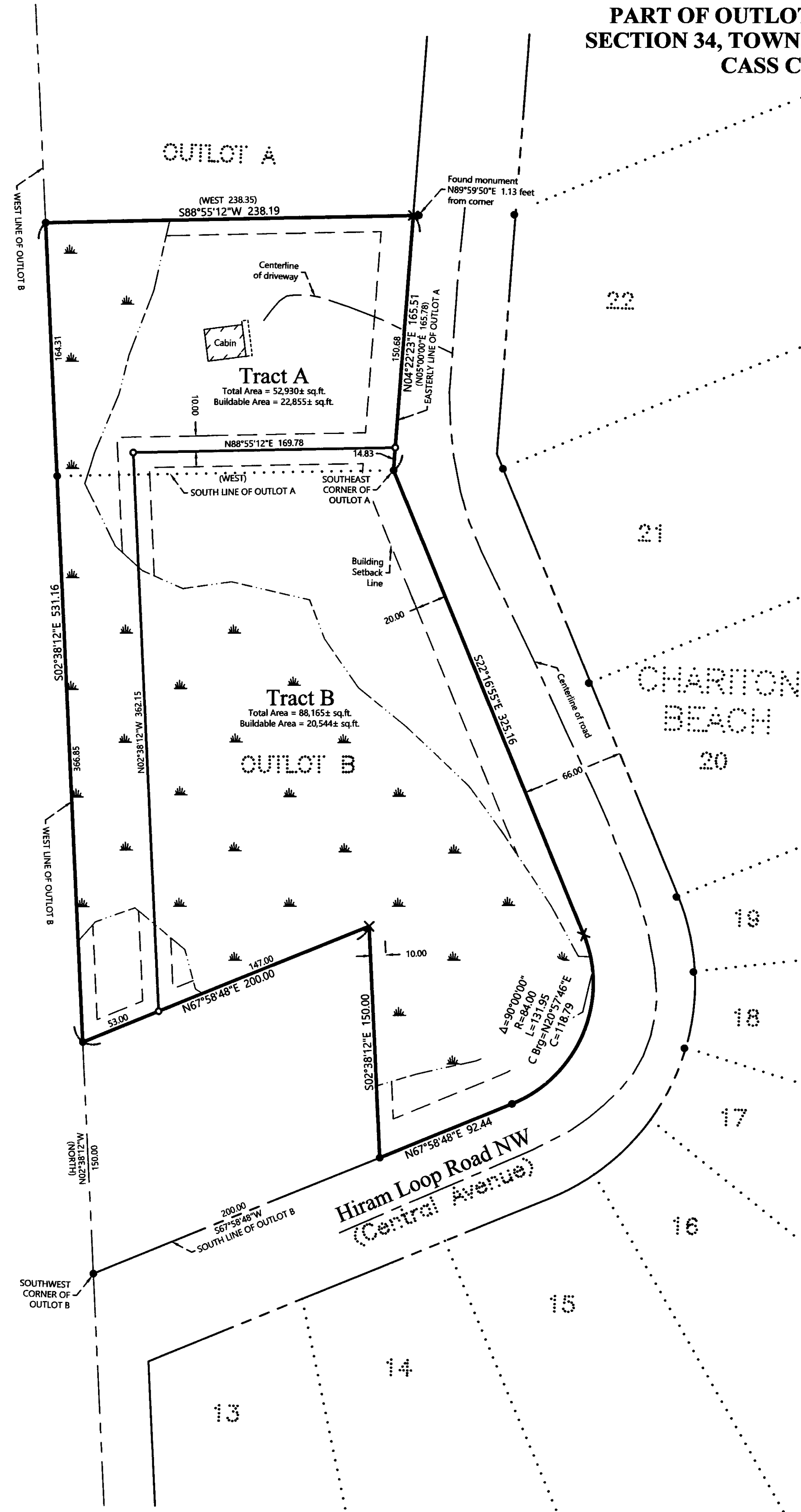


# CERTIFICATE OF SURVEY

PART OF OUTLOTS A AND B, CHARITON BEACH,  
SECTION 34, TOWNSHIP 141 NORTH, RANGE 31 WEST,  
CASS COUNTY, MINNESOTA



## EXISTING DESCRIPTION:

OBTAINED FROM THE CASS COUNTY RECORDERS OFFICE. (Doc. No. A000659490)

Exhibit 1

James M. Krotzman and Linda M. Krotzman, husband and wife, Grantees  
Stephen K. Erickson and Marilyn S. Erickson, husband and wife, Grantees

That part of Outlot A of the Plat of Chariton Beach, according to the plat thereof on file and of record in the office of the Register of Deeds of Cass County, Minnesota, lying south of the line to be described herein: Commencing at the Southeast corner of said Outlot A; thence North 5 degrees 00 minutes 00 seconds East assumed bearing along the easterly line thereof 165.78 feet to the point of beginning of the line to be herein described; thence on a bearing of West parallel to the South line of the said Outlot A, 238.35 feet to the West line of said Outlot A; and there terminating.

