

CERTIFICATE OF SURVEY

For John Ferris

PART OF GOVERNMENT LOT 2,
SECTION 28, TOWNSHIP 141 NORTH, RANGE 28 WEST, 5TH P.M.,
CASS COUNTY, MINNESOTA.

LEGAL DESCRIPTION:

Provide by Client

All that part of Government Lot Two (2), Section Twenty-eight (28), Township One Hundred Forty-one (141), Range Twenty-eight (28), described as follows: Commencing at the Southwest corner of said Government Lot 2 of Section 28; thence North 89 degrees 49 minutes 02 seconds East 543.15 feet, initial bearing assigned, along the South line of said Government Lot 2 of Section 28 to the point of beginning of the land to be described; thence North 9 degrees 28 minutes 27 seconds East 862.89 feet; thence North 75 degrees 17 minutes 42 seconds East 537.24 feet, to the centerline of County Road 125, as laid out and constructed; thence South 19 degrees 35 minutes 23 seconds East 860.28 feet, along said centerline; thence Southeasterly 188.52 feet along a tangential curve, concave to the Northeast having a radius of 1704.36 feet, a central angle of 6 degrees 20 minutes 15 seconds and the chord of said curve bears South 22 degrees 45 minutes 31 seconds East for 188.42 feet, to said South line of Government Lot 2; thence South 89 degrees 49 minutes 02 seconds West 1023.01 feet, not tangent to said curve, to the point of beginning.

LESS All that part of Government Lot 2, Section 28, Township 141, Range 28, described as follows: Commencing at the Southwest corner of said Government Lot 2 of Section 28; thence North 89 degrees 49 minutes 02 seconds East 543.15 feet, initial bearing assigned, along the South line of said Government Lot 2 of Section 28 to the point of beginning of the land to be described; thence North 9 degrees 28 minutes 27 seconds East 260.00 feet; thence North 89 degrees 49 minutes 02 seconds East 878.05 feet to the centerline of County Road 125, as laid out and constructed; thence South 19 degrees 35 minutes 23 seconds East 87.29 feet, along said centerline; thence Southeasterly 188.52 feet along a tangential curve, concave to the Northeast having a radius of 1704.36 feet, a central angle of 6 degrees 20 minutes 15 seconds and the chord of said curve bears South 22 degrees 45 minutes 31 seconds East for 188.42 feet, to said South line of Government Lot 2; thence South 89 degrees 49 minutes 02 seconds West 1023.01 feet, not tangent to said curve, to the point of beginning.

PROPOSED DESCRIPTIONS

TRACT A

All that part of Government Lot Two (2), Section Twenty-eight (28), Township One Hundred Forty-one (141), Range Twenty-eight (28), described as follows: Commencing at the Southwest corner of said Government Lot 2 of Section 28; thence North 89 degrees 49 minutes 02 seconds East 543.15 feet, initial bearing assigned, along the South line of said Government Lot 2; thence North 9 degrees 28 minutes 27 seconds East 597.21 feet, to the point of beginning of the land to be described; thence continue North 9 degrees 28 minutes 27 seconds East 265.68; thence North 75 degrees 17 minutes 42 seconds East 537.24 feet, to the centerline of County Road 125, as laid out and constructed; thence South 19 degrees 35 minutes 23 seconds East 243.25 feet, more or less, along said centerline; to intersect a line that bears North 75 degrees 17 minutes 42 seconds East, from said point of beginning; thence South 75 degrees 17 minutes 42 seconds West 666.77 feet, more or less, to the point of beginning.

Subject to County Road 125 right of way

Subject easements, reservations, and restrictions of record, if any.

