

PROPOSED DESCRIPTIONS:

TRACT A
That part of Government Lot 14, Section 23, Township 141 North, Range 28 West, Cass County, Minnesota, described as follows: COMMENCING at the northwest corner of Lot 1, Block One, MANEE SHORES, according to the recorded plat thereof, said County; thence North 88 degrees 21 minutes 28 seconds West, assigned bearing, along the north line of LONE PINE ROAD, as dedicated in said plat, and also being the south line of said Government Lot 14, for a distance of 65.37 feet to the point of beginning of the tract to be herein described; thence North 40 degrees 48 minutes 03 seconds East 433.86 feet; thence South 81 degrees 35 minutes 44 seconds East 243 feet, more or less, to the shoreline of Long Lake; thence northerly along said shoreline to the intersection with the north line of said Government Lot 14; thence North 88 degrees 34 minutes 53 seconds West 670 feet, more or less, to the southwest corner of Lot 6, Block Two, GREEN ACRES, according to the recorded plat thereof, said County; thence continue North 88 degrees 34 minutes 53 seconds West, along said north line of Government Lot 14, a distance of 286.89 feet, to a point distant 916.37 feet from the U.S. Government Land Office Special Meander Corner on the west side of Long Lake; thence South 14 degrees 52 minutes 54 seconds West 325.78 feet; thence South 19 degrees 28 minutes 33 seconds West 375.43 feet to said south line; thence South 88 degrees 21 minutes 28 seconds East, along said south line, 589.56 feet to the point of beginning. SUBJECT to easements, restrictions, and reservations of record.

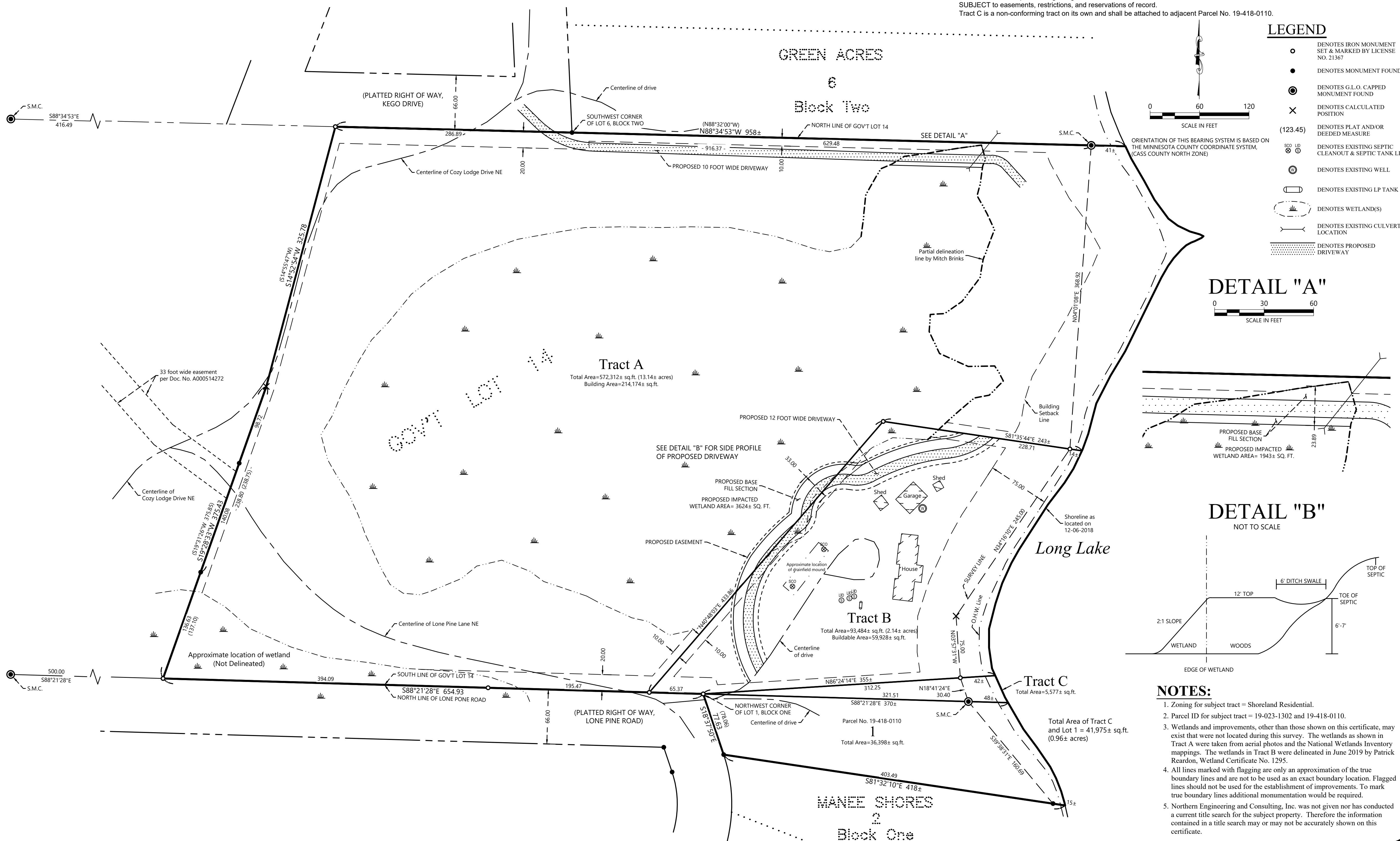
CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 14, SECTION 23, TOWNSHIP 141 NORTH, RANGE 28 WEST, CASS COUNTY, MINNESOTA