AND

All of Outlot B of the Plat of Chariton Beach, according to the plat thereof on file and of record in the office of the Register of Deeds of Cass County, Minnesota, EXCEPT that part thereof described as follows, to-wit: Starting at the Southwest corner of said Outlot B as the point of beginning, thence north on the west line of said Outlot B a distance of 150 feet; thence easterly parallel with the south line of said Outlot B a distance of 200 feet; thence south parallel with the west line of said Outlot B a distance of 150 feet to the south line of Outlot B; thence westerly on the south line of Outlot B to the point of beginning.

Subject to easements, restrictions and reservations of record, if any.

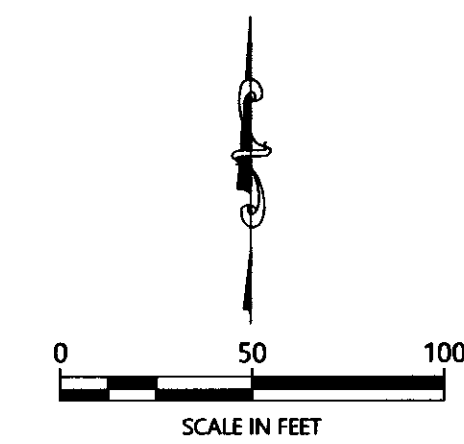
## PROPOSED DESCRIPTION:

### TRACT A

Those parts of Outlots A and B, according to the recorded plat of CHARITON BEACH, Cass County, Minnesota, described as follows: COMMENCING at the southwest corner of said Outlot B; thence North 02 degrees 38 minutes 12 seconds West, assigned bearing, along the west line of said Outlot B, 150.00 feet to the Point of Beginning of the tract to be herein described; thence North 67 degrees 58 minutes 48 seconds East 53.00 feet; thence North 02 degrees 38 minutes 12 seconds West 362.15 feet; thence North 88 degrees 55 minutes 12 seconds East 169.78 feet to the easterly line of said Outlot A; thence North 04 degrees 22 minutes 23 seconds East, along said easterly line, 150.68 feet; thence South 88 degrees 55 minutes 12 seconds West 238.19 feet to the west line of said Outlot A; thence South 02 degrees 38 minutes 12 seconds East, along said west line 531.16 feet to the point of beginning. SUBJECT to easements, restrictions, and reservations of record.

### TRACT B

Those parts of Outlots A and B, according to the recorded plat of CHARITON BEACH, Cass County, Minnesota, described as follows: COMMENCING at the southwest corner of said Outlot B; thence North 02 degrees 38 minutes 12 seconds West, assigned bearing, along the west line of said Outlot B, 150.00 feet; thence North 67 degrees 58 minutes 48 seconds East 200.00 feet to the Point of Beginning of the tract to be herein described; thence South 67 degrees 58 minutes 48 seconds West 147.00 feet; thence North 02 degrees 38 minutes 12 seconds West 362.15 feet; thence North 88 degrees 55 minutes 12 seconds East 169.78 feet to the easterly line of said Outlot A; thence southerly and southwesterly, along said easterly line of Outlot A and the easterly line of said Outlot B to the intersection with a line bearing South 02 degrees 38 minutes 12 seconds East from the point of beginning; thence North 02 degrees 38 minutes 12 seconds West 150.00 feet to the point of beginning. SUBJECT to easements, restrictions, and reservations of record.



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE WEST LINE OF OUTLOTS A AND B, CHARITON BEACH TO HAVE AN ASSIGNED BEARING OF N 04°39'14" W.

## LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- ▭ DENOTES WETLAND(S)

## NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 38-460-0263.
3. Improvements other than those shown on this certificate, may exist that were not located during this survey. The wetland delineation was done by Patrick Reardon, Wetland Certification No. 1295, in September 2020.
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	BY

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*  
TERRY L. FREEMAN  
LIC. NO. 21367



CERTIFICATE OF SURVEY  
Steve Erickson  
4895 Hiram Loop Rd  
Hackensack, MN 56452

JOB NO. 20-244  
DATE: 9-18-2020  
SHEET NO. 1 OF 1