CERTIFICATE OF SURVEY

PARTS OF GOVERNMENT LOT 5, SECTION 7, AND GOVERNMENT LOT 2, SECTION 18, ALL IN TOWNSHIP 140 NORTH, RANGE 29 WEST, CASS COUNTY, MINNESOTA

PROPOSED DESCRIPTIONS:

Tract 1
The North 240.00 feet of the South Half of Government Lot 5, Section 7, Township 140 North, Range 29 West, Cass County, Minnesota.
SUBJECT to and TOGETHER with(see Easement No. 1).
TOGETHER with(see Easement No. 2).
SUBJECT to easements, restrictions, and reservations of record.

Tract 2
The South 220.00 feet of the North 460.00 feet lying east of the West 350.00 feet of the South Half of Government Lot 5, Section 7, Township 140 North, Range 29 West, Cass County, Minnesota.
SUBJECT to and TOGETHER with(see Easement No. 1).
TOGETHER with(see Easement No. 2).
SUBJECT to easements, restrictions, and reservations of record.

Tract 3
That part of the South Half of Government Lot 5, Section 7, Township 140 North, Range 29 West, Cass County, Minnesota lying south of the North 460.00 feet thereof and east of the West 350.00 feet thereof.
SUBJECT to and TOGETHER with(see Easement No. 1).
TOGETHER with(see Easement No. 2).
SUBJECT to easements, restrictions, and reservations of record.

Tract 4
The West 350.00 feet lying south of the North 240.00 feet of the South Half of Government Lot 5, Section 7, Township 140 North, Range 29 West, Cass County, Minnesota.
SUBJECT to and TOGETHER with(see Easement No. 1).
TOGETHER with(see Easement No. 2).
SUBJECT to easements, restrictions, and reservations of record.

Parcel A
The North 215.00 feet lying east of the West 350.00 feet of Government Lot 2, Section 18, Township 140 North, Range 29 West, Cass County, Minnesota.
SUBJECT to and TOGETHER with(see Easement No. 1).
TOGETHER with(see Easement No. 2).
SUBJECT to easements, restrictions, and reservations of record.

Parcel B
The South 215.00 feet of the North 430.00 feet lying east of the West 350.00 feet of Government Lot 2, Section 18, Township 140 North, Range 29 West, Cass County, Minnesota.
SUBJECT to and TOGETHER with(see Easement No. 1).
TOGETHER with(see Easement No. 2).
SUBJECT to easements, restrictions, and reservations of record.

Parcel C
That part of Government Lot 2, Section 18, Township 140 North, Range 29 West, Cass County, Minnesota lying south of the North 430.00 feet thereof, lying east of the West 350.00 feet thereof and lying northerly of the following described line: BEGINNING at a point on the west line of said Government Lot 2, equidistant from the southwest and northwest corners thereof; thence easterly parallel to the north line of said Government Lot 2 to the shoreline of Kid Lake and said described line there terminating.
SUBJECT to and TOGETHER with(see Easement No. 1).
TOGETHER with(see Easement No. 2).
SUBJECT to easements, restrictions, and reservations of record.

Parcel D
That part of the West 350.00 feet of Government Lot 2, Section 18, Township 140 North, Range 29 West, Cass County, Minnesota lying northerly of the following described line: BEGINNING at a point on the west line of said Government Lot 2, equidistant from the southwest and northwest corners thereof; thence easterly parallel to the north line of said Government Lot 2 to the shoreline of Kid Lake and said described line there terminating.
SUBJECT to and TOGETHER with(see Easement No. 1).
TOGETHER with(see Easement No. 2).
SUBJECT to easements, restrictions, and reservations of record.

