

CERTIFICATE OF SURVEY

**PART OF GOVERNMENT LOT 1,
SECTION 27, TOWNSHIP 140 NORTH, RANGE 29 WEST,
CASS COUNTY, MINNESOTA**

EXISTING DESCRIPTIONS:
OBTAINED FROM THE CASS COUNTY RECORDERS OFFICE.

PART OF DOC. NO. A000493392

North Tract

That part of Government Lot 1, Sec. 27, Twp. 140, Rge. 29, described as follows:
Commencing at the Northeast corner of said Section 27, monumented by a GLO Brass Cap monument; thence North 20 degrees 20 minutes 16 seconds East 165.66 feet to the Northeast corner of said Government Lot 1 monumented by a 2 1/4 inch iron pipe previously used for said Northeast corner; thence on a bearing of West 1208.01 feet; thence on a bearing of South 100.00 feet to the point of beginning of the tract to be herein described; thence South 22 degrees 40 minutes 00 seconds West 108.37 feet; thence on a bearing of East 57.23 feet to the Westerly right of way of 32nd Street NW (Sylhargene Road); thence North 11 degrees 50 minutes 35 seconds East along said right of way 102.17 feet; thence on a bearing of West 36.44 feet to the point of beginning.

AND

South Tract

That part of Government Lot 1, Sec. 27, Twp. 140, Rge. 29, described as follows:
Commencing at the Northeast corner of said Section 27, monumented by a GLO Brass Cap monument; thence north 20 degrees 20 minutes 16 seconds East 165.66 feet to the Northeast corner of said Government Lot 1 monumented by a 2 1/4 inch iron pipe previously used for said Northeast corner; thence on a bearing of West 1208.01 feet; thence on a bearing of South 100.00 feet; thence South 22 degrees 40 minutes 00 seconds West 108.37 feet to the point of beginning of the tract to be herein described; thence South 30 degrees 18 minutes 00 seconds West 115.82 feet; thence on a bearing of East 94.70 feet to the Westerly right of way of 32nd Street NW (Sylhargene Road); thence North 11 degrees 50 minutes 35 seconds East along said right of way 102.17 feet; thence on a bearing of West 57.23 feet to the point of beginning.

PART OF DOC. NO. A000623234

EXHIBIT "A"

CASS COUNTY

TRACT B: That part of Government Lot 1, Sec. 27, Twp. 140, Rge. 29, described as follows: Commencing at the Northeast corner of said Lot 1; thence West 1,208.01 feet along the North line of said Lot 1; thence South 100 feet to the point of beginning of the tract to be described; thence South 22 degrees 40 minutes West 108.37 feet; thence West 261 feet, more or less to the shore of Widow Lake; thence Northerly 100 feet, more or less, along said shore to the point on said shore which is due West from the point of beginning; thence East 296 feet, more or less to the point of beginning. For purposes of this description the North line of said Lot 1 is considered a true East - West line.

