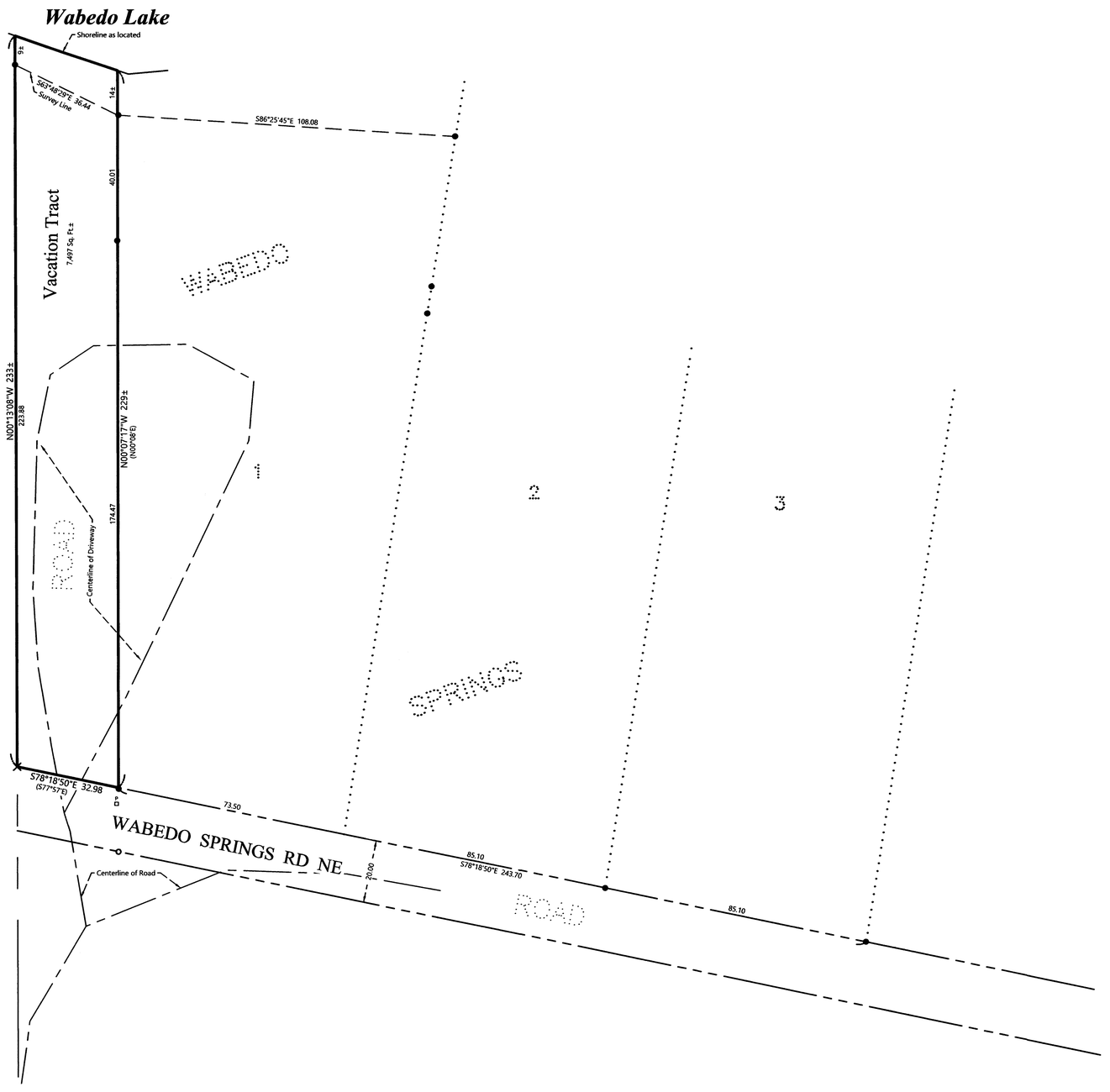
CERTIFICATE OF SURVEY

PART OF WABEDO SPRINGS,
SECTION 33, TOWNSHIP 140 NORTH, RANGE 28 WEST,
CASS COUNTY, MINNESOTA



PROPOSED DESCRIPTION:

VACATION TRACT

To vacate that part of the Road as dedicated in WABEDO SPRINGS, plat of record, Section 33, Township 140 North, Range 28 West, Cass County Minnesota, which lies northerly of the following described line: Beginning at the southwest corner of Lot 1, said plat; thence North 78 degrees 18 minutes 50 seconds West, assigned bearing along the westerly projection of the south line of said Lot 1, for a distance of 32.98 feet, more or less, to the west line of said Section 33 and said described line there terminating.

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- DENOTES CALCULATED POSITION

(N01°23'45"E) DENOTES PLAT BEARING

0 20 40
SCALE IN FEET

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

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 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.

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. FREEMAN — LIC. NO. 21367 — 10/25/24

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

CERTIFICATE OF SURVEY
Wabedo Township
1535 Bargin Lane
Longville, MN 56655

JOB NO. 24-177
DATE: 10-25-2024

SHEET NO.
1 OF 1