

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 1 AND 2,
SECTION 8, TOWNSHIP 140 NORTH, RANGE 27 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:

Page 5 of 6 A000704669
Minnesota Uniform Conveyancing Blanks Form

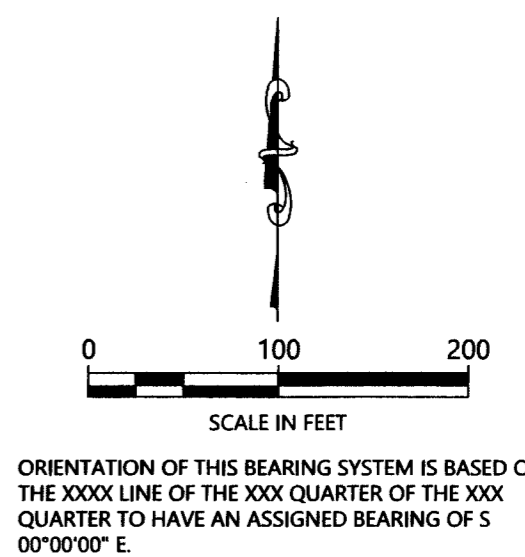
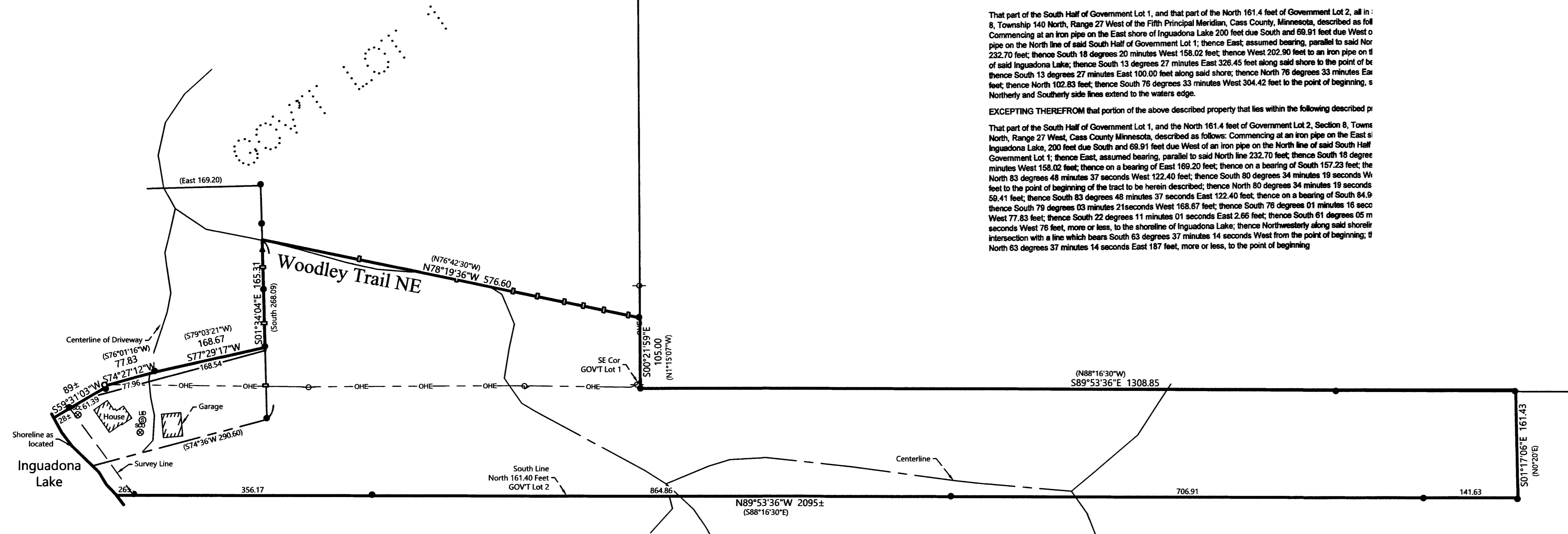
EXHIBIT "A"

Parcel 1:
That part of Government Lots 1 and 2, Section 8, Township 140 North, Range 27 West of the Fifth Principal Meridian, Cass County, Minnesota, described as follows: Beginning at the Southeast corner of said Government Lot 1; thence 1 degree 15 minutes 07 seconds East, assumed bearing, 105.00 feet along the East line of said Government Lot 1; thence North 76 degrees 42 minutes 30 seconds West 576.45 feet; thence South 268.09 feet; thence South 74 degrees 36 minutes 36 seconds West 290.80 feet, more or less, to the shore of Inguadona Lake; thence Southeast along the shore to the South line of the North 161.40 feet of said Government Lot 2; thence South 88 degrees 16 minutes 3 seconds East 2077.81 feet, more or less, to the East line of said Government Lot 2; thence North 0 degrees 20 minutes East 161.43 feet along said East line to the North line of said Government Lot 2; thence North 88 degrees 16 minutes West 1308.85 feet along said North line to the point of beginning.

