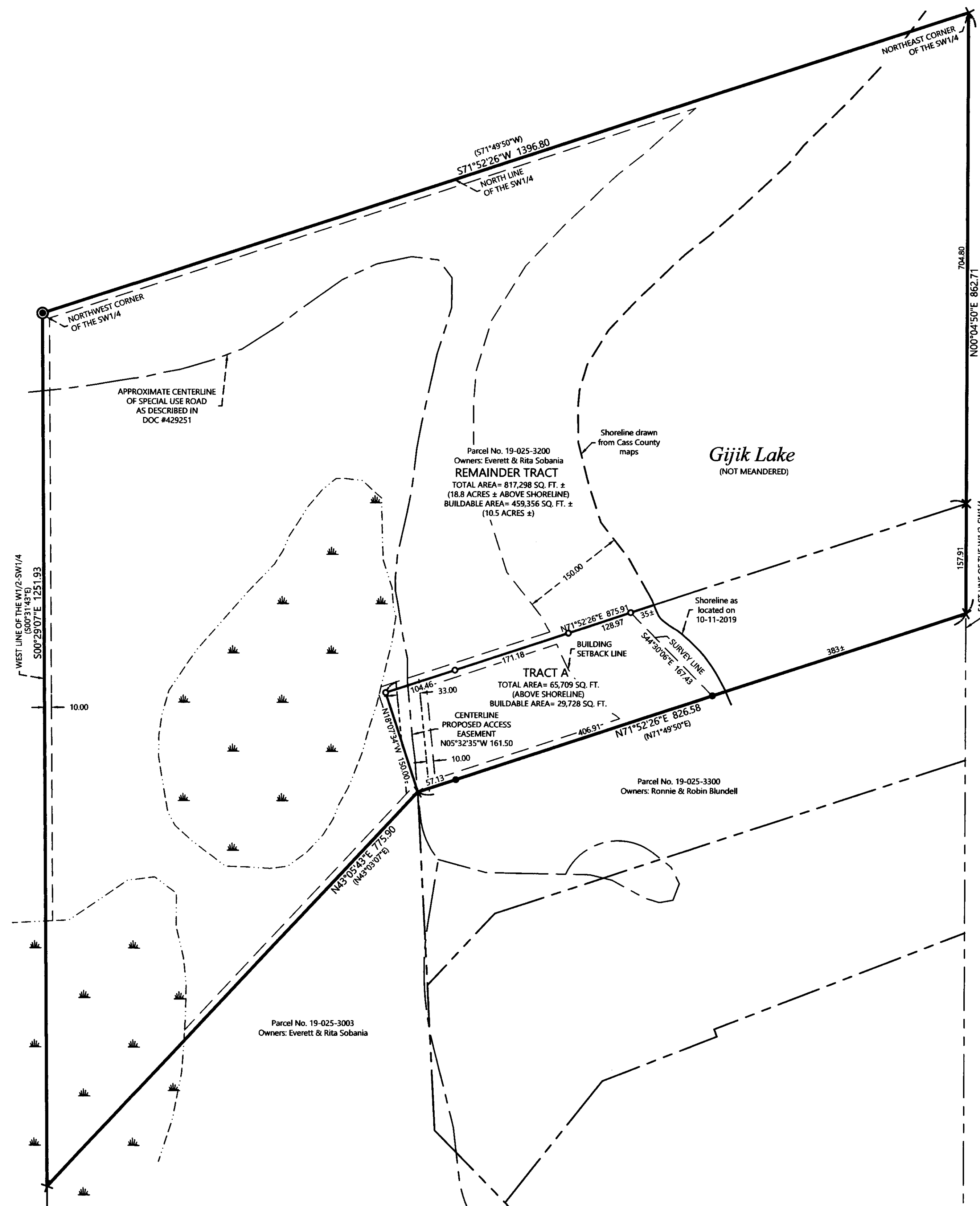


# CERTIFICATE OF SURVEY

PART OF THE WEST HALF OF THE SOUTHWEST QUARTER,  
SECTION 25, TOWNSHIP 141 NORTH, RANGE 28 WEST,  
CASS COUNTY, MINNESOTA



## EXISTING DESCRIPTION: (DOC # 636204)



Exhibit "A"

That part of the West Half of the Southwest Quarter (W 1/2 SW 1/4), Section Twenty-five (25), Township One Hundred Forty-one (141) North, Range Twenty-eight (28) West, Cass County, Minnesota, described as follows: BEGINNING at the Northwest corner of said Southwest Quarter (SW 1/4); thence South 0 degrees 31 minutes 43 seconds East, assumed bearing along the West line thereof 1251.93 feet; thence North 43 degrees 03 minutes 07 seconds East 775.90 feet; thence North 71 degrees 49 minutes 50 seconds East 826.58 feet to the East line of said West Half of the Southwest Quarter (W 1/2 SW 1/4); thence North 0 degrees 02 minutes 14 seconds East along said East line 862.71 feet to the Northeast corner of said West Half of the Southwest Quarter (W 1/2 SW 1/4); thence South 71 degrees 49 minutes 50 seconds West along the North line thereof 1396.80 feet to the point of beginning.