Easement Number 1
A 33.00 foot wide easement for ingress and egress purposes over, under, and across that part of Government Lot 2, Section 18 and that part of the South Half of Government Lot 5 Section 7, all in Township 140 North, Range 29 West, Cass County, Minnesota, the centerline of which is described as follows: COMMENCING at the southwest corner of said Government Lot 5; thence North 00 degrees 18 minutes 40 seconds East, assigned bearing, along the west line of said Government Lot 5, a distance of 429.93 feet to the south line of the North 240.00 feet of said South Half of Government Lot 5; thence South 89 degrees 44 minutes 16 seconds East 350.00 feet to the east line of the West 350.00 feet and the Point of Beginning of the centerline to be herein described; thence South 00 degrees 18 minutes 40 seconds West 429.41 feet; thence South 00 degrees 28 minutes 24 seconds West 446.14 feet; thence South 46 degrees 05 minutes 24 seconds West 291.67 feet to a point 16.50 feet northerly of a line drawn parallel to the north line of said Government Lot 2 from a point equidistant from the southwest and northwest corners thereof; thence North 89 degrees 49 minutes 25 seconds West, parallel to said parallel line, 141.37 feet to the west line of said Government Lot 2 and said described centerline there terminating. AND an easement for ingress and egress purposes over, under and across that part of said Government Lot 5, that lies within the circumference of a circle having a radius of 50.00 feet. The center of said circle is the above described Point of Beginning.

Easement Number 2
A 33.00 foot wide easement for ingress and egress purposes over, under, and across that part of the North Half of the Northeast Quarter of the Northwest Quarter and the South Half of the Northeast Quarter of the Northwest Quarter, Section 18, Township 140 North, Range 29 West, Cass County, Minnesota, the centerline of which is described as follows: COMMENCING at the northeast corner of said Northeast Quarter of the Northwest Quarter; thence South 00 degrees 28 minutes 24 seconds West, assigned bearing, along the east line thereof, a distance of 649.08 feet to the Point of Beginning of the centerline to be herein described; thence South 72 degrees 18 minutes 57 seconds West 345.28 feet; thence North 88 degrees 37 minutes 46 seconds West 38.09 feet; thence North 46 degrees 10 minutes 39 seconds West 68.96 feet; thence North 58 degrees 05 minutes 51 seconds West 93.04 feet; thence North 75 degrees 57 minutes 06 seconds West 109.24 feet; thence South 67 degrees 42 minutes 16 seconds West 116.18 feet; thence North 89 degrees 09 minutes 51 seconds West 77.31 feet; thence North 58 degrees 55 minutes 57 seconds West 108.60 feet; thence North 81 degrees 59 minutes 34 seconds West 97.36 feet; thence South 83 degrees 45 minutes 22 seconds West 201.75 feet; thence South 75 degrees 45 minutes 57 seconds West 134.63 feet to the centerline of 23rd Ave. NW and said described centerline there terminating. The sidelines of said 33.00 foot wide easement shall be prolonged or shortened to terminate on said east line and said centerline of 23rd Ave. NW.

