

CERTIFICATE OF SURVEY

For Brian & Janice Helmer

PART OF GOVERNMENT LOT 4,
SECTION 23, TOWNSHIP 142 NORTH, RANGE 28 WEST,
CASS COUNTY, MINNESOTA.

BOY LAKE

OHW ELEV: 1296.4 FT

DATAM: 1929 (ft)

Per Department of Natural Resources

Water Elev. on (04/20/2024) = 1294.7 ft

EAST TRACT

That part of Government Lot 4, Section 23, Township 142 North, Range 28 West, Cass County, Minnesota, described as follows: Commencing at the Southwest corner of said Government Lot 4; thence South 89 degrees 59 minutes 00 seconds East, assumed bearing along the South line thereof 383.59 feet; thence North 1 degree 44 minutes 39 seconds West 300.05 feet; thence North 89 degrees 59 minutes 00 seconds West 81.84 feet; thence North 1 degree 24 minutes 34 seconds West 137.77 feet to the point of beginning of the tract to be herein described; thence North 89 degrees 58 minutes 30 seconds West 156.04 feet, to the centerline of a shared driveway; thence North 28 degree 33 minutes 02 seconds West 53.54 feet, along said centerline; thence North 19 degrees 49 minutes 58 seconds West 44.65 feet, along said centerline; thence North 15 degrees 24 minutes 44 seconds West 102.25 feet, along said centerline; thence North 18 degrees 22 minutes 05 seconds East 173 feet, more or less, to the shoreline of Boy Lake; thence southeasterly along said shoreline to the intersection with a line bearing North 1 degree 24 minutes 34 seconds West from the point of beginning; thence South 1 degrees 24 minutes 34 seconds East 231 feet, more or less, to the point of beginning.

Subject to and together with an easement for ingress and egress 33.00 feet in width over and across that part of Government Lot 4, Section 23, Township 142 North, Range 28 West, Cass County, Minnesota, the centerline of which is described as follows: Commencing at the Southwest corner of said Government Lot 4; thence South 89 degrees 59 minutes 00 seconds East, assumed bearing along the South line thereof 295.34 feet; thence North 9 degrees 30 minutes 40 seconds East 66.48 feet; thence North 27 degrees 44 minutes 06 seconds West 87.89 feet; thence North 43 degrees 09 minutes 02 seconds West 77.13 feet; thence northerly 72.30 feet along a tangential curve concave to the east, having a radius of 100.00 feet and a central angle of 41 degrees 25 minutes 29 seconds; thence North 1 degree 43 minutes 33 seconds West, tangent to said curve 62.92 feet; thence North 19 degrees 34 minutes 40 seconds West 88.81 feet; thence North 36 degrees 25 minutes 48 seconds West 43.00 feet, and said centerline there terminating. The sidelines of said 33.00 foot wide easement shall be prolonged or shortened to the South line of said Government Lot 4, and at a bearing of North 89 degrees 58 minutes 30 second West, and South 89 degrees 58 minutes 30 seconds East at the point of termination.

BACK TRACT

That part of Government Lot 4, Section 23, Township 142 North, Range 28 West, Cass County, Minnesota, described as follows: Commencing at the Southwest corner of said Government Lot 4; thence South 89 degrees 59 minutes 00 seconds East, assumed bearing along the South line thereof 383.59 feet; thence North 1 degree 44 minutes 39 seconds West 300.05 feet; thence North 89 degrees 59 minutes 00 seconds West 81.84 feet, to the point of beginning of the tract to be herein described; thence North 1 degree 24 minutes 34 seconds West 137.77 feet; thence North 89 degrees 58 minutes 30 seconds West 156.04 feet, to the centerline of a shared driveway; thence North 28 degree 33 minutes 02 seconds West 53.54 feet, along said centerline; thence North 19 degrees 49 minutes 58 seconds West 44.65 feet, along said centerline; thence North 15 degrees 24 minutes 44 seconds West 102.25 feet, along said centerline; thence North 18 degrees 22 minutes 05 seconds East 173 feet, more or less, to the shoreline of Boy Lake; thence southeasterly along said shoreline to the intersection with a line bearing North 1 degree 24 minutes 34 seconds West from the point of beginning; thence South 1 degrees 24 minutes 34 seconds East 231 feet, more or less, to the point of beginning.

Subject to and together with an easement for ingress and egress 33.00 feet in width over and across that part of Government Lot 4, Section 23, Township 142 North, Range 28 West, Cass County, Minnesota, the centerline of which is described as follows: Commencing at the Southwest corner of said Government Lot 4; thence South 89 degrees 59 minutes 00 seconds East, assumed bearing along the South line thereof 295.34 feet; thence North 9 degrees 30 minutes 40 seconds East 66.48 feet; thence North 27 degrees 44 minutes 06 seconds West 87.89 feet; thence North 43 degrees 09 minutes 02 seconds West 77.13 feet; thence northerly 72.30 feet along a tangential curve concave to the east, having a radius of 100.00 feet and a central angle of 41 degrees 25 minutes 29 seconds; thence North 1 degree 43 minutes 33 seconds West, tangent to said curve 62.92 feet; thence North 19 degrees 34 minutes 40 seconds West 88.81 feet; thence North 36 degrees 25 minutes 48 seconds West 43.00 feet, and said centerline there terminating. The sidelines of said 33.00 foot wide easement shall be prolonged or shortened to the South line of said Government Lot 4, and at a bearing of North 89 degrees 58 minutes 30 second West, and South 89 degrees 58 minutes 30 seconds East at the point of termination.

