

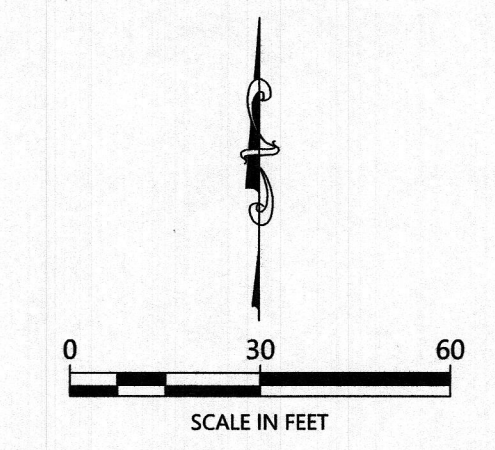
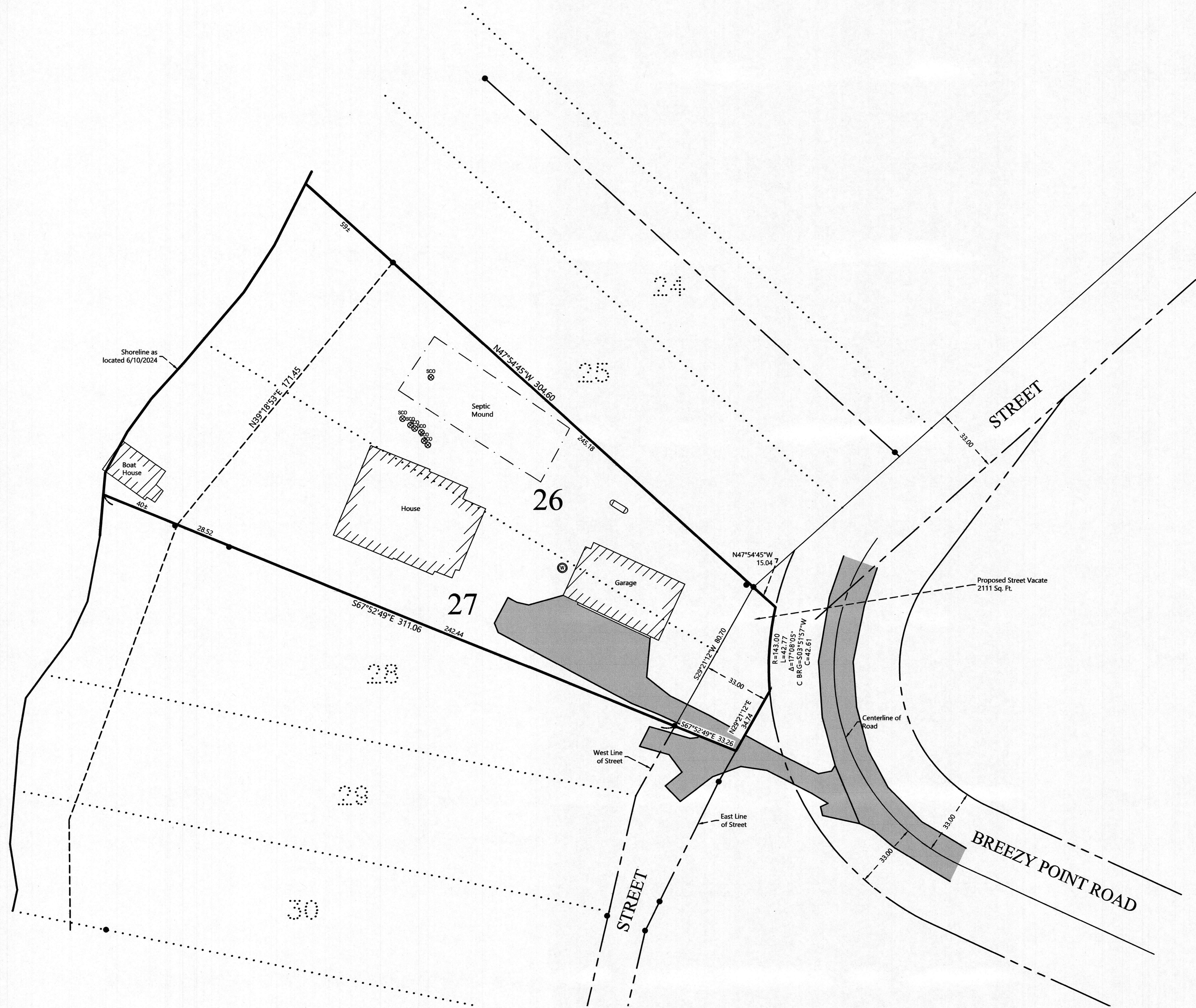
CERTIFICATE OF SURVEY

LOTS 26 & 27, BLOCK 1, BREEZY POINT,
SECTION 25, TOWNSHIP 142 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA

PROPOSED DESCRIPTION:

VACATION TRACT

Vacate that part of Street, as dedicated in BREEZY POINT, plat of record, Cass County, Minnesota, described as follows: Beginning at the southeast corner of Lot 27, Block 1, said plat; thence South 67 degrees 52 minutes 49 seconds East, assigned bearing along the easterly projection of the south line of said Lot 27, for a distance of 33.26 feet to the east line of said Street; thence North 29 degrees 21 minutes 12 seconds East, along said east line 34.74 feet to the westerly right of way line of the Breezy Point Road; thence northerly 42.77 feet, along said westerly right of way line, being a non-tangential curve, concave to the east, having a radius of 143.00 feet, a central angle of 17 degrees 08 minutes 05 seconds and the chord bears North 03 degrees 51 minutes 57 seconds East for a chord distance of 42.61 feet to the intersection of the easterly projection of the north line of Lot 26, said Block 1; thence North 47 degrees 54 minutes 45 seconds West, along last said projected line 15.04 feet to the west line of said Street; thence South 29 degrees 21 minutes 12 seconds West, along said west line 80.70 feet to the point of beginning.
Containing 2111 sq. ft., more or less.



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

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- ⊗ DENOTES EXISTING SEPTIC CLEANOUT
- ⊔ DENOTES EXISTING LP TANK
- ⊙ DENOTES EXISTING WELL
- ▬ DENOTES EDGE OF EXISTING BITUMINOUS
- ▬ DENOTES EDGE OF EXISTING CONCRETE
- ▨ DENOTES EXISTING BUILDING

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 38-549-0260.
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. This survey reflects the located shoreline at the time of this survey, not the Ordinary High Water Elevation (OHWE).
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.

REVISIONS	NO.	DATE	DESCRIPTION	BY

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

TERRY L. FREEMAN
LIC. NO. 21367



CERTIFICATE OF SURVEY
Larry Lageson
7599 Breezy Point Rd NW
Walker, MN 56484

JOB NO. 24-126
DATE: 7-30-2024

SHEET NO.
1 OF 1