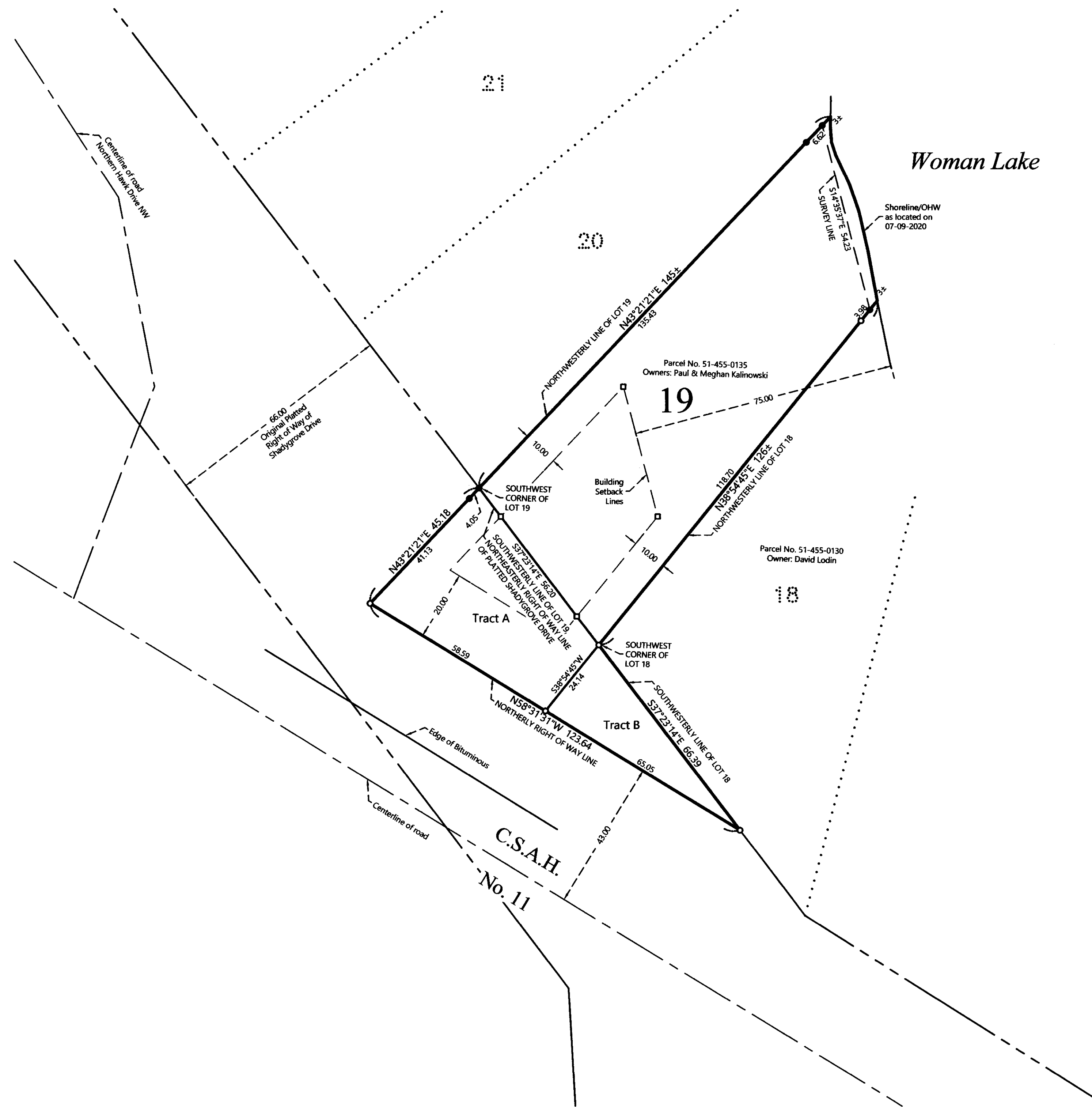


CERTIFICATE OF SURVEY

LOT 19, BLOCK 1, WEST'S BREEZY HEIGHTS,
SECTION 22, TOWNSHIP 140 NORTH, RANGE 29 WEST,
CASS COUNTY, MINNESOTA



PROPOSED DESCRIPTIONS:

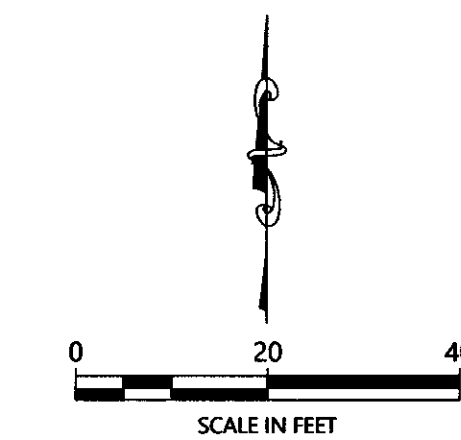
PROPOSED ROAD VACATIONS

TRACT A

That part of Shadygrove Drive as dedicated in the recorded plat of WEST'S BREEZY HEIGHTS, Cass County, Minnesota, described as follows: BEGINNING at the southwest corner of Lot 19, Block 1, said plat; thence South 37 degrees 23 minutes 14 seconds East, assigned bearing, along the southwesterly line of said Lot 19, also being the northeasterly right of way line of said Shadygrove Drive, for a distance of 56.20 feet to the southwest corner of Lot 18, said Block 1; thence South 38 degrees 54 minutes 45 seconds West, along the southwesterly extension of the northwesterly line of said Lot 18 for a distance of 24.14 feet to the northerly right of way line of County State Aid Highway Number 11; thence North 58 degrees 31 minutes 31 seconds West, along said northerly right of way line, 58.59 feet to the intersection with the southwesterly extension of northwesterly line of said Lot 19; thence North 43 degrees 21 minutes 21 seconds East, along last said southwesterly extension 45.18 feet to the point of beginning.

TRACT B

That part of Shadygrove Drive as dedicated in the recorded plat of WEST'S BREEZY HEIGHTS, Cass County, Minnesota, described as follows: BEGINNING at the southwest corner of Lot 18, Block 1, said plat; thence South 37 degrees 23 minutes 14 seconds East, assigned bearing, along the southwesterly line of said Lot 18, also being the northeasterly right of way line of said Shadygrove Drive, for a distance of 66.39 feet to the northerly right of way line of County State Aid Highway Number 11; thence North 58 degrees 31 minutes 31 seconds West, along said northerly right of way line, 65.05 feet to the intersection with the southwesterly extension of northwesterly line of said Lot 18; thence North 38 degrees 54 minutes 45 seconds East, along said southwesterly extension 24.14 feet to the point of beginning.



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
- DENOTES SET WOODEN LATH

NOTES:

- Zoning for subject tract = Shoreland Residential.
- Parcel ID for subject tract = 51-455-0135.
- Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey.
- 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.
- 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

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
 LIC. NO. 21367



CERTIFICATE OF SURVEY
 Paul Kalinowski
 13 Maddaus Lane
 Golden Valley, MN 55416

JOB NO. 20-163
 DATE: 07-14-2020
 SHEET NO.
 1 OF 1