

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 3,
SECTION 12, TOWNSHIP 140 NORTH, RANGE 29 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:

OBTAINED FROM THE CASS COUNTY RECORDERS OFFICE.

EXHIBIT "A" LEGAL DESCRIPTION

File No.: 208810

That part of Government Lot Three (3), Section Twelve (12), Township One Hundred Forty (140), Range Twenty-nine (29), described as follows: Beginning at the Northwest corner of said Lot Three (3), run East, assumed bearing 399.41 feet along the North line of said Lot Three (3) to an iron monument; thence run south 4 degrees 31 minutes 30 seconds West 255.71 feet to an iron monument; thence run South 57 degrees 12 minutes 30 seconds West 146.20 feet to an iron monument; thence run South 74 degrees 44 minutes 30 seconds West 137.30 feet to an iron monument; thence run North 89 degrees 58 minutes 30 seconds West 113 feet, more or less, to a point on a narrow spit along the shore of Woman Lake; thence in a northeasterly and northerly direction along said shore 402 feet, more or less, to the point of beginning. Title extends to the water's edge.

PROPOSED DESCRIPTIONS:

PROPOSED PALMER TRACT

That part of Government Lot 3, Section 12, Township 140 North, Range 29 West, Cass County, Minnesota, described as follows: COMMENCING at the intersection of the North-South Quarter line of said Section 12 with the North line of said Government Lot 3; thence South 85 degrees 00 minutes 45 seconds West, assigned bearing, along said North line, a distance of 476.03 feet to the Point of Beginning of the tract to be herein described; thence South 03 degrees 39 minutes 34 seconds West 250.53 feet; thence South 54 degrees 47 minutes 15 seconds West 145.92 feet; thence South 72 degrees 13 minutes 36 seconds West 149 feet, more or less, to the shoreline of Woman Lake; thence in a general northwesterly direction along said shoreline to the intersection with said North line; thence North 85 degrees 00 minutes 45 seconds East, along said North line, 414 feet, more or less, to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
TOGETHER with (see Easement #1).
SUBJECT to (see Easement #2).

