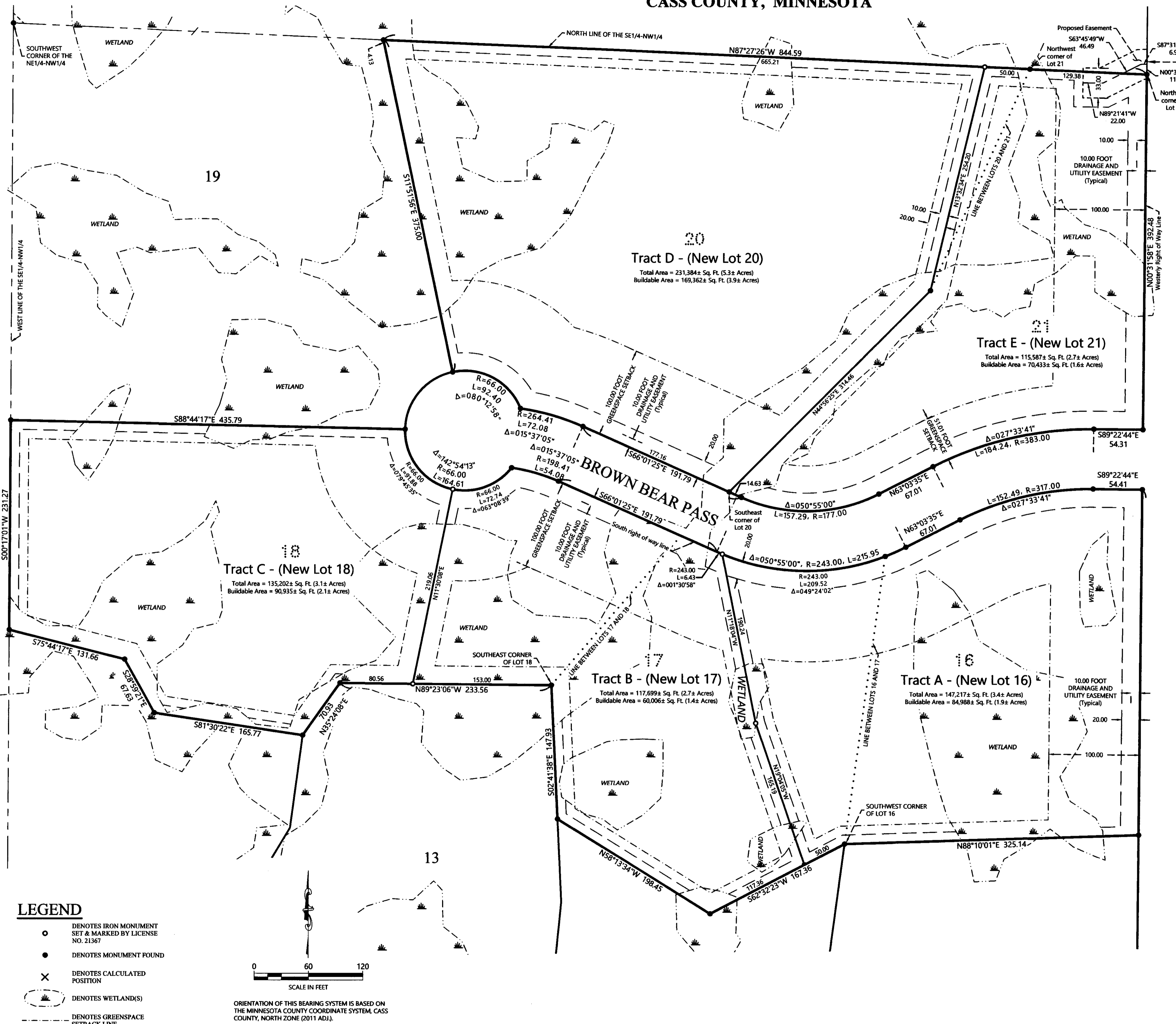


CERTIFICATE OF SURVEY

LOTS 16,17,18,20, AND 21, BLOCK 1, SPORTSMANS QUARTERS,
SECTION 32, TOWNSHIP 142 NORTH, RANGE 30 WEST,
CASS COUNTY, MINNESOTA



LEGEND

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

0 60 120
SCALE IN FEET

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

PROPOSED DESCRIPTION:

TRACT A
Lot 16, Block 1, SPORTSMANS QUARTERS, according to the recorded plat thereof, Cass County, Minnesota and that part of Lot 17, said Block 1, lying easterly of the following described line: COMMENCING at the southwest corner of said Lot 16, thence South 62 degrees 32 minutes 23 seconds West, assigned bearing, along the south line of said Lot 17, for a distance of 50.00 feet to the Point of Beginning of the line to be herein described; thence North 19 degrees 04 minutes 05 seconds West 165.19 feet; thence North 11 degrees 18 minutes 04 seconds West 190.24 feet, to the south right of way line of Brown Bear Pass, as dedicated in said Plat and described line there terminating. SUBJECT to easements, restrictions, and reservations of record.

