

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 2,
SECTION 33, TOWNSHIP 143 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:

A portion of Doc. No. A000656357 obtained from the Cass County Records Office.

EXHIBIT "A" LEGAL DESCRIPTION

That part of Government Lot Two (2), Section Thirty-three (33), Township One Hundred Forty-three (143), Range Thirty-one (31), Cass County, Minnesota, described as follows: Commencing at the Northwest corner of said Government Lot 2, thence on an assumed bearing of South 0 degrees 21 minutes 00 seconds East 200.79 feet along west line of said Government Lot 2 to the point on said West line which is North 0 degrees 21 minutes 00 seconds West 500.46 feet from the U.S.G.L.O. brass cap monument marking the meander corner on the North shore of Leech Lake, said point being the Southwest corner of Park Pine Drive as dedicated in Moonlight Bay Estates, plat of record, the point of beginning of the tract to be described; thence North 89 degrees 20 minutes 00 seconds East 225.41 feet along the South line of said Park Pine Drive; thence South 0 degrees 14 minutes 41 seconds East 520 feet, more or less, to the water's edge of Leech Lake; thence Northwesterly 225 feet, more or less, along said water's edge to the intersection with the west line of said Government Lot 2; thence North 0 degrees 21 minutes 00 seconds West 506 feet, more or less, along the west line of said Government Lot 2 to the point of beginning.

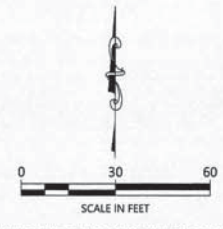
AND

That part of Government Lot Two (2), Section Thirty-three (33), Township One Hundred Forty-three (143), Range Thirty-one (31), Cass County, Minnesota, described as follows: Commencing at the Northwest corner of said Government Lot 2, Section 33, Township 143, Range 31; thence on an assumed bearing of South 00 degrees 21 minutes 00 seconds East 200.79 feet along the West line of said Government Lot 2 to the point on said West line which is North 00 degrees 21 minutes 00 seconds West 500.46 feet from the U.S.G.L.O. brass cap monument marking the meander corner on the north shore of Leech Lake, said point being the Southwest corner of Park Pine Drive as dedicated in Moonlight Bay Estates, plat of record, thence North 89 degrees 20 minutes 00 seconds East 225.41 feet along the South line of said Park Pine Drive to the point of beginning of the tract to be described; thence North 89 degrees 20 minutes 00 seconds East along the South line of said Park Pine Drive a distance of 104.59 feet, more or less, to the Westerly right-of-way line of said Park Pine Drive as dedicated in the Plat of Moonlight Bay Estates; thence South 00 degrees 21 minutes 00 seconds East 54.50 feet to a point, thence South 83 degrees 29 minutes 00 seconds East 10.07 feet to a point, thence South 00 degrees 21 minutes 00 seconds East 162.37 feet to a point, thence South 89 degrees 39 minutes West 217.5 feet, more or less, to the point of beginning.

Cass County, Minnesota

DENSITY CALCULATIONS		
	Tier 1 (sq.ft.)	Tier 2 (sq.ft.)
Cabin 1	0	1103
Cabin 2	0	844
Cabin 3	0	892
Cabin 4	510	213
Cabin 5	680	553
Cabin 6	908	0
Trailer 1	0	335
Trailer 2	0	327
Trailer 3	0	330
Trailer 4	182	119
Trailer 5	433	0
Trailer 6	629	0
House	1709	0
Shed	97	0
Fish Cleaning	147	0
Office	880	0
-----	-----	-----
Total	6175	4716
Total Allowed	5498	8020
Remaining	0	3304

Total Buildable Area (Tier 1) 45818 sq.ft. x 12% = 5498 sq.ft. allowed
Total Buildable Area (Tier 2) 89109 sq.ft. x 9% = 8020 sq.ft. allowed



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. 21367
- DENOTES MONUMENT FOUND
- ⊙ DENOTES G.L.O. MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- DENOTES EDGE OF EXISTING GRAVEL
- DENOTES EDGE OF EXISTING BITUMINOUS
- DENOTES EDGE OF EXISTING CONCRETE
- ▭ DENOTES EXISTING LP TANK
- ⊕ DENOTES EXISTING SEPTIC LIFT STATION
- ⊕ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- ⊙ DENOTES EXISTING WELL

NOTES:

- Zoning for subject tract = Water-Oriented Commercial.
- Parcel ID for subject tract = 20-033-2305 and 20-033-2306.
- 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.
- This survey reflects the located shoreline at the time of this survey, not the Ordinary High Water Elevation (OHWE).
- 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.

SHEET NO.
1 OF 1

CERTIFICATE OF SURVEY
Steamboat Bay Resort, LLC. Attn: Heather Marcaccini
17554 83rd Ave N.
Maple Gove, MN 55311

NORTHERN ENGINEERING & CONSULTING, INC.
P.O. Box 292, Walker, MN, 56484
Phone: 218-547-1296, Fax: 218-547-2272
web: www.necusa.com

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 9/2/2020
UC. NO. 21367

REVISIONS:			
NO.	DATE	DESCRIPTION	BY