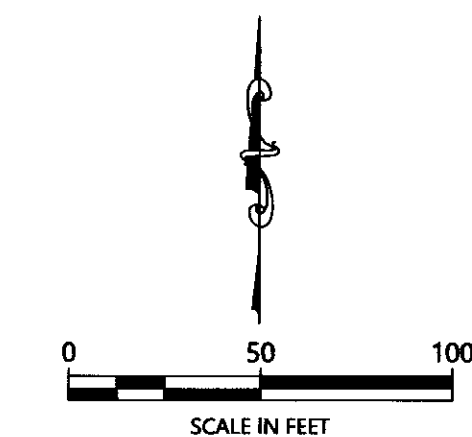
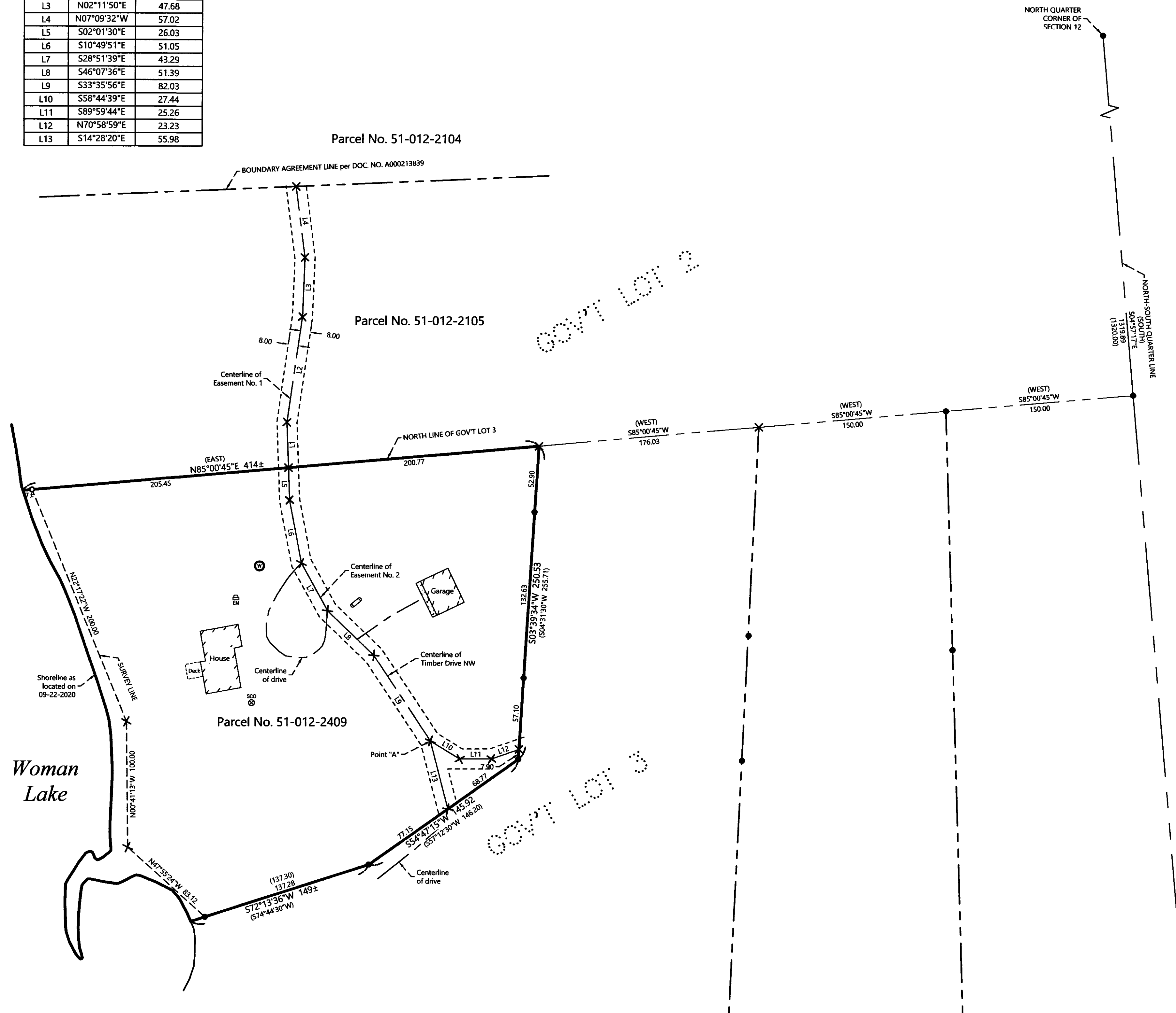
EASEMENT #1

A 16.00 foot wide easement for ingress, egress and utilities over, under and across that part of Government Lot 2, Section 12, Township 140 North, Range 29 West, Cass County, Minnesota, the centerline of which is described as follows: COMMENCING at the intersection of the North-South Quarter line of said Section 12 with the North line of Government Lot 3, said Section 12; thence South 85 degrees 00 minutes 45 seconds West, assigned bearing, along said North line, a distance of 676.80 feet to the Point of Beginning of the centerline to be herein described; thence North 02 degrees 01 minutes 30 seconds West 36.39 feet; thence North 08 degrees 13 minutes 15 seconds East 84.82 feet; thence North 02 degrees 11 minutes 50 seconds East 47.68 feet; thence North 07 degrees 09 minutes 32 seconds West 57.02 feet to the intersection with the Boundary Agreement line per Document #A000213839 and said described centerline there terminating. The sidelines of said 16.00 foot wide easement shall be prolonged or shortened to terminate on said North line of Government Lot 3 and said Boundary Agreement line.

