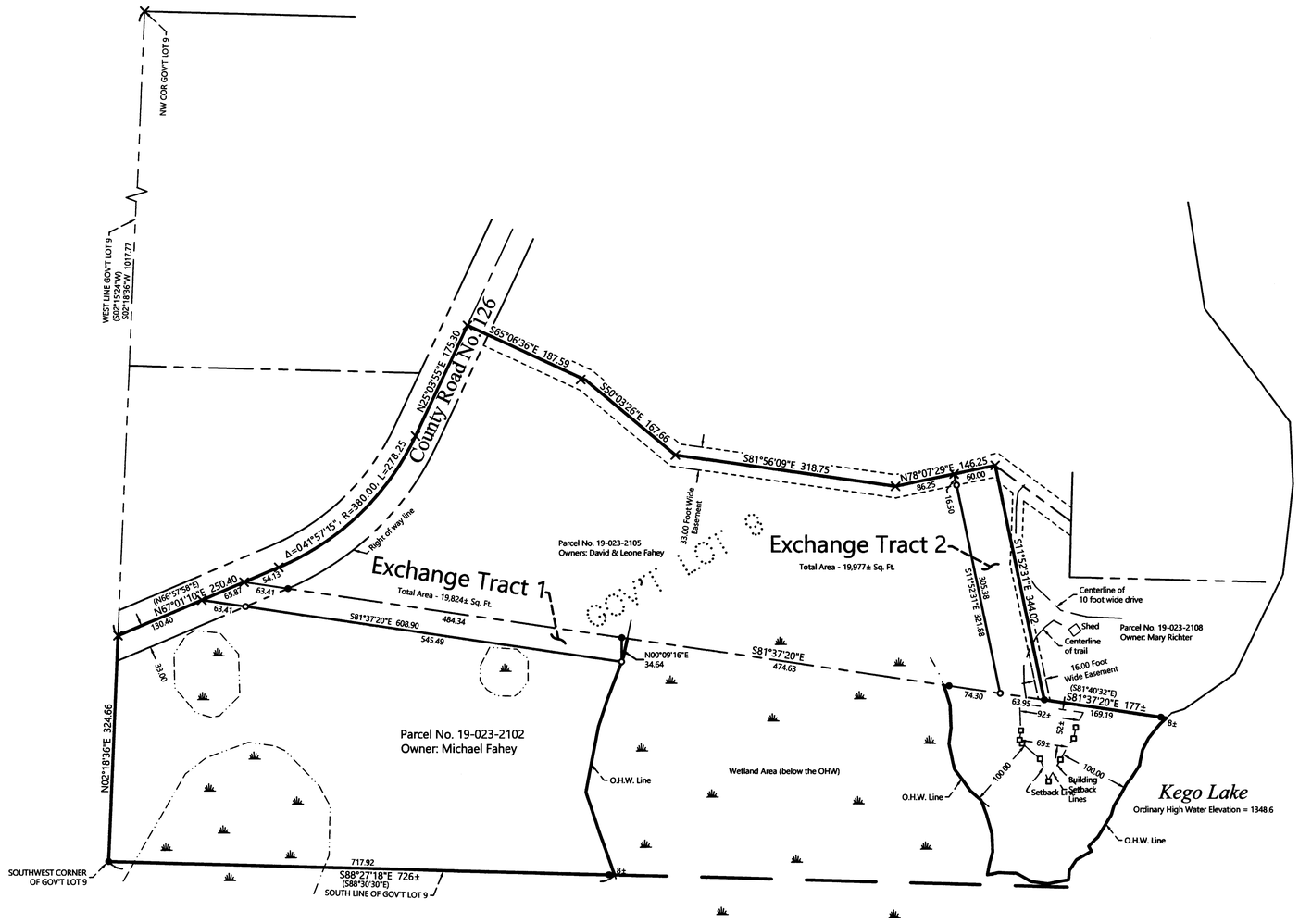
CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 9,
SECTION 23, TOWNSHIP 141 NORTH, RANGE 28 WEST,
CASS COUNTY, MINNESOTA



