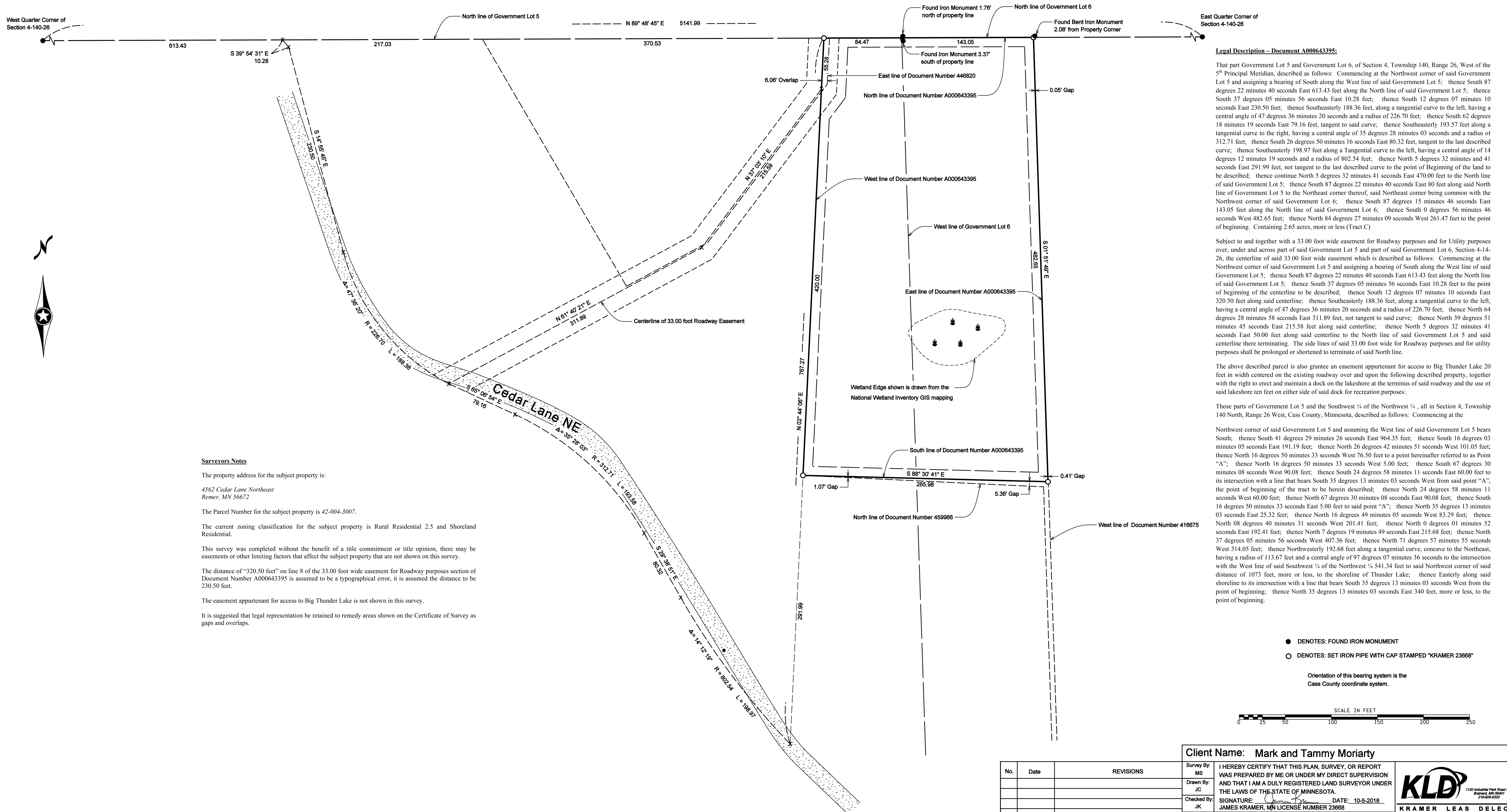


Certificate of Survey

Part of Government Lot 5 and Government Lot 6
Section 04, Township 140 North, Range 26 West,
Cass County, Minnesota.



Legal Description - Document A000643395:
That part Government Lot 5 and Government Lot 6, of Section 4, Township 140, Range 26, West of the 5th Principal Meridian, described as follows: Commencing at the Northwest corner of said Government Lot 5 and assigning a bearing of South along the West line of said Government Lot 5; thence South 87 degrees 22 minutes 40 seconds East 613.43 feet along the North line of said Government Lot 5; thence South 37 degrees 05 minutes 56 seconds East 10.28 feet; thence South 12 degrees 07 minutes 10 seconds East 230.50 feet; thence Southeasterly 188.36 feet, along a tangential curve to the left, having a central angle of 47 degrees 36 minutes 20 seconds and a radius of 226.70 feet; thence South 62 degrees 18 minutes 19 seconds East 79.16 feet, tangent to said curve; thence Southeasterly 193.57 feet along a tangential curve to the right, having a central angle of 35 degrees 28 minutes 03 seconds and a radius of 312.71 feet; thence South 26 degrees 50 minutes 16 seconds East 80.32 feet, tangent to the last described curve; thence Southeasterly 198.97 feet along a Tangential curve to the left, having a central angle of 14 degrees 12 minutes 19 seconds and a radius of 802.54 feet; thence North 5 degrees 32 minutes and 41 seconds East 291.99 feet, not tangent to the last described curve to the point of Beginning of the land to be described; thence continue North 5 degrees 32 minutes 41 seconds East 470.00 feet to the North line of said Government Lot 5; thence South 87 degrees 22 minutes 40 seconds East 80 feet along said North line of Government Lot 5 to the Northeast corner thereof, said Northeast corner being common with the Northwest corner of said Government Lot 6; thence South 87 degrees 15 minutes 46 seconds East 143.05 feet along the North line of said Government Lot 6; thence South 0 degrees 56 minutes 46 seconds West 482.65 feet; thence North 84 degrees 27 minutes 09 seconds West 261.47 feet to the point of beginning. Containing 2.65 acres, more or less (Tract C)