TRACT B
That part of Lot 17, Block 1, SPORTSMANS QUARTERS, according to the recorded plat thereof, Cass County, Minnesota, lying westerly of the following described line: COMMENCING at the southwest corner of Lot 16 said Block 1; thence South 62 degrees 32 minutes 23 seconds West, assigned bearing, along the south line of said Lot 17, for a distance of 50.00 feet to the Point of Beginning of the line to be herein described; thence North 19 degrees 04 minutes 05 seconds West 165.19 feet; thence North 11 degrees 18 minutes 04 seconds West 190.24 feet, to the south right of way line of Brown Bear Pass, as dedicated in said Plat and described line there terminating. SUBJECT to easements, restrictions, and reservations of record.

TRACT C
That part of Lot 18, Block 1, SPORTSMANS QUARTERS, according to the recorded plat thereof, Cass County, Minnesota, lying easterly of the following described line: COMMENCING at the southeast corner of said Lot 18; thence North 89 degrees 23 minutes 06 seconds West, assigned bearing, along the south line of said Lot 18, for a distance of 153.00 feet to the Point of Beginning of the line to be herein described; thence North 11 degrees 30 minutes 08 seconds East 219.06 feet, to the south right of way line of Brown Bear Pass, as dedicated in said Plat and described line there terminating. SUBJECT to easements, restrictions, and reservations of record.

TRACT D
That part of Lot 20, Block 1, SPORTSMANS QUARTERS, according to the recorded plat thereof, Cass County, Minnesota, lying westerly of the following described line: COMMENCING at the southeast corner of said Lot 20; thence North 44 degrees 56 minutes 25 seconds East, assigned bearing, along the easterly line of said Lot 20, for a distance of 314.46 feet to the Point of Beginning of the line to be herein described; thence North 13 degrees 32 minutes 34 seconds East 254.20 feet, to the north line of said Lot 20 and described line there terminating. SUBJECT to easements, restrictions, and reservations of record.

TRACT E
Lot 21, Block 1, SPORTSMANS QUARTERS, according to the recorded plat thereof, Cass County, Minnesota and that part of Lot 20, said Block 1, lying easterly of the following described line: COMMENCING at the southeast corner of said Lot 20; thence North 44 degrees 56 minutes 25 seconds East, assigned bearing, along the line common to said Lots 20 and 21, for a distance of 314.46 feet to the Point of Beginning of the line to be herein described; thence North 13 degrees 32 minutes 34 seconds East 254.20 feet, to the north line of said Lot 20 and described line there terminating. SUBJECT to and TOGETHER with (see PROPOSED EASEMENT). SUBJECT to easements, restrictions, and reservations of record.

PROPOSED EASEMENT
A 33.00 foot wide easement for ingress and egress purposes over, under, and across that part of the Northeast Quarter of the Northwest Quarter, Section 32, Township 142 North, Range 30 West, Cass County Minnesota, and that part of Lot 21, Block 1, SPORTSMANS QUARTERS, according to the recorded plat thereof, said County, the centerline described as follows: COMMENCING at the northeast corner of said Lot 21; thence North 00 degrees 31 minutes 58 seconds East, assigned bearing, along the westerly right of way line of Onigum Road NW 11.34 feet to the Point of Beginning of the centerline herein described; thence South 87 degrees 31 minutes 51 seconds West 6.98 feet; thence South 63 degrees 45 minutes 49 seconds West 46.49 feet; thence North 89 degrees 21 minutes 41 seconds West 22.00 feet and said centerline there terminating. The sidelines of said easement shall be prolonged or shortened to terminate on said westerly right of way line.

NOTES:

1. Zoning for subject tract = Rural Residential 2.5, (RR-2.5).
2. Parcel ID for subject tract = 45-540-0132, 45-540-0134, 45-540-0136, 45-540-0140, and 45-540-0142.
3. Improvements other than those shown on this certificate, may exist that were not located during this survey. The delineated wetlands as shown were taken from the recorded plat of SPORTSMANS QUARTERS.
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. Plugged lines should not be used for the establishment of improvements. To mark true boundary lines additional monumentation would be required.
5. Greenspace areas per covenants and restrictions to be created by Rick Schaefer.
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.	01-28-2021	REVISE EASEMENTS
2.	02-12-2021	REVISE EASEMENTS 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
 LIC. NO. 21367



CERTIFICATE OF SURVEY
 RICK SCHAEFER
 PO BOX 39
 WALKER, MN 56484

JOB NO. 13-104
 DATE: 01-14-2021
 SHEET NO. 1 OF 1