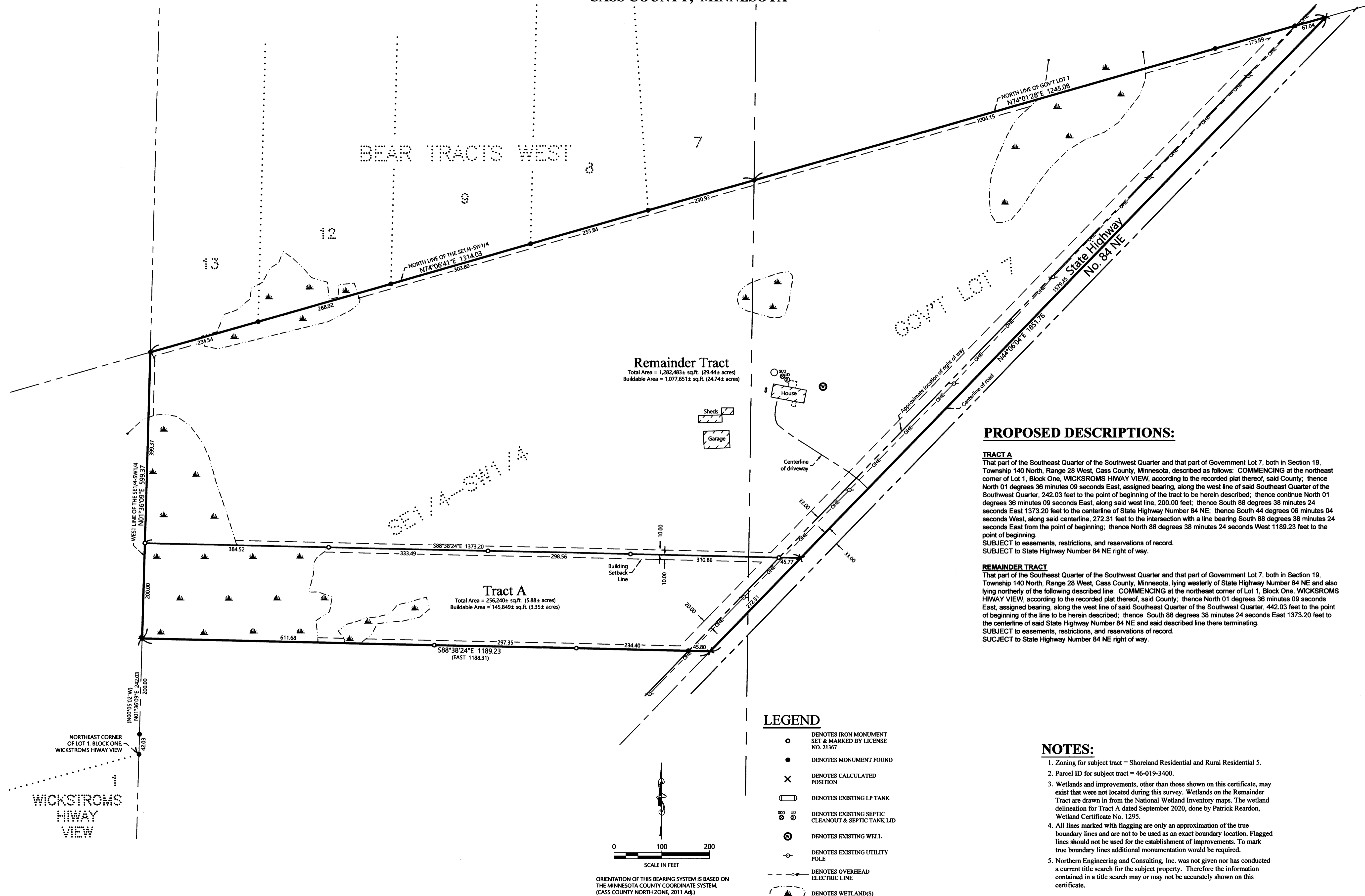


CERTIFICATE OF SURVEY

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND PART OF GOVERNMENT LOT 7,
SECTION 19, TOWNSHIP 140 NORTH, RANGE 28 WEST,
CASS COUNTY, MINNESOTA



PROPOSED DESCRIPTIONS:

TRACT A

That part of the Southeast Quarter of the Southwest Quarter and that part of Government Lot 7, both in Section 19, Township 140 North, Range 28 West, Cass County, Minnesota, described as follows: COMMENCING at the northeast corner of Lot 1, Block One, WICKSTROMS HWY VIEW, according to the recorded plat thereof, said County; thence North 01 degrees 36 minutes 09 seconds East, assigned bearing, along the west line of said Southeast Quarter of the Southwest Quarter, 242.03 feet to the point of beginning of the tract to be herein described; thence continue North 01 degrees 36 minutes 09 seconds East, along said west line, 200.00 feet; thence South 88 degrees 38 minutes 24 seconds East 1373.20 feet to the centerline of State Highway Number 84 NE; thence South 44 degrees 06 minutes 04 seconds West, along said centerline, 272.31 feet to the intersection with a line bearing South 88 degrees 38 minutes 24 seconds East from the point of beginning; thence North 88 degrees 38 minutes 24 seconds West 1189.23 feet to the point of beginning.

SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to State Highway Number 84 NE right of way.

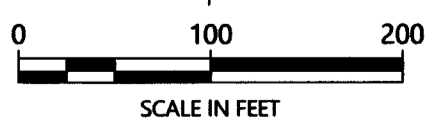
REMAINDER TRACT

That part of the Southeast Quarter of the Southwest Quarter and that part of Government Lot 7, both in Section 19, Township 140 North, Range 28 West, Cass County, Minnesota, lying westerly of State Highway Number 84 NE and also lying northerly of the following described line: COMMENCING at the northeast corner of Lot 1, Block One, WICKSTROMS HWY VIEW, according to the recorded plat thereof, said County; thence North 01 degrees 36 minutes 09 seconds East, assigned bearing, along the west line of said Southeast Quarter of the Southwest Quarter, 442.03 feet to the point of beginning of the line to be herein described; thence South 88 degrees 38 minutes 24 seconds East 1373.20 feet to the centerline of said State Highway Number 84 NE and said described line there terminating.

SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to State Highway Number 84 NE right of way.

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- DENOTES EXISTING LP TANK
- ⊗ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- ⊙ DENOTES EXISTING WELL
- DENOTES EXISTING UTILITY POLE
- DENOTES OVERHEAD ELECTRIC LINE
- ⊕ DENOTES WETLAND(S)



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

NOTES:

1. Zoning for subject tract = Shoreland Residential and Rural Residential 5.
2. Parcel ID for subject tract = 46-019-3400.
3. Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey. Wetlands on the Remainder Tract are drawn in from the National Wetland Inventory maps. The wetland delineation for Tract A dated September 2020, done by Patrick Reardon, Wetland Certificate No. 1295.
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.	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
9/28/2020
LIC. NO. 21367



CERTIFICATE OF SURVEY
Gina Theisen
239 County 49 NW
Pine River, MN 56474

JOB NO. 20-226
DATE: 09-28-2020

SHEET NO. 1 OF 1