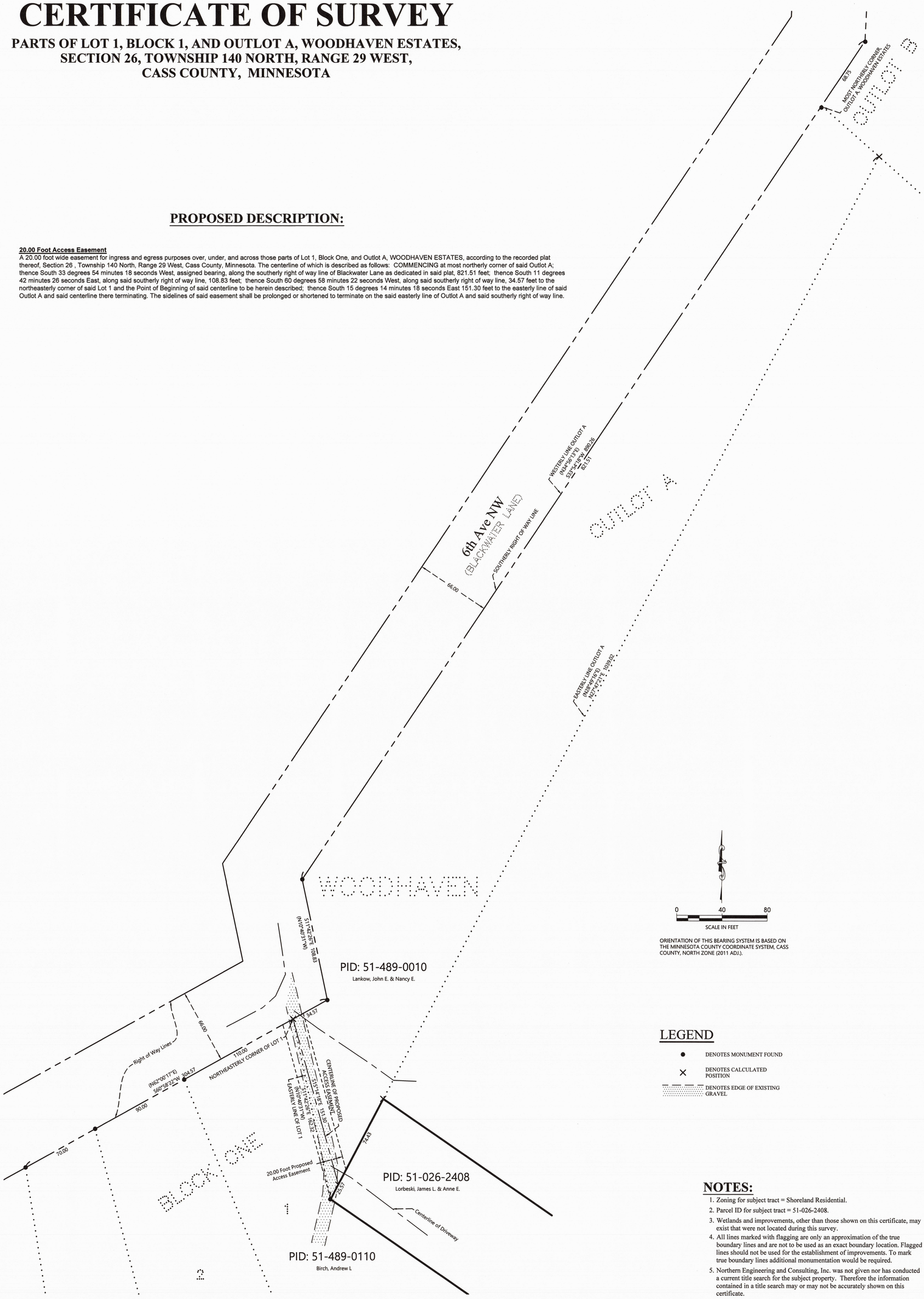
CERTIFICATE OF SURVEY

**PARTS OF LOT 1, BLOCK 1, AND OUTLOT A, WOODHAVEN ESTATES,
SECTION 26, TOWNSHIP 140 NORTH, RANGE 29 WEST,
CASS COUNTY, MINNESOTA**

PROPOSED DESCRIPTION:

20.00 Foot Access Easement
A 20.00 foot wide easement for ingress and egress purposes over, under, and across those parts of Lot 1, Block One, and Outlot A, WOODHAVEN ESTATES, according to the recorded plat thereof, Section 26 , Township 140 North, Range 29 West, Cass County, Minnesota. The centerline of which is described as follows: COMMENCING at most northerly corner of said Outlot A; thence South 33 degrees 54 minutes 18 seconds West, assigned bearing, along the southerly right of way line of Blackwater Lane as dedicated in said plat, 821.51 feet; thence South 11 degrees 42 minutes 26 seconds East, along said southerly right of way line, 108.83 feet; thence South 60 degrees 58 minutes 22 seconds West, along said southerly right of way line, 34.57 feet to the northeasterly corner of said Lot 1 and the Point of Beginning of said centerline to be herein described; thence South 15 degrees 14 minutes 18 seconds East 151.30 feet to the easterly line of said Outlot A and said centerline there terminating. The sidelines of said easement shall be prolonged or shortened to terminate on the said easterly line of Outlot A and said southerly right of way line.



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

LEGEND

- ● DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- DENOTES EDGE OF EXISTING GRAVEL

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 51-026-2408.
3. Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey.
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.

SHEET NO. 1 OF 1
JOB NO. 22-163
DATE: 8-16-2022

CERTIFICATE OF SURVEY
Jim Lorbeski
3054 6th Ave. NW
Hackensack, MN 56452

NORTHERN ENGINEERING & CONSULTING, INC.
P.O. Box 292, Walker, MN, 56484
Phone: 218-547-1296
web: www.neciusa.com

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.

8/16/22
TERRY L. FREEMAN — LIC. NO. 21367

REVISIONS:			
NO.	DATE	DESCRIPTION	BY