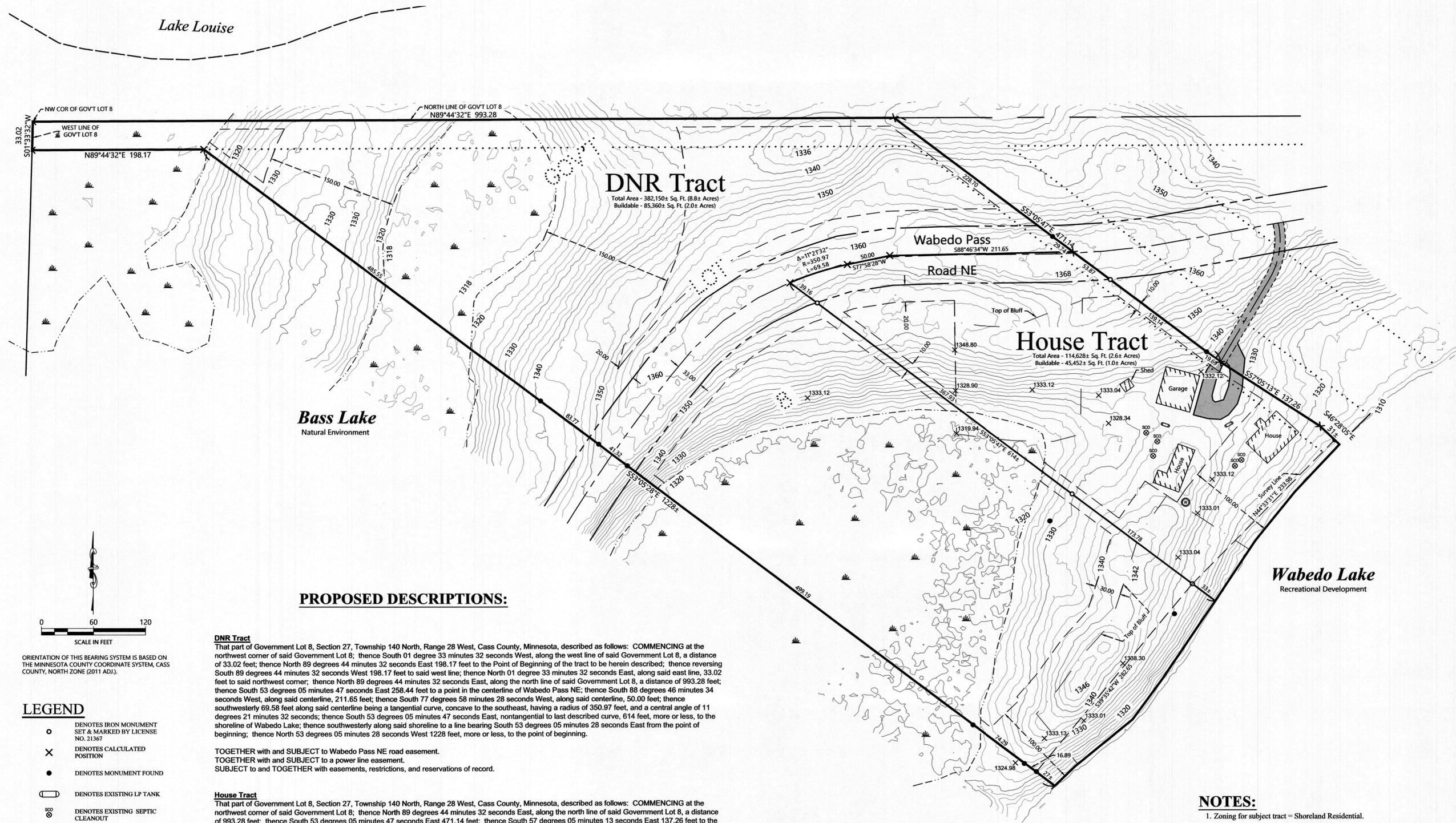


CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 8,
SECTION 27, TOWNSHIP 140 NORTH, RANGE 28 WEST,
CASS COUNTY, MINNESOTA



Bass Lake
Natural Environment

DNR Tract
Total Area - 382,150± Sq. Ft. (8.8± Acres)
Buildable - 85,360± Sq. Ft. (2.0± Acres)

Wabedo Pass
588°46'34"W 211.65

Road NE

House Tract
Total Area - 114,628± Sq. Ft. (2.6± Acres)
Buildable - 45,452± Sq. Ft. (1.0± Acres)

Wabedo Lake
Recreational Development

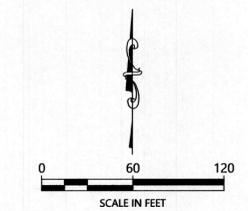
PROPOSED DESCRIPTIONS:

