CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOTS 4 & 5, SECTION 27, TOWNSHIP 142 NORTH, RANGE 31 WEST, CASS COUNTY, MINNESOTA

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

PROPOSED DESCRIPTION:

PROPOSED 33 FOOT ROAD EASEMENT
A 33.00 foot wide easement for ingress, egress, and utility purposes over, under, and across those parts of the Government Lots 4 and 5, Section 27, Township 142 North, Range 31 West, Cass County, Minnesota, the centerline of said 33.00 foot wide easement is described as follows: COMMENCING at the Special Meander Corner at the intersection of the west line of said Government Lot 4 with the shoreline of Lake May ; thence South 34 degrees 30 minutes 16 seconds East 260 feet to an iron pipe monument; thence North 64 degrees 54 minutes 09 seconds East 101.38 feet; thence South 34 degrees 30 minutes 16 seconds East 9.66 feet to the point of beginning of the centerline to be herein described; thence North 68 degrees 04 minutes 02 seconds East 182.18 feet; thence North 51 degrees 06 minutes 47 seconds East 141.14 feet; thence northeasterly 120.24 feet, along a tangential curve, concave to the southeast, having a radius of 200.00 feet, and a central angle of 34 degrees 26 minutes 51 seconds; thence North 85 degrees 33 minutes 38 seconds East, tangent to said curve, 208.80 feet to the centerline of Lake May Road NW and said described centerline there terminating.
The sidelines of said 33.00 foot wide easement shall be prolonged or shortened to terminate on lines that bear South 34 degrees 30 minutes 16 seconds East and North 34 degrees 30 minutes 16 seconds West from the point of beginning and said centerline of Lake May Road NW.

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- DENOTES CALCULATED POSITION
- DENOTES SET LATH
- DENOTES EXISTING 20 FOOT WIDE EASEMENT
- DENOTES EDGE OF EXISTING BITUMINOUS
- (123.45) DENOTES PLAT AND/OR DEEDED MEASURE

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey.
3. 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.
4. 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.

REVISIONS:			
NO.	DATE	DESCRIPTION	BY

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 Fbkman 10/31/24

TERRY L. FIBEKMAN — LIC. NO. 21367

NORTHERN ENGINEERING & CONSULTING, INC.
P.O. Box 292, Walker, MN. 56484
Phone: 218-547-1296
web: www.northernec.com

CERTIFICATE OF SURVEY
Mark Bovee
P.O.Box 1398
Walker, MN 56484

JOB NO. 23-039
DATE: 10-31-2024

SHEET NO.
1 OF 1