

CERTIFICATE OF SURVEY

SECTION 19, TOWNSHIP 143 NORTH, RANGE 30 WEST
CASS COUNTY, MINNESOTA

LEGAL DESCRIPTIONS:

EXISTING:
Government Lot 2, Section 19, Township 143 North, Range 30 West of the 5th Principal Meridian.

PROPOSED:

Parcel A: That part of Government Lot 2, Section 19, Township 143 North, Range 30 West of the 5th Principal Meridian, lying easterly of the west 860.00 feet thereof and also lying northeasterly of a line described as follows:

Commencing at the northwest corner of said Government Lot 2; thence North 88° 53' 21" East, bearing assumed, along the north line of said Government Lot 2, a distance of 860.05 feet; thence South 00° 31' 05" East a distance of 751.34 feet to the point of beginning of the line to be described; thence South 56° 01' 52" East to the intersection with the shoreline of Leech Lake and said line there terminating. Subject to easement, restrictions, and reservations of record.

Parcel B: That part of Government Lot 2, Section 19, Township 143 North, Range 30 West of the 5th Principal Meridian, lying easterly of the west 860.00 feet thereof and also lying southwesterly of a line described as follows:

Commencing at the northwest corner of said Government Lot 2; thence North 88° 53' 21" East, bearing assumed, along the north line of said Government Lot 2, a distance of 860.05 feet; thence South 00° 31' 05" East a distance of 751.34 feet to the point of beginning of the line to be described; thence South 56° 01' 52" East to the intersection with the shoreline of Leech Lake and said line there terminating. Subject to easement, restrictions, and reservations of record.

Remainder Parcel: The West 860.00 feet of Government Lot 2, Section 19, Township 143 North, Range 30 West of the 5th Principal Meridian.

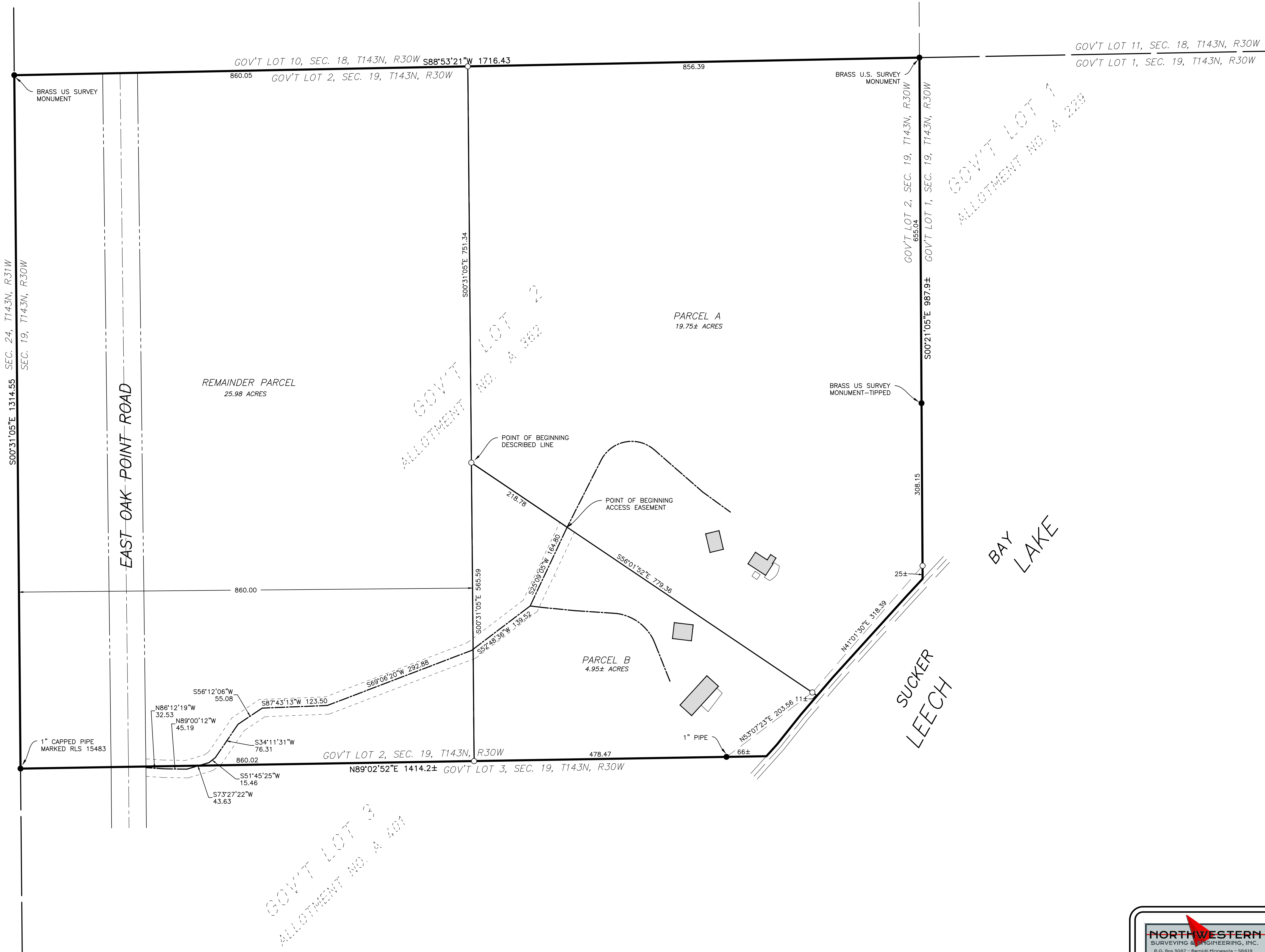
ROAD EASEMENT DESCRIPTION:

