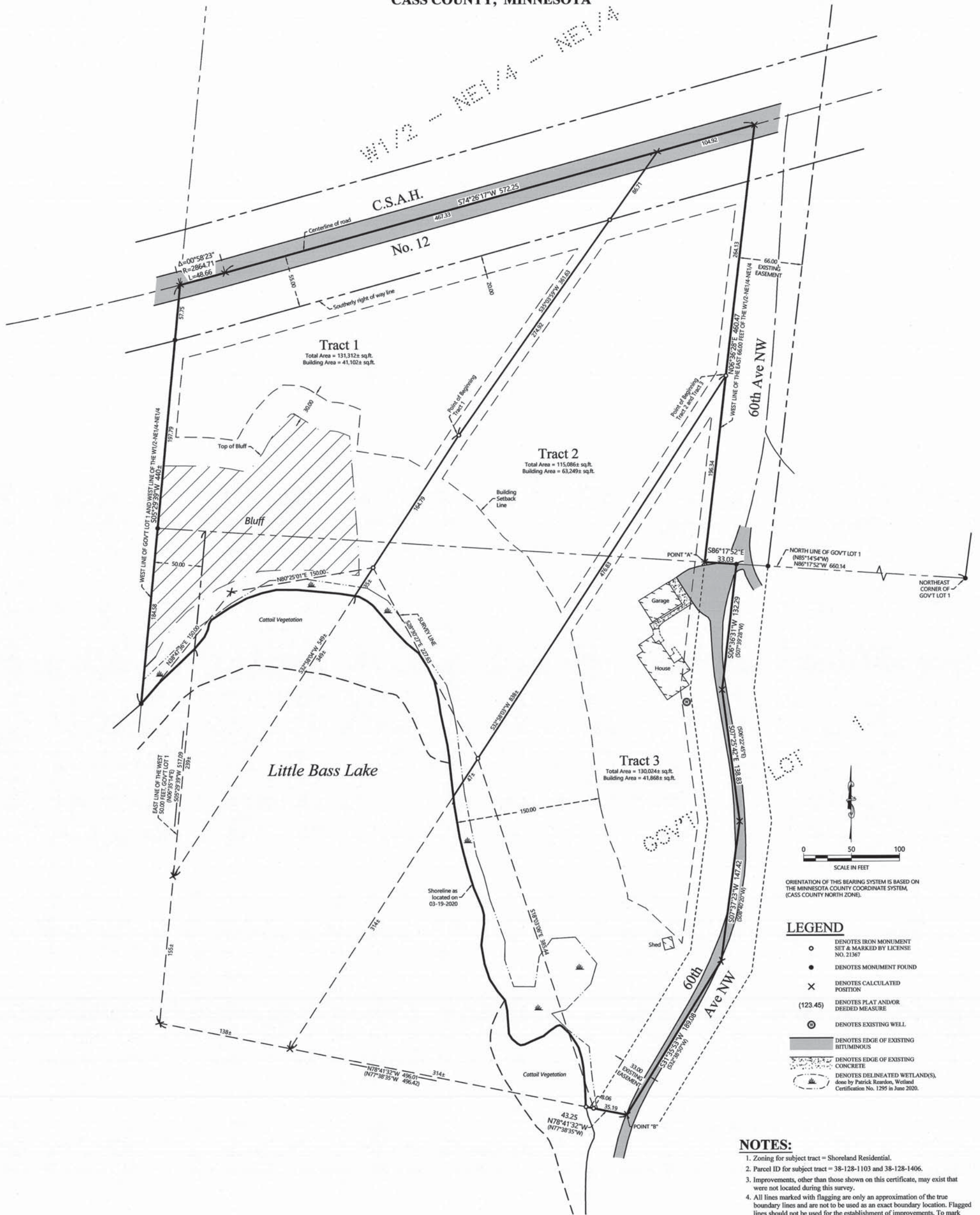


CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 1 AND PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER,
SECTION 28, TOWNSHIP 142 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA



- LEGEND**
- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
 - DENOTES MONUMENT FOUND
 - × DENOTES CALCULATED POSITION
 - (123.45) DENOTES PLAT AND/OR DEEDED MEASURE
 - ⊙ DENOTES EXISTING WELL
 - ▬ DENOTES EDGE OF EXISTING BITUMINOUS
 - ▬ DENOTES EDGE OF EXISTING CONCRETE
 - ▬ DENOTES DELINEATED WETLAND(S), done by Patrick Reardon, Wetland Certification No. 1295 in June 2020.

