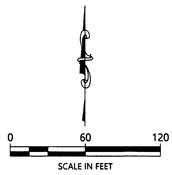
CERTIFICATE OF SURVEY

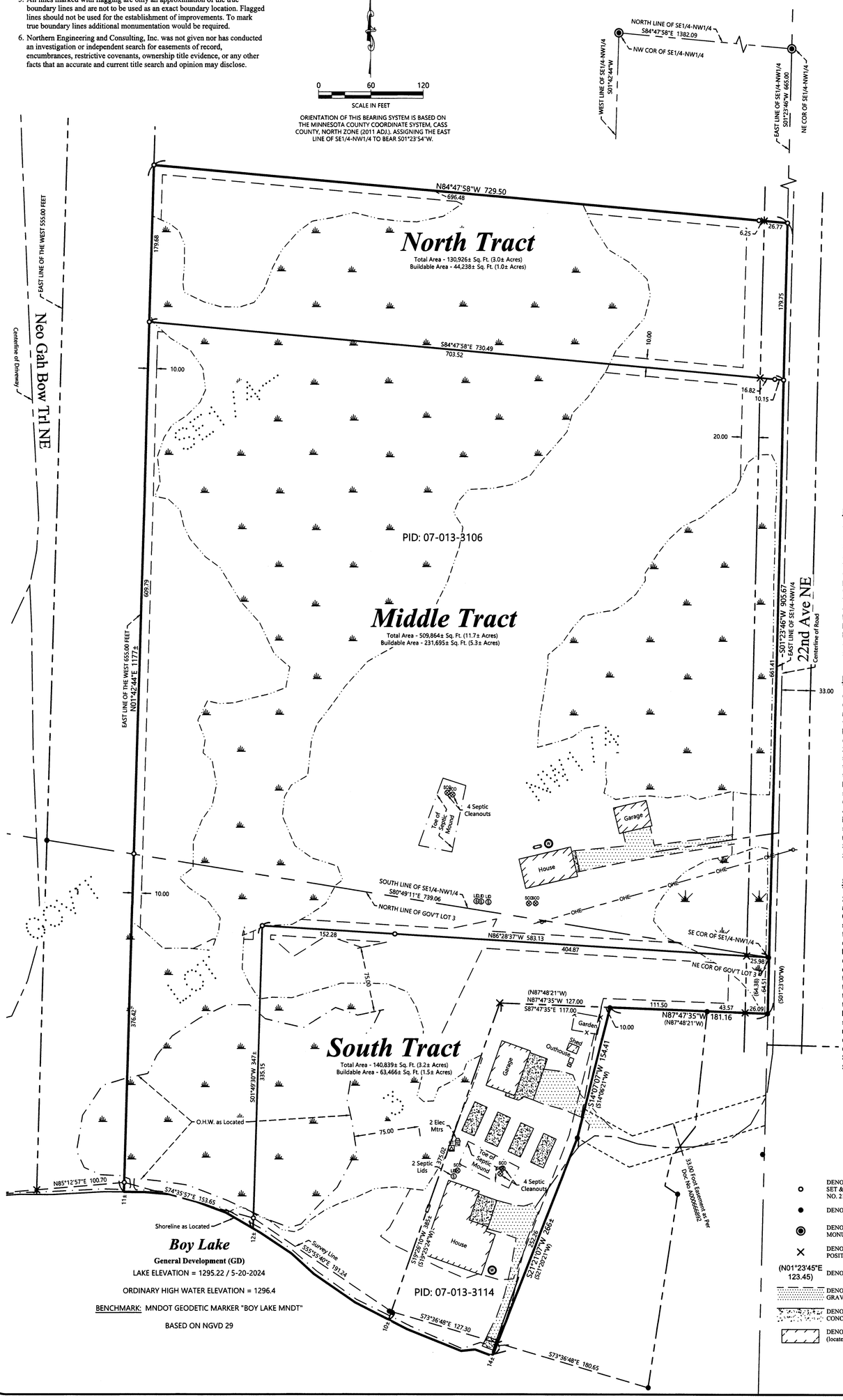
PART OF GOVERNMENT LOT 3, AND SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION 13, TOWNSHIP 142 NOTH, RANGE 28 WEST, CASS COUNTY, MINNESOTA

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 07-013-3106 & 07-013-3114.
3. Improvements other than those shown on this certificate, may exist that were not located during this survey.
4. Wetlands as shown delineated by Patrick Reardon, Wetland Certification No. 1295, delineated on July 12, 2024.
5. 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.
6. Northern Engineering and Consulting, Inc. was not given nor has conducted an investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search and opinion may disclose.