## PROPOSED DESCRIPTION:

**TRACT A**  
That part of the West Half of the Southwest Quarter, Section 25, Township 141 North, Range 28 West, Cass County, Minnesota, described as follows: COMMENCING at the Northwest corner of said Southwest Quarter; thence South 00 degrees 29 minutes 07 seconds East, assigned bearing, along the west line of said West Half of the Southwest Quarter, 1251.93 feet; thence North 43 degrees 05 minutes 43 seconds East 775.90 feet to the POINT OF BEGINNING of the tract to be herein described; thence North 18 degrees 07 minutes 34 seconds West 150.00 feet; thence North 71 degrees 52 minutes 26 seconds East 875.91 feet to the east line of said West Half of the Southwest Quarter; thence South 00 degrees 04 minutes 50 seconds West 157.91 feet, along said east line, to the intersection with a line bearing North 71 degrees 52 minutes 26 seconds East from the point of beginning; thence South 71 degrees 52 minutes 26 seconds West 826.58 feet to the point of beginning.

SUBJECT tract is non-conforming on its own and must be attached to adjacent parcel PID# 19-025-3300  
SUBJECT to and together with roadway access.  
SUBJECT to Gjik Lake.  
SUBJECT to easements, restrictions, and reservations of record.  
SUBJECT to (see Roadway Easement).

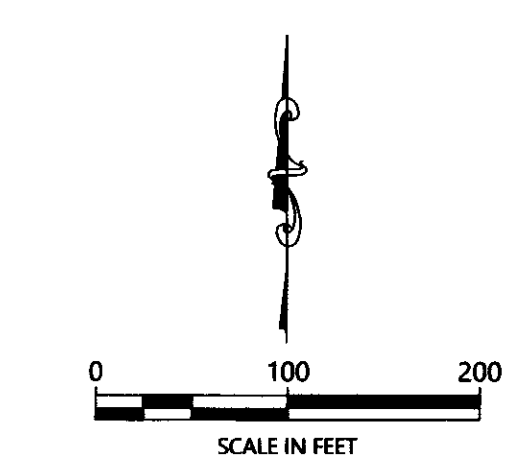
**REMAINDER TRACT**  
That part of the West Half of the Southwest Quarter, Section 25, Township 141 North, Range 28 West, Cass County, Minnesota, described as follows: BEGINNING at the Northwest corner of said Southwest Quarter; thence South 00 degrees 29 minutes 07 seconds East, assigned bearing, along the west line thereof, 1251.93 feet; thence North 43 degrees 05 minutes 43 seconds East 775.90 feet; thence North 18 degrees 07 minutes 34 seconds West 150.00 feet; thence North 71 degrees 52 minutes 26 seconds East 875.91 feet to the east line of said West Half of the Southwest Quarter; thence North 00 degrees 04 minutes 50 seconds East along said east line 704.80 feet to the Northeast corner of said West Half of the Southwest Quarter; thence South 71 degrees 52 minutes 26 seconds West, along the north line of said West Half of the Southwest Quarter, 1396.80 feet to the point of beginning.

SUBJECT to Gjik Lake.  
SUBJECT to easements, restrictions, and reservations of record.  
TOGETHER with (see Roadway Easement)

**Roadway Easement**  
An easement for ingress and egress 33.00 feet in width over and across part of the West Half of the Southwest Quarter, Section 25, Township 141 North, Range 28 West, Cass County, Minnesota, the centerline of which is described as follows: COMMENCING at the Northwest corner of said Southwest Quarter; thence South 00 degrees 29 minutes 07 seconds East, assigned bearing, along the west line thereof, 1251.93 feet; thence North 43 degrees 05 minutes 43 seconds East 775.90 feet to the POINT OF BEGINNING of the centerline to be herein described; thence North 05 degrees 32 minutes 35 seconds West 161.50 feet and said centerline there terminating. The centerline of said 33.00 foot wide easement shall be prolonged or shortened to terminate on lines that bear North 71 degrees 52 minutes 26 seconds East and South 71 degrees 52 minutes 26 seconds West from the point of beginning and point of termination.

## NOTES:

- Zoning for subject tract = Shoreland Residential.
- Parcel ID for subject tract = 19-025-3200.
- Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey. Wetlands as shown are from the National Wetland Inventory.
- 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.
- This survey reflects the located shoreline at the time of this survey, not the Ordinary High Water Elevation (OHW).
- 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.



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE MINNESOTA COUNTY COORDINATE SYSTEM, CASS COUNTY NORTH ZONE (2011 ADJ.).

## LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21567
- DENOTES MONUMENT FOUND
- ⊙ DENOTES BRASS CAPPED MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- ⊞ DENOTES WETLAND(S)

REVISIONS:	NO.	DATE	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.

*Terry L. Freeman*  
TERRY L. FREEMAN  
12/13/19  
LIC. NO. 21567



CERTIFICATE OF SURVEY  
Ryan Blundell  
18075 39th Place N  
Plymouth, MN 55446

JOB NO. 19-270  
DATE: 12-13-2019  
SHEET NO. 1 OF 1