Parcel 2:
That part of the South Half of Government Lot 1, and the North 161.4 feet of Government Lot 2, Section 8, Township 140 North, Range 27 West, Cass County, Minnesota, described as follows: Commencing at an iron pipe on the East shore of Inguadona Lake, 200 feet due South and 69.91 feet due West of an iron pipe on the North line of said South Half Government Lot 1; thence East, assumed bearing, parallel to said North line 232.70 feet; thence South 18 degrees 18 minutes West 158.02 feet; thence on a bearing of East 169.20 feet; thence on a bearing of South 246.69 feet to the beginning of the tract to be herein described; thence on a bearing of North 4.50 feet; thence South 79 degrees 21 minutes 21 seconds West 168.67 feet; thence South 76 degrees 01 minutes 16 seconds West 77.83 feet; thence 22 degrees 11 minutes 01 seconds East 2.66 feet; thence South 61 degrees 05 minutes 07 seconds West 31.51 feet the intersection with a line bearing South 76 degrees 33 minutes 00 seconds West from the point of beginning; thence North 76 degrees 33 minutes 00 seconds East 275.25 feet to the point of beginning.

AND
That part of the South Half of Government Lot 1, and that part of the North 161.4 feet of Government Lot 2, all in Section 8, Township 140 North, Range 27 West of the Fifth Principal Meridian, Cass County, Minnesota, described as follows: Commencing at an iron pipe on the East shore of Inguadona Lake 200 feet due South and 69.91 feet due West of an iron pipe on the North line of said South Half of Government Lot 1; thence East, assumed bearing, parallel to said North line 232.70 feet; thence South 18 degrees 20 minutes West 158.02 feet; thence West 202.90 feet to an iron pipe on the shore of Inguadona Lake; thence South 13 degrees 27 minutes East 326.45 feet along said shore to the point of beginning; thence South 13 degrees 27 minutes East 100.00 feet along said shore; thence North 76 degrees 33 minutes East 102.83 feet; thence South 76 degrees 33 minutes West 304.42 feet to the point of beginning, a Northerly and Southerly side lines extend to the waters edge.

EXCEPTING THEREFROM that portion of the above described property that lies within the following described parcel:
That part of the South Half of Government Lot 1, and the North 161.4 feet of Government Lot 2, Section 8, Township 140 North, Range 27 West, Cass County Minnesota, described as follows: Commencing at an iron pipe on the East shore of Inguadona Lake, 200 feet due South and 69.91 feet due West of an iron pipe on the North line of said South Half Government Lot 1; thence East, assumed bearing, parallel to said North line 232.70 feet; thence South 18 degrees 18 minutes West 158.02 feet; thence on a bearing of East 169.20 feet; thence on a bearing of South 246.69 feet to the point of beginning of the tract to be herein described; thence North 80 degrees 34 minutes 19 seconds West 59.41 feet; thence South 83 degrees 48 minutes 37 seconds East 122.40 feet; thence on a bearing of South 84.9 degrees South 79 degrees 03 minutes 21 seconds West 168.67 feet; thence South 76 degrees 01 minutes 16 seconds West 77.83 feet; thence South 22 degrees 11 minutes 01 seconds East 2.66 feet; thence South 61 degrees 05 minutes West 76 feet, more or less, to the shoreline of Inguadona Lake; thence Northwest along said shoreline intersection with a line which bears South 63 degrees 37 minutes 14 seconds West from the point of beginning; thence North 63 degrees 37 minutes 14 seconds East 187 feet, more or less, to the point of beginning.



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE XXXX LINE OF THE XXX QUARTER OF THE XXX QUARTER TO HAVE AN ASSIGNED BEARING OF S 00°00'00\"/>

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- ▲ DENOTES FOUND PK NAIL
- DENOTES SET LATH
- DENOTES EXISTING UTILITY POLE
- OHE — DENOTES OVERHEAD ELECTRIC LINE
- ⊗ ⊙ DENOTES EXISTING SEPTIC TANK CLEANOUT & SEPTIC TANK LID
- ▨ DENOTES EXISTING BUILDING

NOTES:

1. Zoning for subject tract = 44-108-1301 & 44-108-1308.
2. Parcel ID for subject tract = Shoreland Residential.
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.

NO.	DATE	DESCRIPTION

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 10/15/24
 LIC. NO. 21367

NORTHERN ENGINEERING & CONSULTING, INC.

P.O. Box 292, Walker, MN, 56484
Phone: 218-547-1296
web: www.necusa.com

CERTIFICATE OF SURVEY
Dan Kramer
2604 34th Ave NE
St. Anthony, MN 55418

JOB NO. 24-195
DATE: 10-7-2024

SHEET NO.
1 OF 1