EASEMENT #2

A 16.00 foot wide easement for ingress, egress and utilities over, under and across that part of Government Lot 3, Section 12, Township 140 North, Range 29 West, Cass County, Minnesota, the centerline of which is described as follows: COMMENCING at the intersection of the North-South Quarter line of said Section 12 with the North line of said Government Lot 3; thence South 85 degrees 00 minutes 45 seconds West, assigned bearing, along said North line, a distance of 676.80 feet to the Point of Beginning of the centerline to be herein described; thence South 02 degrees 01 minutes 30 seconds East 26.03 feet; thence South 10 degrees 49 minutes 51 seconds East 51.05 feet; thence South 28 degrees 51 minutes 39 seconds East 43.29 feet; thence South 46 degrees 07 minutes 36 seconds East 51.39 feet; thence South 33 degrees 35 minutes 58 seconds East 82.03 feet to a point hereinafter referred to as Point "A"; thence South 58 degrees 44 minutes 39 seconds East 27.44 feet; thence South 89 degrees 59 minutes 44 seconds East 25.26 feet; thence North 70 degrees 59 minutes 59 seconds East 23.23 feet and said centerline there terminating; AND ALSO a 16.00 foot wide easement, the centerline BEGINNING at said Point "A"; thence South 14 degrees 28 minutes 20 seconds East 55.98 feet and said described centerline there terminating. The sidelines of said 16.00 foot wide easement shall be prolonged or shortened to terminate on said North line of Government Lot 3 and lines that bear N 03 degrees 39 minutes 34 seconds East and South 54 degrees 47 minutes 15 seconds West from the point of termination.

Line Segment	Bearing	Distance
L1	N02°01'30"W	36.39
L2	N08°13'15"E	84.82
L3	N02°11'50"E	47.68
L4	N07°09'32"W	57.02
L5	S02°01'30"E	26.03
L6	S10°49'51"E	51.05
L7	S28°51'39"E	43.29
L8	S46°07'36"E	51.39
L9	S33°35'56"E	82.03
L10	S58°44'39"E	27.44
L11	S89°59'44"E	23.23
L12	N70°58'59"E	23.23
L13	S14°28'20"E	55.98



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 CALCULATED POSITION
- DENOTES EXISTING LP TANK
- ⊙ DENOTES EXISTING WELL
- ⊞ DENOTES EXISTING ELECTRIC METER
- ⊕ DENOTES EXISTING SEPTIC CLEANOUT

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 51-012-2409.
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. This survey reflects the located shoreline at the time of this survey, not the Ordinary High Water Elevation (OHWE).
6. 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:	DATE	DESCRIPTION
1.	09-20-2020	Change Easement width