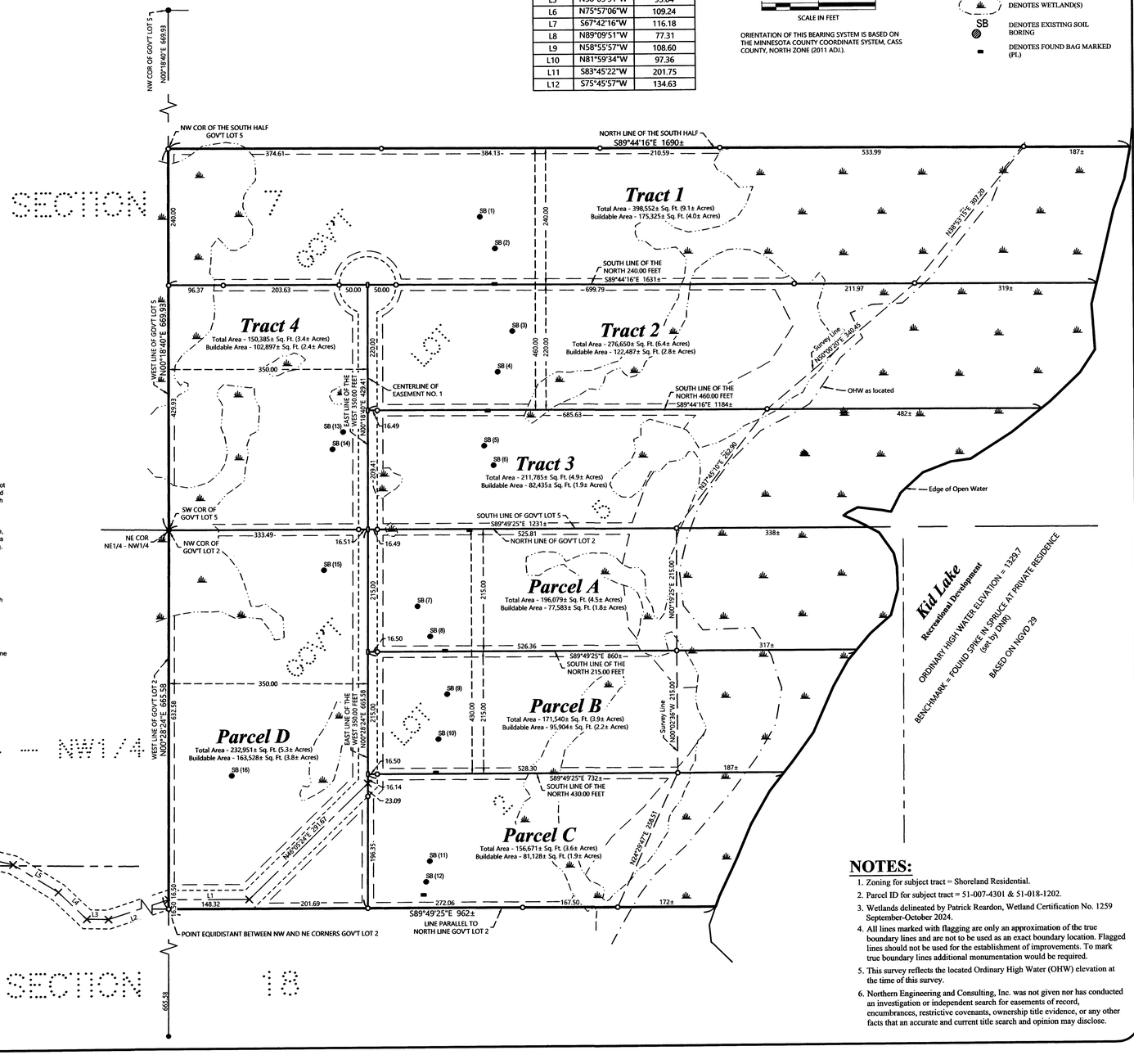
LINE TABLE		
Line Segment	Bearing	Distance
L1	N89°49'25"E	141.37
L2	S72°18'57"W	345.28
L3	N88°37'46"W	38.09
L4	N46°10'39"W	68.96
L5	N58°05'51"W	93.04
L6	N75°57'06"W	109.24
L7	S67°42'16"W	116.18
L8	N89°09'51"W	77.31
L9	N58°55'57"W	108.60
L10	N81°59'34"W	97.36
L11	S83°45'22"W	201.75
L12	S75°45'57"W	134.63

0 100 200
SCALE IN FEET

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

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES SET LATH
- DENOTES MONUMENT FOUND
- DENOTES CALCULATED POSITION
- DENOTES WETLAND(S)
- SB — DENOTES EXISTING SOIL BORING
- DENOTES FOUND BAG MARKED (PL)



NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 51-007-4301 & 51-018-1202.
3. Wetlands delineated by Patrick Reardon, Wetland Certification No. 1259 September-October 2024.
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 Ordinary High Water (OHW) elevation at the time of this survey.
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.

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 — 12/5/24

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

CERTIFICATE OF SURVEY
Jerry Peterson
2054 25th St SW
Pine River, MN 56474

JOB NO. 24-152
DATE: 12-4-2024

SHEET NO.
1 OF 1