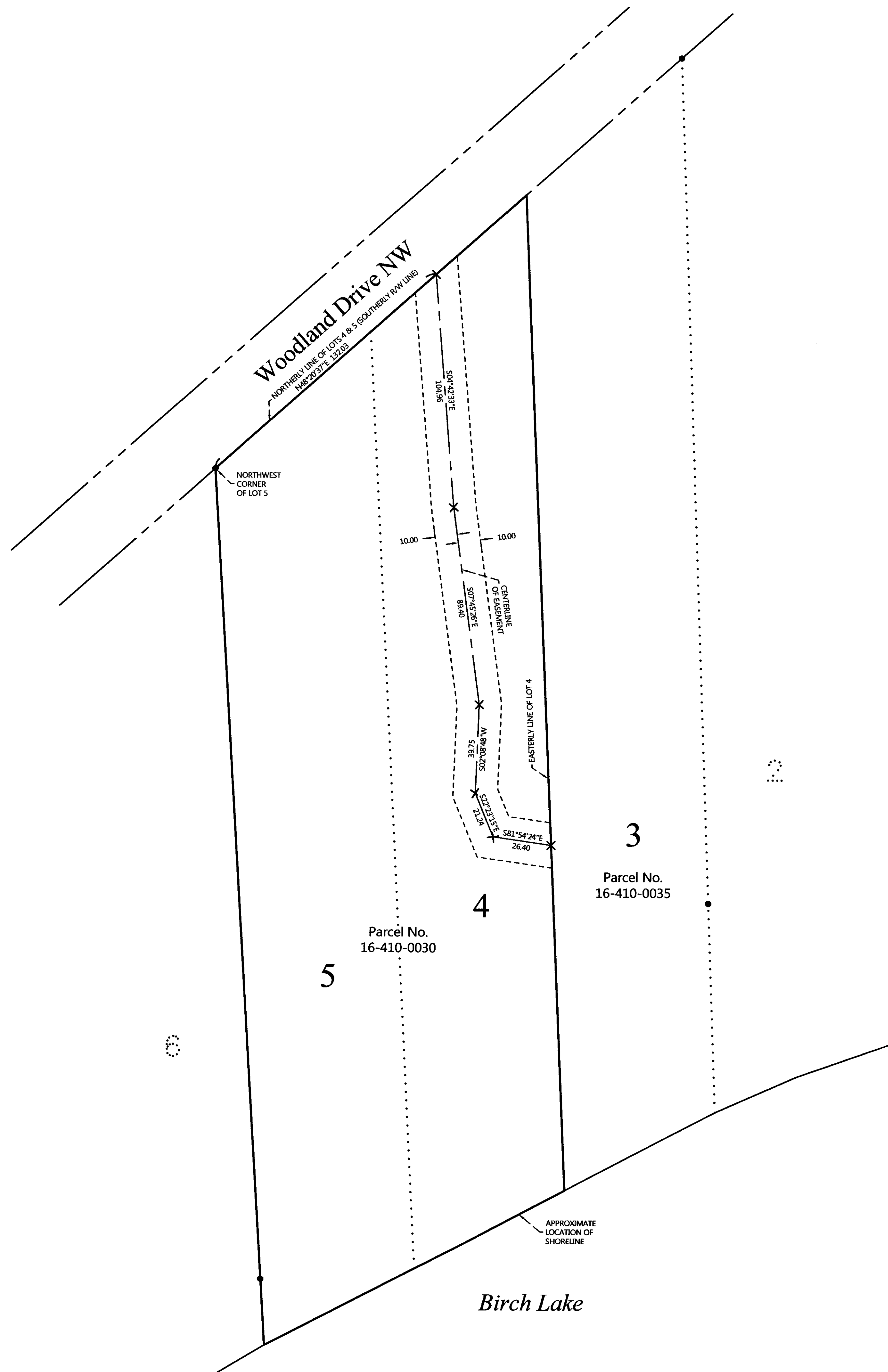


# CERTIFICATE OF SURVEY

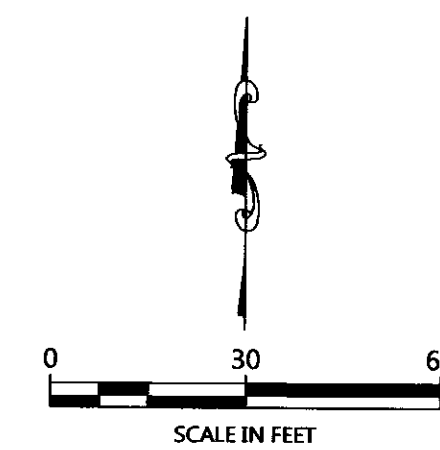
LOTS 4 AND 5, PEACEFUL SHORES,  
SECTION 13, TOWNSHIP 140 NORTH, RANGE 31 WEST,  
CASS COUNTY, MINNESOTA



## PROPOSED DESCRIPTION:

### ROAD EASEMENT

A 20.00 foot wide easement for roadway purposes over and across that part of Lot 4, PEACEFUL SHORES, according to the recorded plat on file, Cass County, Minnesota, the centerline of said 20.00 foot wide easement is described as follows: COMMENCING at the northwest corner of Lot 5, said plat, said corner being on the southern right of way line of Woodland Drive NW; thence North 48 degrees 20 minutes 37 seconds East, assigned bearing, along the northerly line of said Lots 4 and 5, for a distance of 132.03 feet to the point of beginning of the centerline to be herein described; thence South 04 degrees 42 minutes 33 seconds East 104.96 feet; thence South 07 degrees 45 minutes 26 seconds East 89.40 feet; thence South 02 degrees 08 minutes 48 seconds West 39.75 feet; thence South 22 degrees 23 minutes 15 seconds East 21.24 feet; thence South 81 degrees 54 minutes 24 seconds East 26.40 feet to the easterly line of said Lot 4 and said described centerline there terminating. The sidelines of said 20.00 foot wide easement shall be prolonged or shortened to terminate on said northerly and easterly lines.



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

### LEGEND

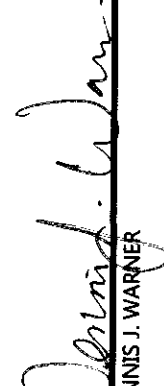
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION

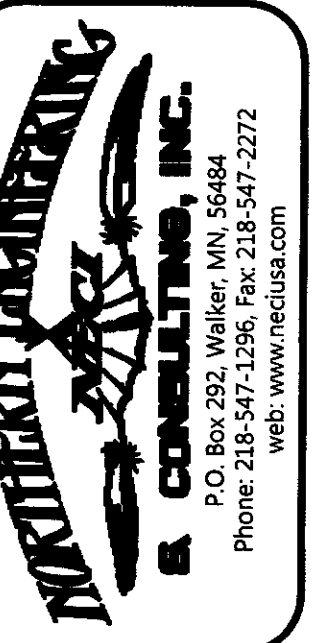
### NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 16-410-0030.
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. 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.	DESCRIPTION

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.

  
 DENNIS J. WARNER      LIC. NO. 4066



CERTIFICATE OF SURVEY  
 John Hanscom  
 P.O. Box 194  
 Hacksack, MN 56452

JOB NO. 19-196  
 DATE: 10-02-2019  
 SHEET NO.  
**1 OF 1**