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
9/30/2020
LIC. NO. 21367

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

CERTIFICATE OF SURVEY
Scott Palmer
21108 Fowler Rd
Cold Springs, MN 56320

JOB NO. 20-259
DATE: 09-24-2020

SHEET NO.
1 OF 1

CERTIFICATE OF SURVEY

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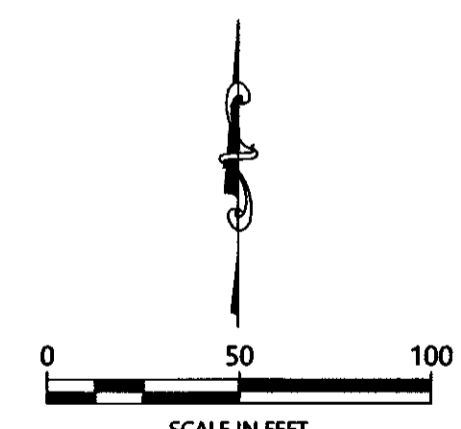
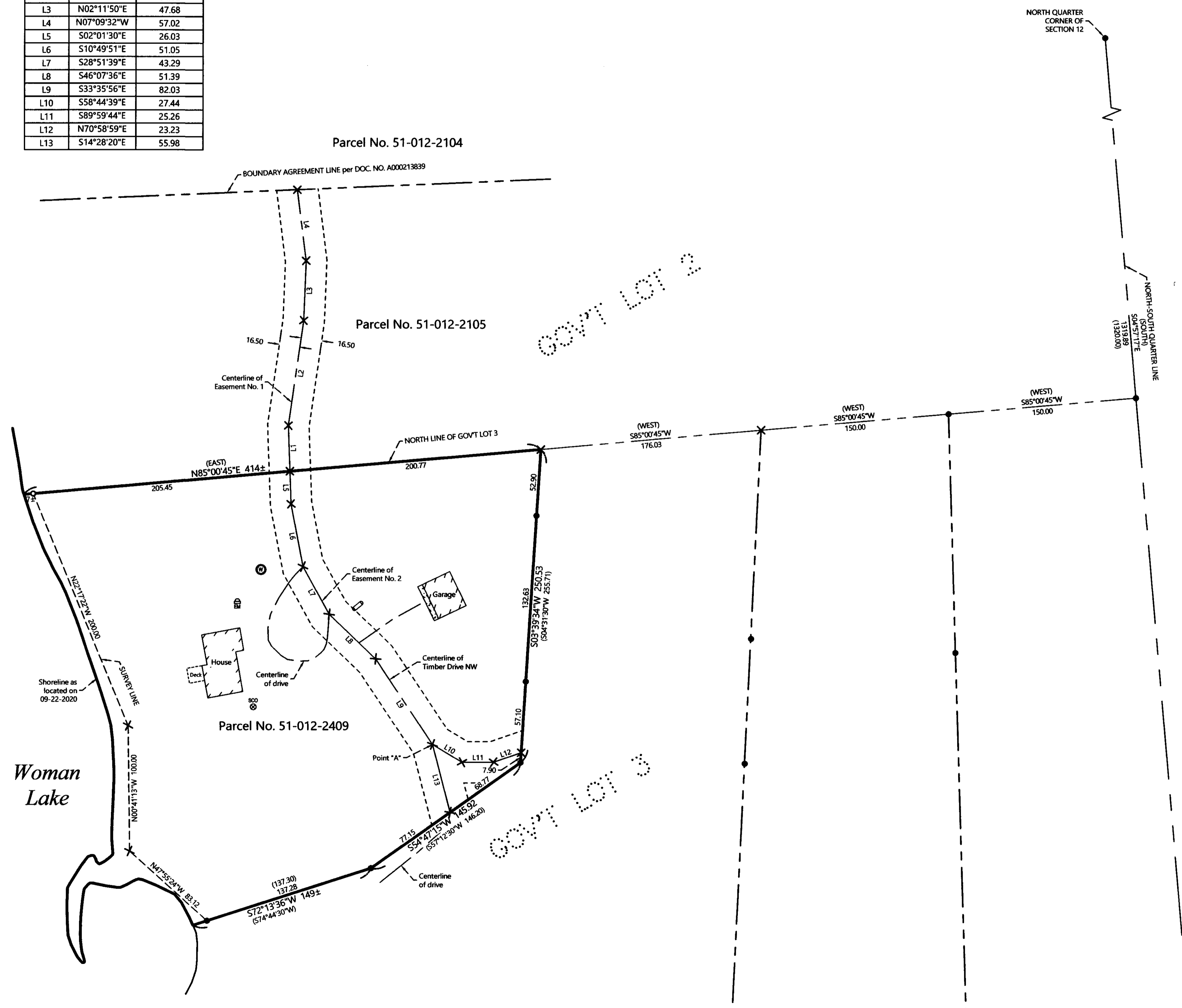
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REVISIONS:	DATE	DESCRIPTION	BY

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

TERRY L. FREEMAN
 LC NO. 21367
 9/24/2020



CERTIFICATE OF SURVEY
 Scott Palmer
 21108 Fowler Rd
 Cold Springs, MN 56320

JOB NO. 20-259
 DATE: 09-24-2020
 SHEET NO. 1 OF 1