14, said Township and Range; thence North 00 degrees 53 minutes 51 seconds East, assigned bearing, along the east line of said Section 14 for a distance of 308.38 feet to the point of beginning of the centerline to be herein described; thence North 59 degrees 27 minutes 23 seconds East 101.67 feet; thence North 66 degrees 26 minutes 54 seconds East 45.09 feet; thence North 82 degrees 03 minutes 50 seconds East 128.48 feet; thence northeasterly 82.46 feet, along a tangential curve, concave to the northwest, having a radius of 175.00 feet, and a central angle of 26 degrees 59 minutes 58 seconds; thence North 55 degrees 03 minutes 52 seconds East, tangent to said curve, 92.52 feet to the centerline of North Eagle Road NE 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.

TRACT A

That part of Government Lot 1, Section 14, Township 140 North, Range 28 West, Cass County, Minnesota described as follows: COMMENCING at the southeast corner of said Government Lot 1; thence North 00 degrees 53 minutes 51 seconds East, assigned bearing, along the east line of said Government Lot 1, a distance of 260.04 feet to the point of beginning of the tract to be herein described; thence South 89 degrees 52 minutes 47 seconds West 578.14 feet; thence North 64 degrees 58 minutes 21 seconds West 191 feet, more or less, to the shoreline of Little Boy Lake; thence northerly along said shoreline to the north line of the South 1000.00 feet of said Government Lot 1; thence North 89 degrees 52 minutes 47 seconds East, along said north line, 547 feet, more or less to said east line; thence South 00 degrees 53 minutes 51 seconds West, along said east line, 740.12 feet, to the point of beginning.

Together with a 33.00 foot wide easement.
Subject to a 33.00 foot wide driveway easement.
Subject to easements, restrictions and reservations of record.

TRACT B

That part of Government Lot 1, Section 14, Township 140 North, Range 28 West, Cass County, Minnesota, described as follows: COMMENCING at the southeast corner of said Government Lot 1; thence North 00 degrees 53 minutes 51 seconds East, assigned bearing, along the east line of said Government Lot 1, a distance of 130.02 feet; thence South 89 degrees 52 minutes 47 seconds West 722.49 feet to the point of beginning of the line to be herein described; thence North 89 degrees 52 minutes 47 seconds East 722.49 feet, to said east line; thence North 00 degrees 53 minutes 51 seconds East, along said east line, 130.02 feet; thence South 89 degrees 52 minutes 47 seconds West 578.14 feet thence North 64 degrees 58 minutes 21 seconds West 191 feet, more or less, to the shoreline of Little Boy Lake; thence southerly along said shoreline to the intersection with a line bearing North 64 degrees 58 minutes 21 seconds West from the point of beginning; thence South 64 degrees 58 minutes 21 seconds East 185 feet, more or less, to the point of beginning.

Together with a 33.00 foot wide easement.
Together with and subject to a 33.00 foot wide driveway easement.
Subject to easements, restrictions and reservations of record.