Subject to and together with a 33.00 foot wide easement for Roadway purposes and for Utility purposes over, under and across part of said Government Lot 5 and part of said Government Lot 6, Section 4-14-26, the centerline of said 33.00 foot wide easement which is described as follows: Commencing at the Northwest corner of said Government Lot 5 and assigning a bearing of South along the West line of said Government Lot 5; thence South 87 degrees 22 minutes 40 seconds East 613.43 feet along the North line of said Government Lot 5; thence South 37 degrees 05 minutes 56 seconds East 10.28 feet to the point of beginning of the centerline to be described; thence South 12 degrees 07 minutes 10 seconds East 320.50 feet along said centerline; thence Southeasterly 188.36 feet, along a tangential curve to the left, having a central angle of 47 degrees 36 minutes 20 seconds and a radius of 226.70 feet; thence North 64 degrees 28 minutes 58 seconds East 311.89 feet, not tangent to said curve; thence North 39 degrees 51 minutes 45 seconds East 215.58 feet along said centerline; thence North 5 degrees 32 minutes 41 seconds East 50.00 feet along said centerline to the North line of said Government Lot 5 and said centerline there terminating. The side lines of said 33.00 foot wide for Roadway purposes and for utility purposes shall be prolonged or shortened to terminate of said North line.

The above described parcel is also grantee an easement appurtenant for access to Big Thunder Lake 20 feet in width centered on the existing roadway over and upon the following described property, together with the right to erect and maintain a dock on the lakeshore at the terminus of said roadway and the use of said lakeshore ten feet on either side of said dock for recreation purposes:

Those parts of Government Lot 5 and the Southwest 1/4 of the Northwest 1/4, all in Section 4, Township 140 North, Range 26 West, Cass County, Minnesota, described as follows: Commencing at the Northwest corner of said Government Lot 5 and assuming the West line of said Government Lot 5 bears South; thence South 41 degrees 29 minutes 26 seconds East 964.35 feet; thence South 16 degrees 03 minutes 05 seconds East 191.19 feet; thence North 26 degrees 42 minutes 51 seconds West 101.05 feet; thence North 16 degrees 50 minutes 33 seconds West 76.50 feet to a point hereinafter referred to as Point "A"; thence North 16 degrees 50 minutes 33 seconds West 5.00 feet; thence South 67 degrees 30 minutes 08 seconds West 90.08 feet; thence South 24 degrees 58 minutes 11 seconds East 60.00 feet to its intersection with a line that bears South 35 degrees 13 minutes 03 seconds West from said point "A", the point of beginning of the tract to be herein described; thence North 24 degrees 58 minutes 11 seconds West 60.00 feet; thence North 67 degrees 30 minutes 08 seconds East 90.08 feet; thence South 16 degrees 50 minutes 33 seconds East 5.00 feet to said point "A"; thence North 35 degrees 13 minutes 03 seconds East 25.32 feet; thence North 16 degrees 49 minutes 05 seconds West 83.29 feet; thence North 08 degrees 40 minutes 31 seconds West 201.41 feet; thence North 0 degrees 01 minutes 52 seconds East 192.41 feet; thence North 7 degrees 19 minutes 49 seconds East 215.68 feet; thence North 37 degrees 05 minutes 56 seconds West 407.36 feet; thence North 71 degrees 57 minutes 55 seconds West 314.05 feet; thence Northwesterly 192.68 feet along a tangential curve, concave to the Northeast, having a radius of 113.67 feet and a central angle of 97 degrees 07 minutes 36 seconds to the intersection with the West line of said Southwest 1/4 of the Northwest 1/4 541.34 feet to said Northwest corner of said distance of 1073 feet, more or less, to the shoreline of Thunder Lake; thence Easterly along said shoreline to its intersection with a line that bears South 35 degrees 13 minutes 03 seconds West from the point of beginning; thence North 35 degrees 13 minutes 03 seconds East 340 feet, more or less, to the point of beginning.

Surveyors Notes

The property address for the subject property is:
4562 Cedar Lane Northeast
Remer, MN 56672

The Parcel Number for the subject property is 42-004-3007.

The current zoning classification for the subject property is Rural Residential 2.5 and Shoreland Residential.

This survey was completed without the benefit of a title commitment or title opinion, there may be easements or other limiting factors that affect the subject property that are not shown on this survey.

The distance of "320.50 feet" on line 8 of the 33.00 foot wide easement for Roadway purposes section of Document Number A000643395 is assumed to be a typographical error, it is assumed the distance to be 230.50 feet.

The easement appurtenant for access to Big Thunder Lake is not shown in this survey.

It is suggested that legal representation be retained to remedy areas shown on the Certificate of Survey as gaps and overlaps.

● DENOTES: FOUND IRON MONUMENT
○ DENOTES: SET IRON PIPE WITH CAP STAMPED "KRAMER 23688"

Orientation of this bearing system is the Cass County coordinate system.



Client Name: Mark and Tammy Moriarty

Survey By: MS
Drawn By: JC
Checked By: JK

I HEREBY CERTIFY THAT THIS PLAN, SURVEY, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE: *James Kramer* DATE: 10-5-2018
JAMES KRAMER, MN LICENSE NUMBER 23688

PROJECT NO. MORIM1801

KLD
KRAMER LEAS DELEO
SURVEYING • ENGINEERING • PLANNING
BRainerd ST. CLOUD

No.	Date	REVISIONS