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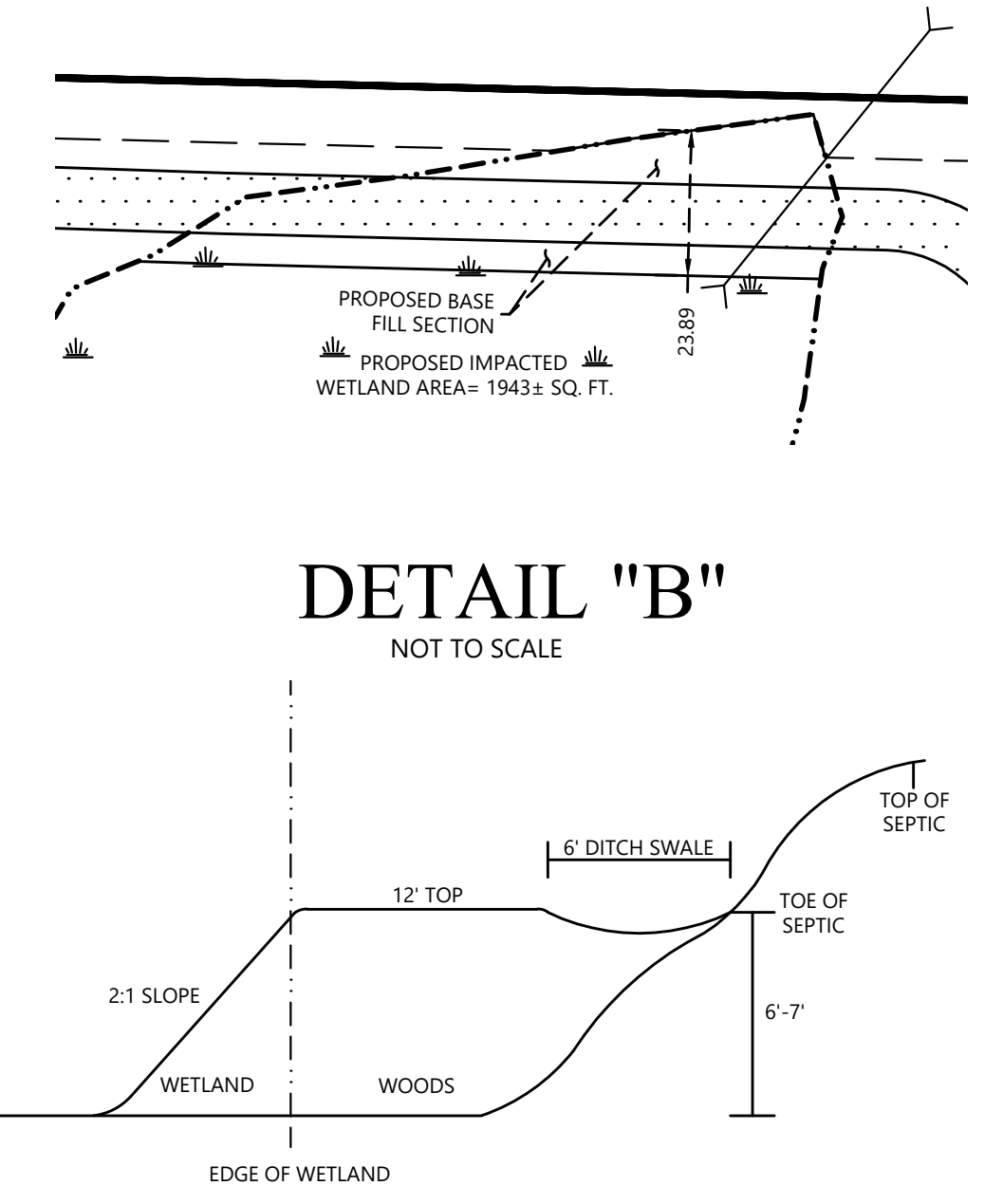
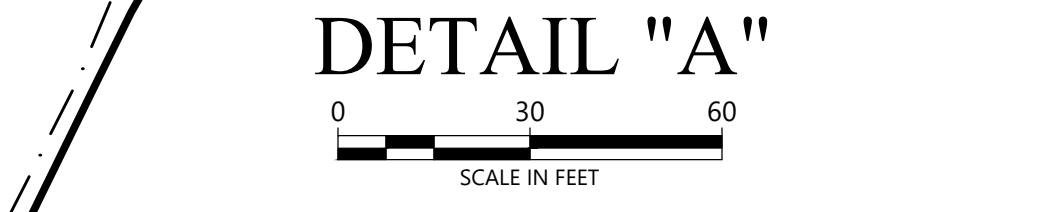
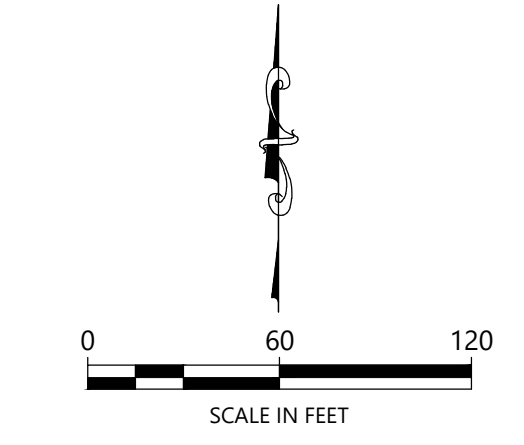
TRACT B
That part of Government Lot 14, Section 23, Township 141 North, Range 28 West, Cass County, Minnesota, described as follows: BEGINNING at the northwest corner of Lot 1, Block One, MANEE SHORES, according to the recorded plat thereof, said County; thence North 88 degrees 21 minutes 28 seconds West, assigned bearing, along the north line of LONE PINE ROAD, as dedicated in said plat, and also being the south line of said Government Lot 14, for a distance of 65.37 feet; thence North 40 degrees 48 minutes 03 seconds East 433.86 feet; thence South 81 degrees 35 minutes 44 seconds East 243 feet, more or less, to the shoreline of Long Lake; thence southerly along said shoreline to the intersection with a line bearing North 86 degrees 24 minutes 14 seconds East from the point of beginning; thence South 86 degrees 24 minutes 14 seconds West 355 feet, more or less, to the point of beginning. SUBJECT to easements, restrictions, and reservations of record.