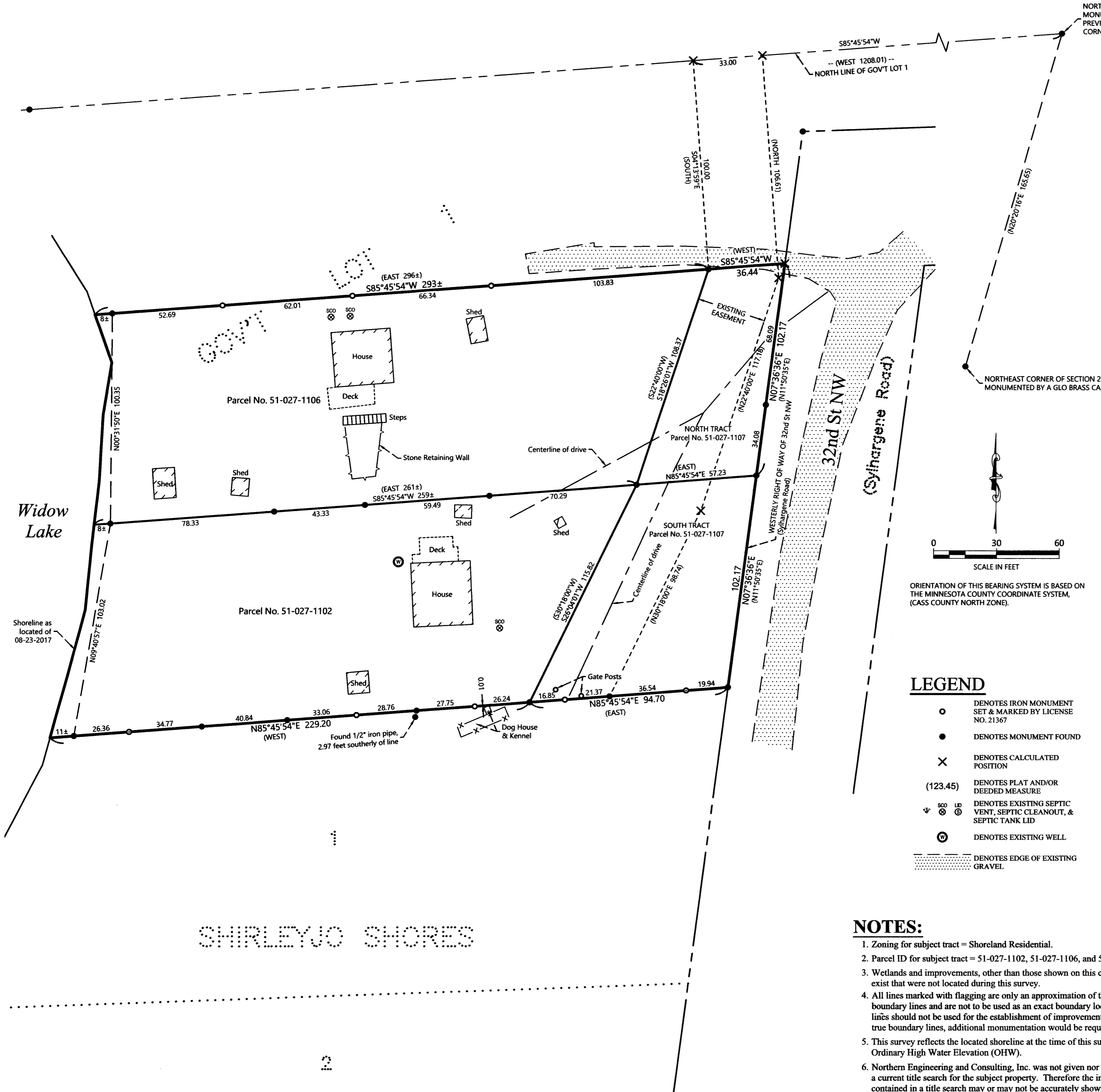
Together with road easement: an easement of roadway purposes over that part of Government Lot 1, Sec. 27, Twp. 140, Rge. 29 described as follows: Commencing at the Northeast corner of said Lot 1; thence West 1,208.01 feet along the North line of said Lot 1 to the point of beginning of the tract to be described; thence South 100 feet; thence South 22 degrees 40 minutes West 108.37 feet; thence South 30 degrees 18 minutes West 115.82 feet; thence East 38.22 feet; thence North 30 degrees 18 minutes East 98.74 feet; thence North 22 degrees 40 minutes East 117.18 feet; thence North 106.61 feet to the North line of said Lot 1; thence West 33 feet along said North line of said Lot 1 to the point of beginning, **together with an easement tract to the East line of said Lot 1.** For purposes of this description the North line of said Lot 1 is considered a true East - West line.

PART OF DOC. NO. A000631611

EXHIBIT A

This part of Government Lot One (1), Section Twenty-Seven (27), Township One Hundred forty (140), Range Twenty-nine (29), described as follows: Commencing at the Northeast corner of said Lot 1, thence West 1208.01 feet along the North line of said Lot 1; thence South 100 feet; thence South 22 degrees 40 minutes West 108.37 feet to the point of beginning of the tract to be described; thence South 30 degrees 18 minutes West 115.82 feet; thence East 38.22 feet; thence North 30 degrees 18 minutes East 98.74 feet; thence North 22 degrees 40 minutes East 117.18 feet; thence North 106.61 feet to the North line of said Lot 1; thence West 33 feet along said North line of said Lot 1 to the point of beginning, **together with an easement on the existing road from the above described easement tract to the East line of said Lot 1.** For purposes of this description the North line of said Lot 1 is considered a true East-West line.

Together with Road Easement, An easement for roadway purposes over that part of Government Lot 1, Section 27-140-29, Described as follows: Commencing at the NE corner of said Lot 1, thence West 1208.01 feet along the North line of said Lot 1 to the point of beginning of the tract to be described, thence South 100 feet, thence South 22 degrees 40 minutes West 108.37 feet; thence South 30 degrees 18 minutes West of 115.82 feet; thence East 38.22 feet; thence North 30 degrees 18 minutes East 98.74 feet; thence North 22 degrees 40 minutes East 117.18 feet; thence North 106.61 feet to the North line of said Lot 1; thence West 33 feet along said North line of said Lot 1 to the point of beginning; together with an easement on the existing road from the above described easement tract to the East line of said Lot 1. For purposes of this description the North line of said Lot 1 is considered a true East-West line.



LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- (123.45) DENOTES PLAT AND/OR DEEDED MEASURE
- ⊕ DENOTES EXISTING SEPTIC VENT, SEPTIC CLEANOUT, & SEPTIC TANK LID
- ⊙ DENOTES EXISTING WELL
- DENOTES EDGE OF EXISTING GRAVEL

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 51-027-1102, 51-027-1106, and 51-027-1107.
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 (OHW).
6. Northern Engineering and Consulting, Inc. was not given nor has conducted a current title search for the subject property. Therefore the information contained in a title search may or may not be accurately shown on this certificate.

NO.	DATE	DESCRIPTION
1	10-25-2017	Added monumentation to south line
2	9-20-2024	Added monumentation to south line

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



CERTIFICATE OF SURVEY
JEAN BIRBILIS
1026 COLBY STREET
ST. PAUL, MN 55116

JOB NO. 17-224
DATE: 09-27-2017

SHEET NO.
1 OF 1