TRACT B

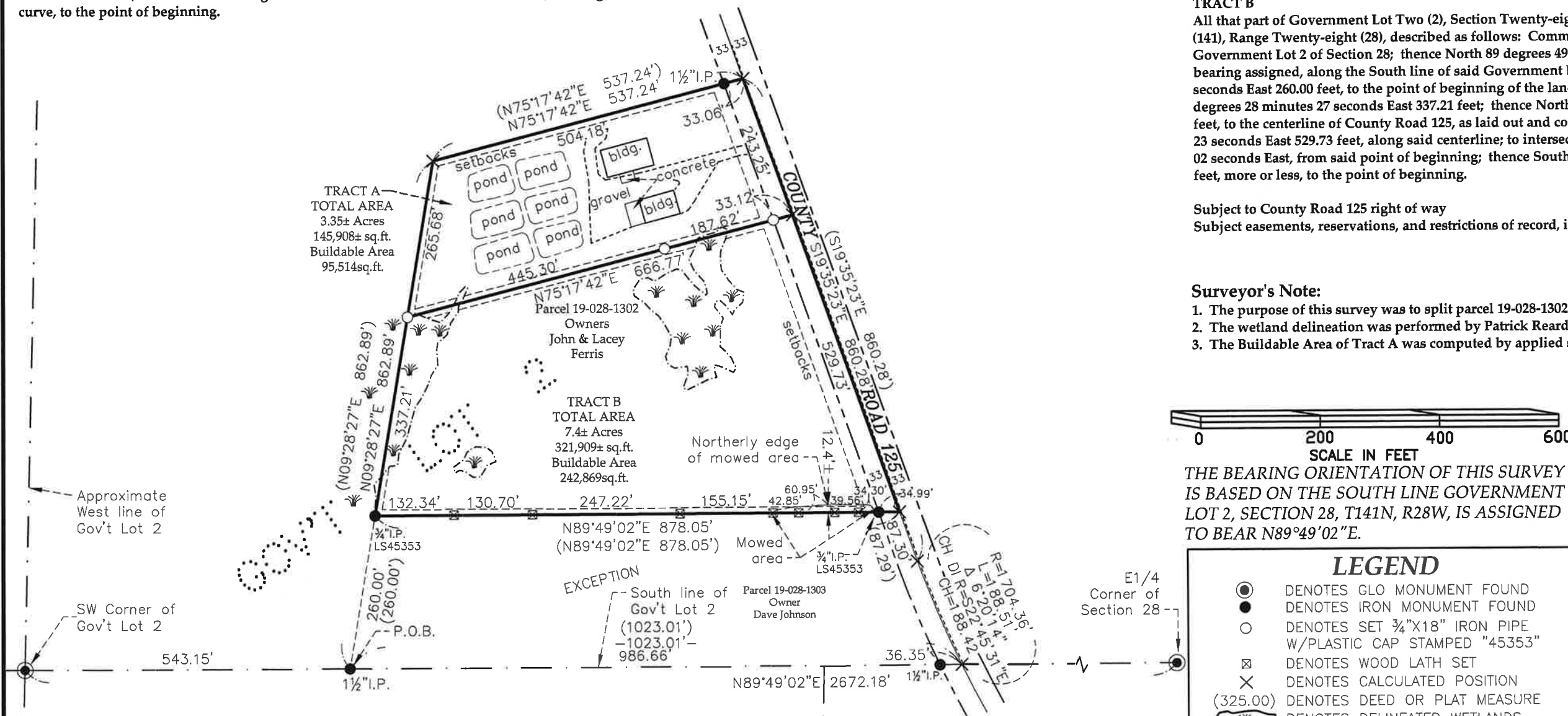
All that part of Government Lot Two (2), Section Twenty-eight (28), Township One Hundred Forty-one (141), Range Twenty-eight (28), described as follows: Commencing at the Southwest corner of said Government Lot 2 of Section 28; thence North 89 degrees 49 minutes 02 seconds East 543.15 feet, initial bearing assigned, along the South line of said Government Lot 2; thence North 9 degrees 28 minutes 27 seconds East 260.00 feet, to the point of beginning of the land to be described; thence continue North 9 degrees 28 minutes 27 seconds East 337.21 feet; thence North 75 degrees 17 minutes 42 seconds East 666.77 feet, to the centerline of County Road 125, as laid out and constructed; thence South 19 degrees 35 minutes 23 seconds East 529.73 feet, along said centerline; to intersect a line that bears North 89 degrees 49 minutes 02 seconds East, from said point of beginning; thence South 89 degrees 49 minutes 02 seconds West 878.05 feet, more or less, to the point of beginning.

Subject to County Road 125 right of way

Subject easements, reservations, and restrictions of record, if any.

Surveyor's Note:

1. The purpose of this survey was to split parcel 19-028-1302 into 2 tracts of land.
2. The wetland delineation was performed by Patrick Reardon, Northern Engineering & Consulting, Inc.
3. The Buildable Area of Tract A was computed by applied setbacks; less wetlands and the 6 pond areas.



THE BEARING ORIENTATION OF THIS SURVEY IS BASED ON THE SOUTH LINE GOVERNMENT LOT 2, SECTION 28, T141N, R28W, IS ASSIGNED TO BEAR N89°49'02"E.

LEGEND	
●	DENOTES GLO MONUMENT FOUND
●	DENOTES IRON MONUMENT FOUND
○	DENOTES SET 3/4"X18" IRON PIPE W/PLASTIC CAP STAMPED "45353"
⊠	DENOTES WOOD LATH SET
×	DENOTES CALCULATED POSITION
(325.00)	DENOTES DEED OR PLAT MEASURE
☁	DENOTES DELINEATED WETLANDS

EagleEye Data Services
32214 Southwood Road
Grand Rapids, MN 55744
(218)244-7030

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.

SIGNATURE: *Corey J. Hendershott*
COREY J. HENDERSHOTT

DATE 06-02-2024 LIC.NO. 45353