A 33.00 foot easement for ingress, egress and utility purposes over, under and across the following described property:

Government Lots 2 and 3, Section 19, Township 143 North, Range 30 West of the Fifth Principal Meridian. The center line of said easement is described as follows:

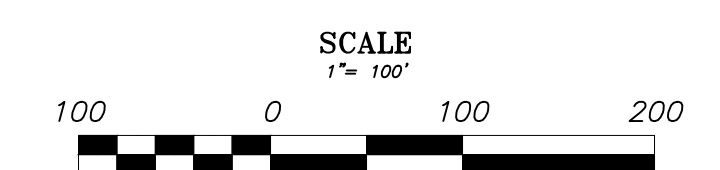
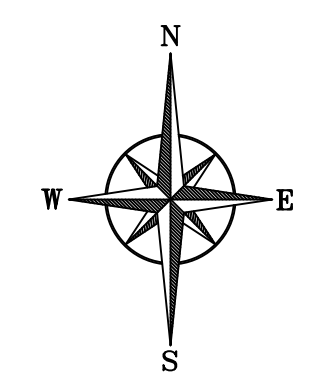
Commencing at the northwest corner of said Government Lot 2; thence North 88° 53' 21" East, assumed bearing, along the north line of said Government Lot 2 a distance of 860.05 feet; thence South 00° 31' 05" East a distance of 751.34 feet; thence South 56° 01' 52" East a distance of 218.78 feet to the point of beginning of the centerline to be described; thence South 25° 09' 05" West a distance of 164.80 feet; thence South 52° 48' 36" West a distance of 139.52 feet; thence South 69° 06' 20" West a distance of 292.88 feet; thence South 87° 43' 13" West a distance of 123.50 feet; thence South 56° 12' 06" West a distance of 55.08 feet; thence South 34° 11' 31" West a distance of 76.31 feet; thence South 51° 45' 25" a distance of 15.46 feet; thence South 73° 27' 22" West a distance of 43.63 feet; thence North 89° 00' 12" West a distance of 45.19 feet; thence North 86° 12' 19" West a distance of 32.53 feet to the easterly right-of-way line of East Oak Point Road and said center line there terminating.

The sidelines of said easement are to be prolonged or shortened to terminate at the easterly right-of-way line of East Oak Point Road.



LEGEND

- IRON MONUMENT FOUND
- IRON MONUMENT SET WITH CAP NO. 52591
- PROPERTY BOUNDARY
- PROPOSED LOT LINES
- PROPERTY LINES
- SETBACK LINES
- - - EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- SIXTEENTH-LINE
- QUARTER-LINE
- SECTION-LINE
- TOWNSHIP-LINE
- FENCE
- CHAINLINK FENCE
- WOOD FENCE
- TREELINE
- SURVEY LINE
- SHORELINE
- EXISTING BITUMINOUS SURFACE
- EXISTING GRAVEL SURFACE
- EXISTING CONCRETE SURFACE
- EXISTING BUILDING



BEARINGS ARE BASED ON NAD83(96)
CASS COUNTY COORDINATE SYSTEM NORTH ZONE

GOV'T LOT 2
ALLOTMENT NO. A 382

GOV'T LOT 1
ALLOTMENT NO. A 229

GOV'T LOT 3
ALLOTMENT NO. A 401

<p>NORTHWESTERN SURVEYING & ENGINEERING, INC. P.O. Box 3067 - Bemidji, Minnesota - 56619</p>	<p>NEIL PETERSON GOVLOT 2 SEC 19-T143N-R30W CASS COUNTY, MN</p>	<p>JOB#: 23019 DRAWN BY: MAS FILENAME: 23019 NEIL PETERSON.DWG REV# DESCRIPTION DATE</p>	<p>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.</p> <p><i>Michael A. Stang</i> MICHAEL A. STANG (LIC. NO. 52591) 3/13/2023 DATE:</p>
	<p>DATE: 3/13/2023</p>		