

**CERTIFICATE OF SURVEY FOR:  
Mark & Suzette Ramseth**  
in Gov't Lot 2, Section 30, T.145 N., R.28 W., &  
Lot 15 in the plat of PORTAGE LAKE, Cass County, MN

Government Lot 1  
Section 25, T145N, R29W  
5th PM

Government Lot 2  
Section 30, T145N, R28W  
5th PM

Existing Legal Description  
(Formerly West 2/3 of Lot 15)

That part of Lot 15, according to the recorded plat of Portage Lake in the County of Cass, described as follows: Commencing at the Northeastern corner of Lot 16 of said plat; thence North 53 degrees 43 minutes 00 seconds West, assumed bearing, along the North line of said Lots 15 and 16, a distance of 72.83 feet to the point of beginning; thence continuing North 53 degrees 43 minutes 00 seconds West, along said North line of said Lot 15, a distance of 36.67 feet to the North-westerly corner of said Lot 15; thence South 24 degrees 13 minutes 00 seconds West, along the Westerly line of said Lot 15, a distance of 351 feet, more or less, to the shore line of Portage Lake; thence Southeasterly, along said shore line, 91 feet, more or less, to the intersection with a line bearing South 15 degrees 57 minutes 54 seconds West from the point of beginning; thence North 15 degrees 57 minutes 54 seconds East 370 feet, more or less, to the point of beginning. Said tract of land contains 0.50 acres, more or less.

Tony Kerick accepted this pipe as the NE corner of Lot 16.

**SURVEYOR'S AFFIDAVIT**

I hereby certify that this survey was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

*LaVerne Leuelling*  
LaVerne Leuelling  
Date: 7-26-10 Registration No. 16089

**Surveyor's Note:**

In 2008, Northern Lights Surveying & Mapping tied into many found iron monuments along the south right-of-way line while performing a survey in Lots 2 through 4. In the course of that survey, it was obvious that the existing monuments along that right-of-way line, while not in perfect alignment, did form a fairly straight line. With 1 exception all the pipes were within 3.18 feet of a common line. That one was 10.41 feet from that line. The line was nearly 3/8 mile long.

In Tony's Kerick's 1985 survey he utilized 2 of the existing monuments to mathematically create the south right-of-way line. One of them was the one that happened to be 10.41 feet off line. He then used record plat distances to determine the north-south lot lines of Lots 15 & 16 and also to divide Lot 15 into the Westerly 2/3 and Easterly 1/3.

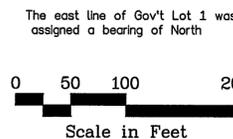
Although he used proportionment to create the division line, the results are very near to a 2/3 to 1/3 split of Lot 15's acreage. Because the shifting shoreline would introduce a larger error than any deviation that might occur because of a methodological objection that we might have, we have accepted his monumented line.

Mr. Kerick's monuments along the west line of Lot 15 (except for the NW corner) have been lost. There, however, is an older found iron pipe on that line which appears compatible with his determination. Had we been performing this survey in 1985, we would probably have elected to accept this pipe anyway.

We, however, feel that the pipe that Mr. Kerick found at the northeast corner of Lot 16 was the one found pipe, out of 14, which was not on the same line as the other 13. We feel that Mr. Kerick placed the right-of-way line 10 feet too far north. His right-of-way line is only 10 feet from the road centerline.

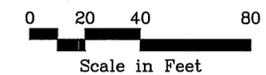
This decision on our part does not impact the location of the north-south property lines. Since the road, already encroaches on Mr. Kerick's right-of-way line, the public has potentially already gained a prescriptive easement to the south right-of-way line as we have shown it on this certificate.

Northern Lights Surveying & Mapping, Inc.  
1007 Northwest Fourth Street  
Grand Rapids MN 55744  
(218) 326-5325, phone & fax  
email: nlsurveying1001@qwestoffice.net



**LEGEND**

- Found Iron Pipe
- 5/8" Rebar Set, Marked RLS #16089
- ⊗ Calculated Position
- ⊙ Tony Kerick's Capped Pipe, #12266
- ⊠ Calculated Kerick Position
- ⊙ Found Iron Pipe with Plumber's Cap
- △ Kerick Spike
- Lakeshore Mapped, 2008 - 2010
- Lakeshore & Lot Lines from Recorded Plat



**RECEIVED**  
# 4519  
AUG 13 2010  
6.2 30-145-28  
CASS COUNTY SURVEYOR