PROPOSED DESCRIPTION:

Exchange Tract 1
That part of Government Lot 9, Section 23, Township 141 North, Range 28 West, Cass County, Minnesota described as follows: COMMENCING at the northwest corner of said Government Lot 9; thence South 02 degrees 18 minutes 36 seconds West, assigned bearing, along the west line thereof, 1017.77 feet; thence North 67 degrees 01 minutes 10 seconds East 196.27 feet to the Point of Beginning of the tract to be herein described; thence South 67 degrees 01 minutes 10 seconds West 65.87 feet; thence South 81 degrees 37 minutes 20 seconds East 608.90 feet; thence North 00 degrees 09 minutes 16 seconds East 34.64 feet, to the intersection with a line that bears South 81 degrees 37 minutes 20 seconds East from the point of beginning; thence North 81 degrees 37 minutes 20 seconds West 547.75 feet to the point of beginning.
SUBJECT tract is non-conforming on it's own and must be attached to an adjoining tract.
SUBJECT to County Road No. 126.
SUBJECT to easements, restrictions, and reservations of record.

Exchange Tract 2
That part of Government Lot 9, Section 23, Township 141 North, Range 28 West, Cass County, Minnesota described as follows: COMMENCING at the northwest corner of said Government Lot 9; thence South 02 degrees 18 minutes 36 seconds West, assigned bearing, along the west line thereof, 1017.77 feet; thence North 67 degrees 01 minutes 10 seconds East 250.40 feet; thence northeasterly 278.25 feet along a tangential curve, concave to the northwest, having a radius of 380.00 feet and a central angle of 41 degrees 57 minutes 15 seconds; thence North 25 degrees 03 minutes 55 seconds East 175.30 feet; thence South 65 degrees 06 minutes 36 seconds East 187.59 feet; thence South 50 degrees 03 minutes 26 seconds East 167.66 feet; thence South 81 degrees 56 minutes 09 seconds East 318.75 feet; thence North 78 degrees 07 minutes 29 seconds East 86.25 feet to the Point of Beginning of the tract to be herein described; thence South 11 degrees 52 minutes 31 seconds East 321.88 feet; thence South 81 degrees 37 minutes 20 seconds East 63.95 feet; thence North 11 degrees 52 minutes 31 seconds West 344.02 feet to the intersection with a line that bears North 78 degrees 07 minutes 29 seconds East from the point of beginning; thence South 78 degrees 07 minutes 29 seconds West 60.00 feet to the point of beginning.
SUBJECT tract is non-conforming on it's own and must be attached to an adjoining tract.
SUBJECT to easements, restrictions, and reservations of record.

0 100 200
SCALE IN FEET

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

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES SET LATH
- DENOTES MONUMENT FOUND
- DENOTES CALCULATED POSITION
- (N01°23'45"E) DENOTES DEEDED BEARING
- DENOTES WETLAND(S), not delineated

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 19-023-2102 & 19-023-2105.
3. No improvements or topography information have been surveyed or shown on this certificate. Wetland information as shown has been taken from the National Wetland Inventory mappings. No wetlands have been delineated.
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.

NO	DATE	DESCRIPTION	BY
1	8/24/21	Exchange Tracts	TLF

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.

8/24/21

TERRY L FREEMAN — LIC. NO. 21367

NORTHERN ENGINEERING CONSULTING, INC.
P.O. Box 252, Walker, MN, 56484
Phone: 218-547-1296, Fax: 218-547-2272
web: www.ancsa.com

CERTIFICATE OF SURVEY
Nick Fahey
1653 Wellesley Ave
Saint Paul, MN 55101

JOB NO. 16-191
DATE: 11-16-2016

SHEET NO.
1 OF 1