

**EXISTING LEGAL DESCRIPTION (PER DOC. NO. A00055978)**

All that part of Lot 4, Sec 5-140-27 described as follows: Commencing at the SW corner of Lot 4, said Section, and thence running North along the Section line a distance of 310 ft to a point, the point of beginning of the premises to be conveyed herein; thence continuing North along said section line a distance of 40 ft to a point; thence East and Southeast to a point on the shore of Lake Inguadona, established as follows: Such point shall be measured from a point on the shoreline of Lake Inguadona which is 450 ft North from the SW corner of said Lot 4, measured along the West line thereof; thence running East at right angles to said West line of said Lot 4 to the shoreline of Lake Inguadona, and thence running in a Southwesterly direction along said shoreline a distance of 295 ft to such point; running thence in a Southwesterly or Southerly direction a distance of 55 ft; thence running Northwesterly or Westerly to the point of beginning.

Subject to mineral reservations and the easement of the public road along the West line thereof.

**PROPOSED LEGAL DESCRIPTION**

That part of Government Lot 4, Section 5, Township 140 North, Range 27 West, Cass County, Minnesota lying southerly of the following described line:

COMMENCING at the West Quarter Corner of said Section 5; thence North 00 degrees 13 minutes 22 seconds East, assumed bearing, along the west line thereof, a distance of 154.00 feet to a point 348.66 feet north of the Southwest corner of said Government Lot 4; thence continue North 00 degrees 13 minutes 22 seconds East, along said west line, a distance of 30.67 feet to the Point of Beginning of the line to be herein described; thence South 65 degrees 20 minutes 35 seconds East, a distance of 238 feet, more or less, to the shoreline of Lake Inguadona and said line there terminating.

Also lying northerly of the following described line:

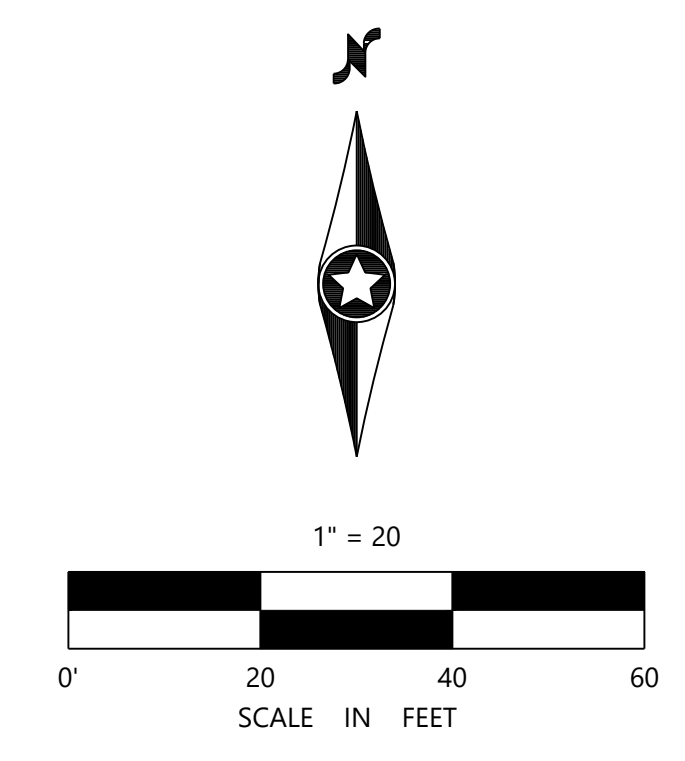
COMMENCING at the West Quarter Corner of said Section 5; thence North 00 degrees 13 minutes 22 seconds East, assumed bearing, along the west line thereof, a distance of 114.00 feet to a point 308.66 feet north of the Southwest corner of said Government Lot 4, said point being the Point of Beginning of the line to be herein described; thence South 68 degrees 43 minutes 38 seconds East, a distance of 197 feet, more or less, to the shoreline of Lake Inguadona and said line there terminating.

**GENERAL NOTES**

- This survey was prepared without the benefit of a title commitment. No search for easements or restrictions was made by the Surveyor.
- Improvements shown on this survey were located on 11/22/2021 in conjunction with the survey Westwood Professional Services performed for the neighboring property to the north, all improvements on the surveyed property may not be shown.
- The address of the subject property is 4656 28th Avenue NE, Longville, Minnesota 56655.
- Total area of subject property: 12,818 Sq.Ft. or 0.29 Acres.
- Bearings shown are based upon the Cass County Coordinate System, North Zone, 2011 Adj.

**LEGEND**

- SEWER CLEANOUT
- WELL
- ELECTRIC METER
- GUY WIRE
- POWER POLE
- BOUNDARY LINE PER LEGAL DESCRIPTION AND FOUND MONUMENTS
- RIGHT-OF-WAY LINE
- LOT LINE
- GRAVEL SURFACE
- FOUND MONUMENT (SEE LABEL)
- DENOTES RECORD DISTANCE



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DESIGNED: \_\_\_\_\_  
 CHECKED: NAS  
 DRAWN: BJY  
 FIELD CREW: \_\_\_\_\_  
 FIELD WORK DATE: \_\_\_\_\_

REVISIONS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PREPARED FOR:  
**ANITA HILPIPRE**  
 Woolstock, IA

I HEREBY CERTIFY THAT THIS PLAN 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

Christopher R. Foley  
 DATE: 07/26/24 LICENSE NO. 43055

**4656 28TH AVE. NE**  
 Longville, MN

**Westwood**  
 Phone (320) 253-9495 3701 12th Street North, Suite 206  
 Fax (320) 358-2001 St. Cloud, MN 56303  
 Toll Free (800) 270-9495 westwoodps.com  
 Westwood Professional Services, Inc.

**CERTIFICATE OF SURVEY**

SHEET NUMBER: 1 OF 1

DATE: 07/26/2024