- NOTES:**
1. Zoning for subject tract = Shoreland Residential.
 2. Parcel ID for subject tract = 38-128-1103 and 38-128-1406.
 3. 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 (OHW).
 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.

JOB NO. 20-046
DATE: 09-30-2020
SHEET NO. 1 OF 2

CERTIFICATE OF SURVEY
KBF Partnership, Attn: Jon Berg & Kim Krueger
6392 Ponderosa Dr NW
Walker, MN 56484



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
TERRY L. FREEMAN LIC. NO. 21367

REVISIONS:			
NO.	DATE	DESCRIPTION	BY

CERTIFICATE OF SURVEY

**PART OF GOVERNMENT LOT 1 AND PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER,
SECTION 28, TOWNSHIP 142 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA**

EXISTING DESCRIPTION:

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**EXHIBIT "A"
LEGAL DESCRIPTION**

That part of Government Lot One (1), Section Twenty-eight (28), Township One Hundred Forty-two (142) North, Range Thirty-one (31) West, described as follows: Commencing at the Northeast corner of said Government Lot 1; thence on an assumed bearing of North 85 degrees 14 minutes 54 seconds West 660.14 feet along the North line of said Government Lot 1 to the point of beginning of the tract to be described; thence South 7 degrees 39 minutes 28 seconds West 132.29 feet; thence South 5 degrees 22 minutes 45 seconds East 138.83 feet; thence South 8 degrees 40 minutes 20 seconds West 147.42 feet; thence South 32 degrees 36 minutes 50 seconds West 189.08 feet; thence North 77 degrees 38 minutes 35 seconds West 496.42 feet to the East line of the West 50 feet of said Government Lot 1; thence North 6 degrees 35 minutes 14 seconds East 517.09 feet along the East line of the West 50 feet of said Government Lot 1 to the North line of said Government Lot 1; thence South 85 degrees 14 minutes 54 seconds East 553.94 feet along the North line of said Government Lot 1 to the point of beginning;

Subject to road easement over the Easterly 33 feet thereof;

Together with a road easement for ingress and egress over, under and across the East 66 feet of the West Half of the Northeast Quarter of the Northeast Quarter of said Section 28 lying South of C.S.A.H. No. 12.

Cass County, Minnesota

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**EXHIBIT "A"
LEGAL DESCRIPTION**

All that portion of the West Half of the Northeast Quarter of the Northeast Quarter (W $\frac{1}{2}$ of NE $\frac{1}{4}$ of NE $\frac{1}{4}$), Section Twenty-eight (28), Township One Hundred Forty-two (142), Range Thirty-one (31), which lies Southerly of the centerline of the highway now located and constructed across said premises; LESS the Easterly 66 feet thereof;

AND

The West 50 feet of that portion of Government Lot One (1), Section Twenty-eight (28), Township One Hundred Forty-two (142), Range Thirty-one (31), lying and being North of Bass Lake.

Cass County, Minnesota

PROPOSED DESCRIPTIONS:

TRACT 1

That part of Government Lot 1 and that part of the West Half of the Northeast Quarter of the Northeast Quarter, both in Section 28, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the northeast corner of said Government Lot 1; thence North 86 degrees 17 minutes 52 seconds West, assigned bearing, along the north line thereof 693.17 feet to the west line of the East 66.00 feet of said West Half of the Northeast Quarter of the Northeast Quarter; thence North 06 degrees 36 minutes 28 seconds East, along said west line, 460.47 feet to the centerline of County State Aid Highway Number 12; thence South 74 degrees 26 minutes 17 seconds West, along said centerline 104.92 feet; thence South 35 degrees 03 minutes 59 seconds West 361.63 feet to the Point of Beginning of the tract to be herein described; thence North 35 degrees 03 minutes 59 seconds East 361.63 feet to said centerline; thence South 74 degrees 26 minutes 17 seconds West, along said centerline 467.33 feet; thence southwesterly 48.66 feet, along said centerline and a tangential curve, concave to the northwest, having a radius of 2864.71 feet, and a central angle of 00 degrees 58 minutes 23 seconds, to the west line of said West Half of the Northeast Quarter of the Northeast Quarter; thence South 05 degrees 29 minutes 39 seconds West, along said west line of the West Half of the Northeast Quarter of the Northeast Quarter and the west line of said Government Lot 1, for a distance of 440 feet, more or less, to the shoreline of Little Bass Lake; thence northeasterly, along said shoreline to the intersection with the East line of the West 50.00 feet of said Government Lot 1; thence South 05 degrees 29 minutes 39 seconds West, along said west line, 239 feet, more or less, to the intersection with a line bearing South 32 degrees 58 minutes 04 seconds West from the point of beginning; thence North 32 degrees 58 minutes 04 seconds East 549 feet, more or less, to the point of beginning.

SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to County State Aid Highway Number 12 right of way.
SUBJECT to Little Bass Lake.

TRACT 2

That part of Government Lot 1 and that part of the West Half of the Northeast Quarter of the Northeast Quarter, both in Section 28, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the northeast corner of said Government Lot 1; thence North 86 degrees 17 minutes 52 seconds West, assigned bearing, along the north line thereof 693.17 feet to the west line of the East 66.00 feet of said West Half of the Northeast Quarter of the Northeast Quarter and a point hereinafter referred to as Point "A"; thence South 86 degrees 17 minutes 52 seconds East, along said north line, 33.03 feet; thence South 06 degrees 36 minutes 31 seconds West 132.29 feet; thence South 07 degrees 25 minutes 42 seconds East 138.83 feet; thence South 07 degrees 37 minutes 23 seconds West 147.42 feet; thence South 31 degrees 35 minutes 53 seconds West 189.08 feet to a point hereinafter referred to as Point "B"; And from said Point "A", thence North 06 degrees 36 minutes 28 seconds East, along said west line, 196.34 feet to the Point of Beginning of the tract to be herein described; thence continue North 06 degrees 36 minutes 28 seconds East, along said west line, 264.13 feet to the centerline of County State Aid Highway Number 12; thence South 74 degrees 26 minutes 17 seconds West, along said centerline 104.92 feet; thence South 35 degrees 03 minutes 59 seconds West 361.63 feet; thence South 32 degrees 58 minutes 04 seconds West 549 feet, more or less, to the intersection with the East line of the West 50.00 feet of said Government Lot 1; thence South 05 degrees 29 minutes 39 seconds West, along said west line, 155 feet, more or less, to the intersection with a line bearing North 78 degrees 41 minutes 32 seconds West from said Point "B"; thence South 78 degrees 41 minutes 32 seconds East 138 feet, more or less, to the intersection with a line bearing South 32 degrees 58 minutes 03 seconds West from the point of beginning; thence North 32 degrees 58 minutes 03 seconds East 838 feet, more or less, to the point of beginning.

SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to County State Aid Highway Number 12 right of way.
TOGETHER with a road easement for ingress and egress over, under and across the East 66.00 feet of said West Half of the Northeast Quarter of the Northeast Quarter, lying south of CSAH No. 12(per Doc. No. A000651016).

SUBJECT to Little Bass Lake.

TRACT 3

That part of Government Lot 1 and that part of the West Half of the Northeast Quarter of the Northeast Quarter, both in Section 28, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the northeast corner of said Government Lot 1; thence North 86 degrees 17 minutes 52 seconds West, assigned bearing, along the north line thereof 693.17 feet to the west line of the East 66.00 feet of said West Half of the Northeast Quarter of the Northeast Quarter; thence North 06 degrees 36 minutes 28 seconds East, along said west line, 196.34 feet to the Point of Beginning of the tract to be herein described; thence South 06 degrees 36 minutes 28 seconds West, along said west line, 196.34 feet to said north line; thence South 86 degrees 17 minutes 52 seconds East, along said north line, 33.03 feet; thence South 06 degrees 36 minutes 31 seconds West 132.29 feet; thence South 07 degrees 25 minutes 42 seconds East 138.83 feet; thence South 07 degrees 37 minutes 23 seconds West 147.42 feet; thence South 31 degrees 35 minutes 53 seconds West 189.08 feet; thence North 78 degrees 41 minutes 32 seconds West 357 feet, more or less, to the intersection with a line bearing South 32 degrees 58 minutes 03 seconds West from the point of beginning; thence North 32 degrees 58 minutes 03 seconds East 838 feet, more or less, to the point of beginning.

SUBJECT to easements, restrictions, and reservations of record.
TOGETHER with a road easement for ingress and egress over, under and across the East 66.00 feet of said West Half of the Northeast Quarter of the Northeast Quarter, lying south of CSAH No. 12(per Doc. No. A000651016).

SUBJECT to Little Bass Lake.

JOB NO. 20-046
DATE: 09-30-2020
SHEET NO. 2 OF 2

CERTIFICATE OF SURVEY
KBF Partnership, Attn: Jon Berg & Kim Krueger
6392 Ponderosa Dr NW
Walker, MN 56484



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
TERRY L. FREEMAN LIC. NO. 21367

REVISIONS:			
NO.	DATE	DESCRIPTION	BY