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE MINNESOTA COUNTY COORDINATE SYSTEM, CASS COUNTY, NORTH ZONE (2011 ADJ.), ASSIGNING THE EAST LINE OF SE1/4-NW1/4 TO BEAR S01°23'54"W.



EXISTING DESCRIPTIONS:

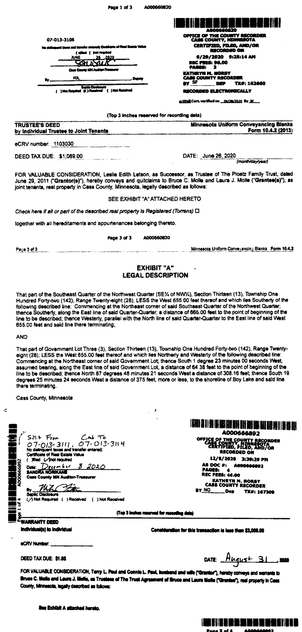


EXHIBIT "A"
LEGAL DESCRIPTION

That part of the Southeast Quarter of the Northwest Quarter (SE1/4-NW1/4), Section Thirteen (13), Township One Hundred Forty-two (142), Range Twenty-eight (28), LESS the West 655.00 feet thereof and which lies Southerly of the following described line: Commencing at the Northeast corner of said Southeast Quarter of the Northwest Quarter; thence Southerly, along the East line of said Quarter-Quarter, a distance of 665.00 feet to the point of beginning of the line to be described; thence Westerly, parallel with the North line of said Quarter-Quarter to the East line of said West 655.00 feet and said line there terminating.

AND

That part of Government Lot Three (3), Section Thirteen (13), Township One Hundred Forty-two (142), Range Twenty-eight (28), LESS the West 655.00 feet thereof and LESS that Northerly and Westerly of the following described line: Commencing at the Northeast corner of said Government Lot 3; thence South 1 degree 23 minutes 00 seconds West, assumed bearing, along the East line of said Government Lot 3, a distance of 64.38 feet; thence North 87 degrees 48 minutes 21 seconds West a distance of 208.16 feet to the point of beginning of the line to be described; thence North 87 degrees 48 minutes 21 seconds West a distance of 208.16 feet; thence South 19 degrees 25 minutes 24 seconds West a distance of 373 feet, more or less, to the shoreline of Boy Lake and said line there terminating.

Cass County, Minnesota

EXHIBIT A

PARCEL C1

That part of Government Lot 3, Section 13, Township 142, Range 28, Cass County, Minnesota, being described as follows:

Commencing at the northeast corner of said Government Lot 3; thence on an assumed bearing of South 01 degree 23 minutes 00 seconds West, along the east line of said Government Lot 3, a distance of 64.38 feet; thence North 87 degrees 48 minutes 21 seconds West a distance of 208.16 feet to the point of beginning of the parcel of land to be described; thence South 87 degrees 48 minutes 21 seconds East a distance of 127.00 feet; thence South 14 degrees 00 minutes 21 seconds West a distance of 154.41 feet; thence South 21 degrees 20 minutes 21 seconds West a distance of 266 feet, more or less, to the water's edge of Boy Lake; thence Westerly along said water's edge, a distance of 131 feet, more or less, to the intersection with a line bearing South 19 degrees 25 minutes 24 seconds West from said point of beginning; thence North 19 degrees 25 minutes 24 seconds East a distance of 288 feet, more or less, to the point of beginning.

Said parcel contains 1.2 acres of land, more or less, and is subject to existing easements of record.