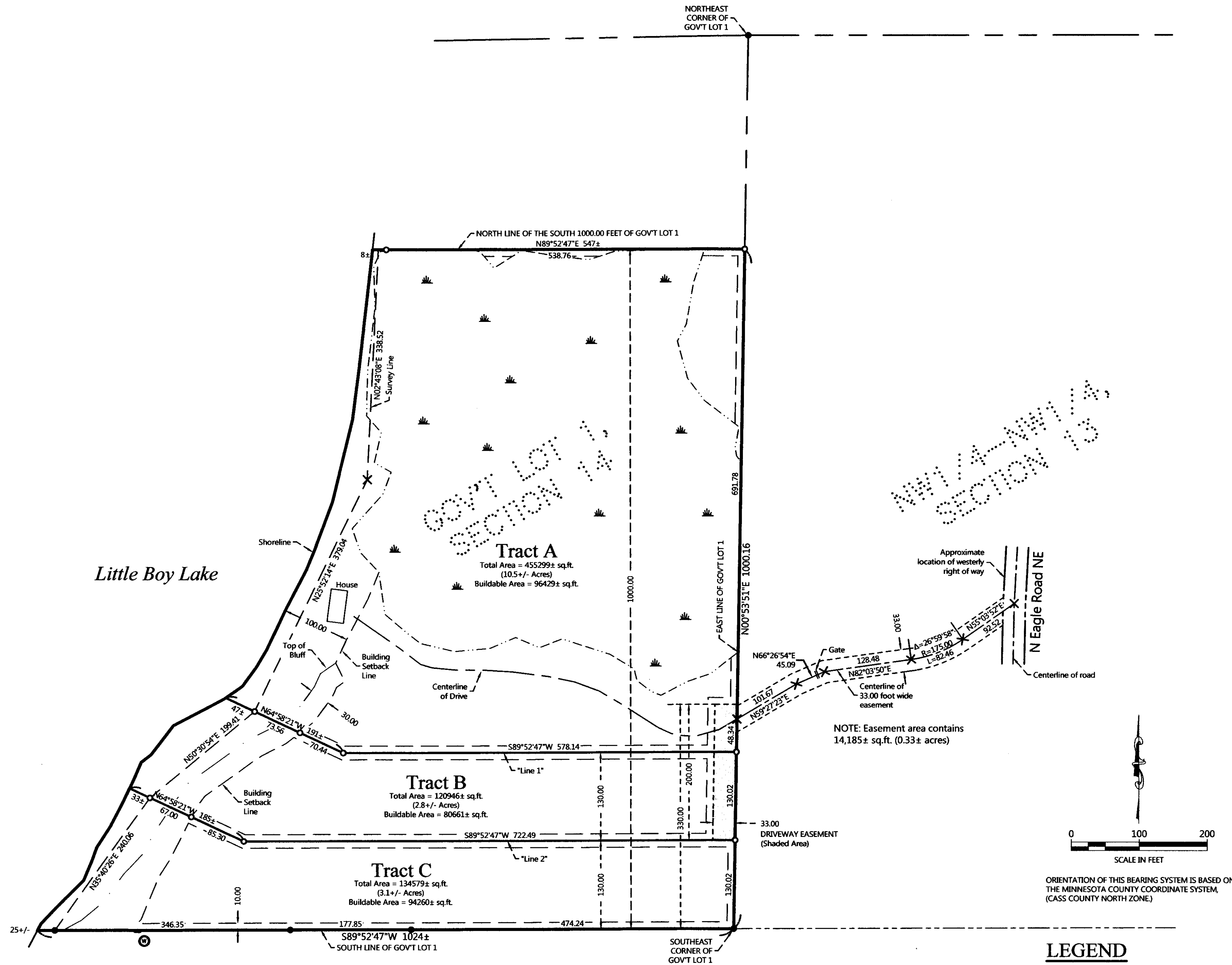
TRACT C

That part of Government Lot 1, Section 14, Township 140 North, Range 28 West, Cass County, Minnesota described as follows: Beginning at the southeast corner of said Government Lot 1; thence North 00 degrees 53 minutes 51 seconds East, assigned bearing, along the east line of said Government Lot 1, a distance of 130.02 feet; thence South 89 degrees 52 minutes 47 seconds West 722.49 feet; thence North 64 degrees 58 minutes 21 seconds West 185 feet, more or less, to the shoreline of Little Boy Lake; thence southwesterly along said shoreline to the intersection with the south line of said Government Lot 1; thence North 89 degrees 52 minutes 47 seconds East 1024 feet, more or less, to the point of beginning.

Together with a 33.00 foot wide easement.
Together with a 33.00 foot wide driveway easement.
Subject to easements, restrictions and reservations of record.

33.00 FOOT WIDE DRIVEWAY EASEMENT

A 33.00 foot wide driveway easement for ingress, egress and utility purposes over, under and across the North 200.00 feet of the South 330.00 feet of the East 33.00 feet of Government Lot 1, Section 14, Township 140 North, Range 28 West, Cass County, Minnesota.



- ### LEGEND
- DENOTES MONUMENT FOUND
 - DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
 - × DENOTES CALCULATED POSITION
 - DENOTES EXISTING LP TANK
 - ⊙ DENOTES EXISTING WELL
 - ☁ DENOTES DELINEATED WETLAND(S) by Patrick Reardon, Wetland Certification No. 1295, done in 2018

- ### NOTES:
1. Zoning for subject tract = Shoreland Residential.
 2. Parcel ID for subject tract = 46-014-1102.
 3. 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 (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.

NO.	DATE	DESCRIPTION
1	11-19-2018	Tracts A, B, and C

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. ERFEMAN
11/19/18
LIC. NO. 21367



CERTIFICATE OF SURVEY
Mark Ewoldt
16925 9th Ave N.
Plymouth, MN 55447

JOB NO. 18-095
DATE: 05-24-2018
SHEET NO. 1 OF 1

