BAD AXE LAND SURVEYING

29191 Joliet Drive, Park Rapids, MN 56470 (218) 255-5745

SECTION 16, TOWNSHIP 140, RANGE 31,
CASS COUNTY, MINNESOTA

SURVEY FOR: JIM and PAT RIPKEN
RIPKEN TEN MILE PARTNERS LLP

PARCEL A (TO BE ATTACHED TO PID 16-016-1304):

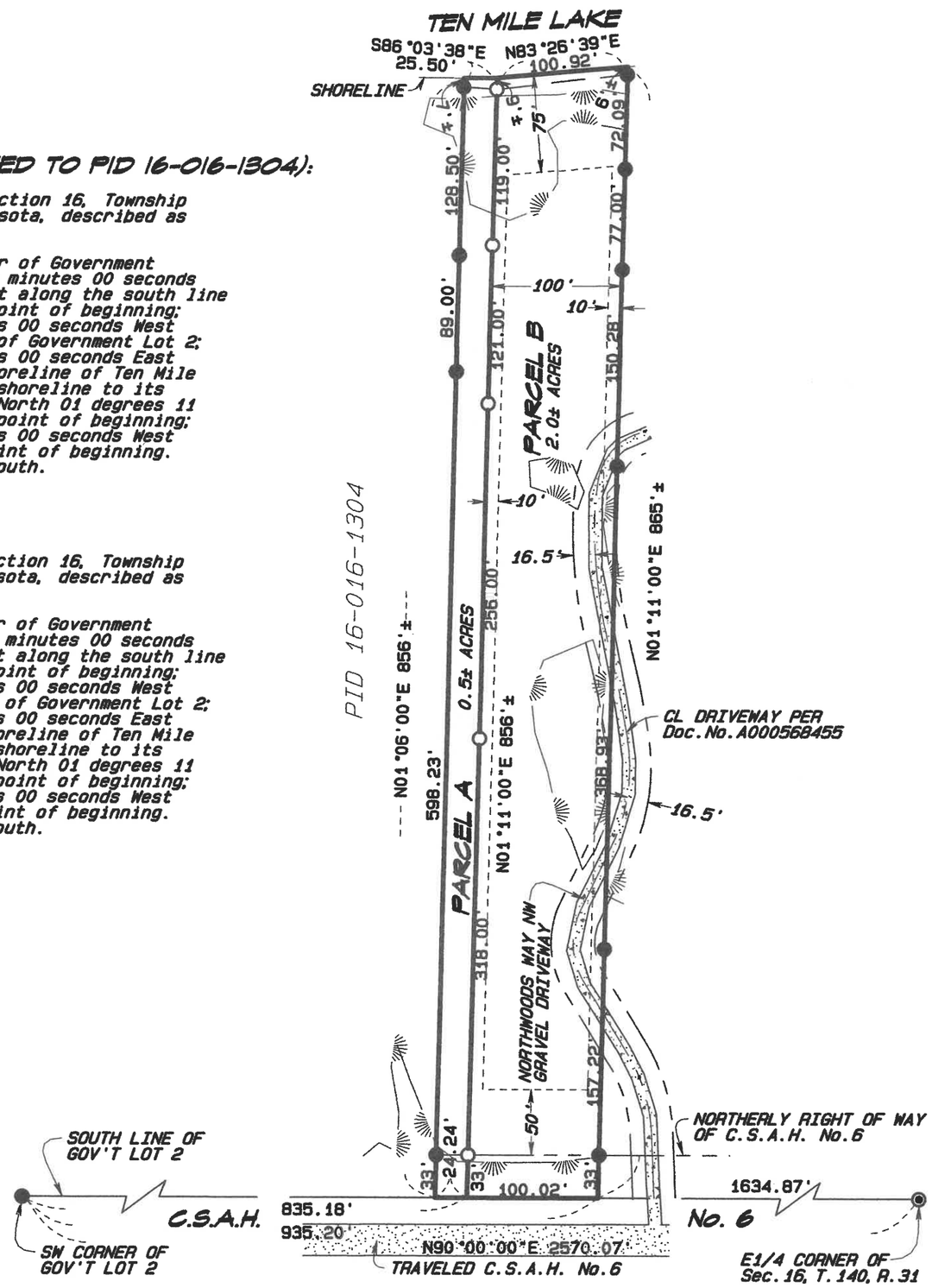
That part of Government Lot 2, Section 16, Township 140, Range 31, Cass County, Minnesota, described as follows:

Commencing at the southwest corner of Government Lot 2; thence North 90 degrees 00 minutes 00 seconds East, assumed bearing, 835.18 feet along the south line of said Government Lot 2 to the point of beginning; thence South 90 degrees 00 minutes 00 seconds West 24.24 feet along said south line of Government Lot 2; thence North 01 degrees 06 minutes 00 seconds East 856 feet, more or less, to the shoreline of Ten Mile Lake; thence easterly along said shoreline to its intersection with a line bearing North 01 degrees 11 minutes 00 seconds East from the point of beginning; thence South 01 degrees 11 minutes 00 seconds West 856 feet, more or less, to the point of beginning. Subject to C.S.A.H. No.6 on the south.

PARCEL B:

That part of Government Lot 2, Section 16, Township 140, Range 31, Cass County, Minnesota, described as follows:

Commencing at the southwest corner of Government Lot 2; thence North 90 degrees 00 minutes 00 seconds East, assumed bearing, 935.20 feet along the south line of said Government Lot 2 to the point of beginning; thence South 90 degrees 00 minutes 00 seconds West 100.02 feet along said south line of Government Lot 2; thence North 01 degrees 11 minutes 00 seconds East 856 feet, more or less, to the shoreline of Ten Mile Lake; thence easterly along said shoreline to its intersection with a line bearing North 01 degrees 11 minutes 00 seconds East from the point of beginning; thence South 01 degrees 11 minutes 00 seconds West 865 feet, more or less, to the point of beginning. Subject to C.S.A.H. No.6 on the south.



PARCEL B

TOTAL AREA: 2.0±ACRES

BUILDABLE AREA: 0.98 ACRES
(42,456 sq.ft.)

GRAPHIC SCALE 1"=100'

0 100 200 300

- FOUND IRON MONUMENT
- FOUND CAST IRON MONUMENT
- SET 1/2 INCH IRON PIPE CAPPED "FESTLER 22702"
- WETLAND

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Kevin Festler	22702	Rev. August 23, 2021 August 21, 2021	BA 2021-002	-
	Reg. No.	Date	Job No.	Book No.