DNR Tract
That part of Government Lot 8, Section 27, Township 140 North, Range 28 West, Cass County, Minnesota, described as follows: COMMENCING at the northwest corner of said Government Lot 8; thence South 01 degree 33 minutes 32 seconds West, along the west line of said Government Lot 8, a distance of 33.02 feet; thence North 89 degrees 44 minutes 32 seconds East 198.17 feet to the Point of Beginning of the tract to be herein described; thence reversing South 89 degrees 44 minutes 32 seconds West 198.17 feet to said west line; thence North 01 degree 33 minutes 32 seconds East, along said east line, 33.02 feet to said northwest corner; thence North 89 degrees 44 minutes 32 seconds East, along the north line of said Government Lot 8, a distance of 993.28 feet; thence South 53 degrees 05 minutes 47 seconds East 258.44 feet to a point in the centerline of Wabedo Pass NE; thence South 88 degrees 46 minutes 34 seconds West, along said centerline, 211.65 feet; thence South 77 degrees 58 minutes 28 seconds West, along said centerline, 50.00 feet; thence southwesterly 69.58 feet along said centerline being a tangential curve, concave to the southeast, having a radius of 350.97 feet, and a central angle of 11 degrees 21 minutes 32 seconds; thence South 53 degrees 05 minutes 47 seconds East, nontangential to last described curve, 614 feet, more or less, to the shoreline of Wabedo Lake; thence southwesterly along said shoreline to a line bearing South 53 degrees 05 minutes 28 seconds East from the point of beginning; thence North 53 degrees 05 minutes 28 seconds West 1228 feet, more or less, to the point of beginning.

TOGETHER with and SUBJECT to Wabedo Pass NE road easement.
TOGETHER with and SUBJECT to a power line easement.
SUBJECT to and TOGETHER with easements, restrictions, and reservations of record.

House Tract
That part of Government Lot 8, Section 27, Township 140 North, Range 28 West, Cass County, Minnesota, described as follows: COMMENCING at the northwest corner of said Government Lot 8; thence North 89 degrees 44 minutes 32 seconds East, along the north line of said Government Lot 8, a distance of 993.28 feet; thence South 53 degrees 05 minutes 47 seconds East 471.14 feet; thence South 57 degrees 05 minutes 13 seconds East 137.26 feet to the Point of Beginning of the tract to be herein described; thence reversing North 57 degrees 05 minutes 13 seconds West 137.26 feet; thence North 53 degrees 05 minutes 47 seconds West 212.70 feet to a point in the centerline of Wabedo Pass NE; thence South 88 degrees 46 minutes 34 seconds West, along said centerline, 211.65 feet; thence South 77 degrees 58 minutes 28 seconds West, along said centerline, 50.00 feet; thence southwesterly 69.58 feet along said centerline being a tangential curve, concave to the southeast, having a radius of 350.97 feet, and a central angle of 11 degrees 21 minutes 32 seconds; thence South 53 degrees 05 minutes 47 seconds East, nontangential to last described curve, 614 feet, more or less, to the shoreline of Wabedo Lake; thence northeasterly along said shoreline to a line bearing South 46 degrees 28 minutes 05 seconds East from the point of beginning; thence North 46 degrees 05 minutes 13 seconds West 31 feet, more or less, to the point of beginning.

TOGETHER with and SUBJECT to Wabedo Pass NE road easement.
TOGETHER with and SUBJECT to a power line easement.
SUBJECT to and TOGETHER with easements, restrictions, and reservations of record.



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 CALCULATED POSITION
- DENOTES MONUMENT FOUND
- DENOTES EXISTING LP TANK
- ⊙ DENOTES EXISTING SEPTIC CLEANOUT
- ▭ DENOTES EDGE OF EXISTING BITUMINOUS
- ▭ DENOTES EXISTING BUILDING
- ⊕ DENOTES WETLAND(S)
- × 1234.5 DENOTES SPOT ELEVATION (EXISTING GRADE)
- 1208— DENOTES EXISTING INTERMEDIATE CONTOURS
- 1210— DENOTES EXISTING INDEX CONTOURS

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 46-027-2202.
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.

REVISIONS:	NO.	DATE	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
TERRY L. FREEMAN
LIC. NO. 21367

NORTHERN ENGINEERING & CONSULTING, INC.
P.O. Box 282, Walker, MN 56484
Phone: 718-547-1296
Web: www.necusa.com

CERTIFICATE OF SURVEY
Bill Thorburn
1255 Wabedo Padd Rd NE
Longville, MN 56655

JOB NO. 24-258
DATE: 12-11-2024

SHEET NO.
1 OF 1