LAKE TRACT

That part of Government Lot 4, Section 23, Township 142 North, Range 28 West, Cass County, Minnesota, described as follows: Commencing at the Southwest corner of said Government Lot 4; thence South 89 degrees 59 minutes 00 seconds East, assumed bearing along the South line thereof 383.59 feet; thence North 1 degree 44 minutes 39 seconds West 300.05 feet; thence North 89 degrees 59 minutes 00 seconds West 81.84 feet; thence North 1 degree 24 minutes 34 seconds West 137.77 feet; thence North 89 degrees 58 minutes 30 seconds West 156.04 feet; thence South 43 degrees 17 minutes 21 seconds West 66.99 feet; thence South 84 degrees 05 minutes 12 seconds West 55.00 feet, to the West line of said Government Lot 4, and the point of beginning of the tract to be herein described; thence return North 84 degrees 05 minutes 12 seconds East 55.00 feet; thence North 43 degrees 17 minutes 21 seconds East 66.99 feet; thence South 89 degrees 58 minutes 30 seconds East 41.98 feet, to the centerline of a shared driveway; thence North 28 degree 33 minutes 02 seconds West 53.54 feet, along said centerline; thence North 19 degrees 49 minutes 58 seconds West 44.65 feet, along said centerline; thence North 15 degrees 24 minutes 44 seconds West 102.25 feet, along said centerline; thence North 18 degrees 22 minutes 05 seconds East 173 feet, more or less, to the shoreline of Boy Lake; thence northwesterly along said shoreline to the intersection with a line bearing North 1 degree 24 minutes 34 seconds West from the point of beginning, also known as the West line of said Government Lot 4; thence South 1 degrees 24 minutes 34 seconds East 520 feet, more or less, to the point of beginning.

Subject to and together with an easement for ingress and egress 33.00 feet in width over and across that part of Government Lot 4, Section 23, Township 142 North, Range 28 West, Cass County, Minnesota, the centerline of which is described as follows: Commencing at the Southwest corner of said Government Lot 4; thence South 89 degrees 59 minutes 00 seconds East, assumed bearing along the South line thereof 295.34 feet; thence North 9 degrees 30 minutes 40 seconds East 66.48 feet; thence North 27 degrees 44 minutes 06 seconds West 87.89 feet; thence North 43 degrees 09 minutes 02 seconds West 77.13 feet; thence northerly 72.30 feet along a tangential curve concave to the east, having a radius of 100.00 feet and a central angle of 41 degrees 25 minutes 29 seconds; thence North 1 degree 43 minutes 33 seconds West, tangent to said curve 62.92 feet; thence North 19 degrees 34 minutes 40 seconds West 88.81 feet; thence North 36 degrees 25 minutes 48 seconds West 43.00 feet, and said centerline there terminating. The sidelines of said 33.00 foot wide easement shall be prolonged or shortened to the South line of said Government Lot 4, and at a bearing of North 89 degrees 58 minutes 30 second West, and South 89 degrees 58 minutes 30 seconds East at the point of termination.

Surveyor's Note:

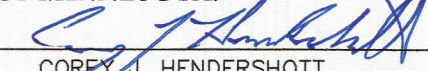
- The delineated wetland as shown done by Mitch Brink, Brinks Wetland Services, and the delineation was done only on parcel 07-023-1410.
- All buildings located on this survey are to the eves.
- The purpose of this survey enhance the boundaries of parcels 07-023-1410 & 07-023-1409. And Split parcel 07-023-1410 into 2 tracts of land.

LEGEND

- DENOTES GLO MONUMENT FOUND
- DENOTES IRON MONUMENT FOUND
- DENOTES SET 3/4"x18" IRON PIPE W/PLASTIC CAP STAMPED "45353"
- × DENOTES CALCULATED POSITION
- (325.00) DENOTES DEED OR PLAT MEASURE
- ▨ DENOTES BITUMINOUS SURFACE
- ▨ DENOTES GRAVEL SURFACE
- DENOTES SEPTIC CLEANOUT
- ▨ DENOTES DELINEATED WETLANDS
- DENOTES PROPANE TANK

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
DATE 06-15-2024 LIC.NO. 45353



THE BEARING ORIENTATION OF THIS SURVEY IS BASED ON THE SOUTH LINE OF GOVERNMENT LOT 4, IS ASSIGNED BEAR S89°59'00"E.