PROPOSED DESCRIPTIONS:

North Tract
That part of the Southeast Quarter of the Northwest Quarter, Section 13, Township 142 North, Range 28 West, Cass County, Minnesota described as follows: COMMENCING at the northeast corner of said Southeast Quarter of the Northwest Quarter; thence South 01 degrees 23 minutes 46 seconds West, assigned bearing, along the east line thereof, 665.00 feet to the Point of Beginning of the tract to be herein described; thence North 84 degrees 47 minutes 58 seconds West, parallel to the north line of said Southeast Quarter of the Northwest Quarter, 729.50 feet to the east line of the West 655.00 feet thereof; thence South 01 degrees 42 minutes 44 seconds West, along last said east line, 179.68 feet; thence South 84 degrees 47 minutes 58 seconds East 730.49 feet to the east line of said Southeast Quarter of the Northwest Quarter; thence North 01 degrees 23 minutes 46 seconds East, along last said east line, 179.75 feet to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to 22nd Ave NE.

Middle Tract
Those parts of the Southeast Quarter of the Northwest Quarter and Government Lot 3, Section 13, Township 142 North, Range 28 West, Cass County, Minnesota described as follows: COMMENCING at the northeast corner of said Southeast Quarter of the Northwest Quarter; thence South 01 degrees 23 minutes 46 seconds West, assigned bearing, along the east line thereof, 665.00 feet to the Point of Beginning of the tract to be herein described; thence continue South 01 degrees 23 minutes 46 seconds West, along said east line, 661.41 feet to the southeast corner of said Southeast Quarter of the Northwest Quarter; thence North 86 degrees 28 minutes 37 seconds West 583.13 feet; thence South 01 degrees 49 minutes 30 seconds West 347 feet, more or less, to the shoreline of Boy Lake; thence northwesterly along said shoreline to the east line of the West 655.00 feet of said Southeast Quarter of the Northwest Quarter; thence North 01 degrees 42 minutes 44 seconds East, along last said east line, 997 feet, more or less, to the intersection with a line that bears North 84 degrees 47 minutes 58 seconds West from the point of beginning; thence South 84 degrees 47 minutes 58 seconds East 730.49 feet to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to 22nd Ave NE.

South Tract
That part of Government Lot 3, Section 13, Township 142 North, Range 28 West, Cass County, Minnesota described as follows: COMMENCING at the northeast corner of the Southeast Quarter of the Northwest Quarter, said Section 13; thence South 01 degrees 23 minutes 54 seconds West, assigned bearing, along the east line thereof, 1506.16 feet to the northeast corner of said Government Lot 3; thence North 86 degrees 28 minutes 37 seconds West 583.13 feet to the Point of Beginning of the tract to be herein described; thence reversing South 86 degrees 28 minutes 37 seconds East 583.13 feet to last said northeast corner; thence South 01 degrees 23 minutes 46 seconds West, along the east line of said Government Lot 3, for a distance of 64.51 feet; thence North 87 degrees 47 minutes 35 seconds West 181.16 feet; thence South 14 degrees 07 minutes 07 seconds West 154.41 feet; thence South 21 degrees 21 minutes 07 seconds West 266 feet, more or less, to the shoreline of Boy Lake; thence northwesterly along said shoreline to the intersection with a line that bears South 01 degrees 49 minutes 30 seconds West from the point of beginning; thence North 01 degrees 49 minutes 30 seconds East 347 feet, more or less, to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to 22nd Ave NE.

LEGEND

○	DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367	SCO / LID	DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
●	DENOTES MONUMENT FOUND	◎	DENOTES EXISTING WELL
◉	DENOTES BRASS CAPPED MONUMENT FOUND	—o—	DENOTES EXISTING UTILITY POLE
×	DENOTES CALCULATED POSITION		DENOTES EXISTING ELECTRIC METER
(N01°23'45"E 123.45)	DENOTES DEEDED VALUE	GT	DENOTES EXISTING GROUND TRANSFORMER
	DENOTES EDGE OF EXISTING GRAVEL		DENOTES EXISTING LP TANK
	DENOTES EDGE OF EXISTING CONCRETE	—x—x—	DENOTES EXISTING FENCE LINE
	DENOTES EXISTING BUILDING (located at eave corners)		DENOTES DELINEATED WETLAND(S)

SHEET NO. 1 OF 1
JOB NO. 24-049
DATE 5-28-2024

CERTIFICATE OF SURVEY
Bruce Molle
8540 22nd Ave NE
Boy River, MN 56672

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.

TERRY L. FREEMAN — LIC. NO. 21367 — 7/29/24

REVISIONS:

NO.	DATE	DESCRIPTION	BY