TRACT C
That part of Government Lot 14, Section 23, Township 141 North, Range 28 West, Cass County, Minnesota, described as follows: BEGINNING at the northwest corner of Lot 1, Block One, MANEE SHORES, according to the recorded plat thereof, said County; thence South 88 degrees 21 minutes 28 seconds East, assigned bearing, along the north line of said Lot 1, also being the south line of said Government Lot 14, for a distance of 370 feet, more or less, to the shoreline of Long Lake; thence northerly along said shoreline to the intersection with a line bearing North 86 degrees 24 minutes 14 seconds East from the point of beginning; thence South 86 degrees 24 minutes 14 seconds West 355 feet, more or less, to the point of beginning. SUBJECT to easements, restrictions, and reservations of record. Tract C is a non-conforming tract on its own and shall be attached to adjacent Parcel No. 19-418-0110.



LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- ⊙ DENOTES G.L.O. CAPPED MONUMENT FOUND
- × DENOTES CALCULATED POSITION (123.45)
- ⊗ DENOTES PLAT AND/OR DEEDED MEASURE
- ⊗ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- ⊗ DENOTES EXISTING WELL
- ⊗ DENOTES EXISTING LP TANK
- ⊗ DENOTES WETLAND(S)
- ⊗ DENOTES EXISTING CULVERT LOCATION
- ⊗ DENOTES PROPOSED DRIVEWAY



- NOTES:**
- Zoning for subject tract = Shoreland Residential.
 - Parcel ID for subject tract = 19-023-1302 and 19-418-0110.
 - Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey. The wetlands as shown in Tract A were taken from aerial photos and the National Wetlands Inventory mappings. The wetlands in Tract B were delineated in June 2019 by Patrick Reardon, Wetland Certificate No. 1295.
 - 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.
 - 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
1	06-24-2019	Added delineated wetlands in Tract B	WAG
2	09-10-2020	Added culverts adjusted wetland in Tract A	WAG
3	10-13-2020	Partial delineation, adjusted area on Tract A	GAV
4	01-02-2021	Proposed driveway and wetland impact	GAV

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
LIC. NO. 21367



CERTIFICATE OF SURVEY
Paul Elliott
343 Ravens Court
Lino Lakes, MN 55014

JOB NO. 18-313
DATE: 04-25-2019

SHEET NO.
1 OF 1