

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 3,
SECTION 20, TOWNSHIP 143 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA

PROPOSED DESCRIPTIONS:

NORTH TRACT

That part of the Government Lot 3, Section 20, Township 143 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the northwest corner of said Government Lot 3; thence South 89 degrees 22 minutes 00 seconds East, assigned bearing, along the north line thereof, for a distance of 749.48 feet to the easterly right of way line of the Heartland Trail (former railroad) and the point of beginning of the tract to be herein described; thence South 09 degrees 14 minutes 49 seconds West, along said easterly right of way line, 175.14 feet; thence South 59 degrees 29 minutes 55 seconds East 104.08 feet; thence South 89 degrees 22 minutes 00 seconds East 616 feet, more or less, to the shoreline of Leech Lake; thence northerly, along said shoreline, to the intersection with said north line; thence North 89 degrees 22 minutes 00 seconds West, along said north line, 608 feet, more or less, to the point of beginning.

SUBJECT to and TOGETHER with easements, restrictions, and reservations of record.
SUBJECT to (see Proposed Easement).

MIDDLE TRACT

That part of the Government Lot 3, Section 20, Township 143 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the northwest corner of said Government Lot 3; thence South 89 degrees 22 minutes 00 seconds East, assigned bearing, along the north line thereof, for a distance of 749.48 feet to the easterly right of way line of the Heartland Trail (former railroad); thence South 09 degrees 14 minutes 49 seconds West, along said easterly right of way line, 175.14 feet; thence South 59 degrees 29 minutes 55 seconds East 104.08 feet to the point of beginning of the tract to be herein described; thence North 59 degrees 29 minutes 55 seconds West 104.08 feet to said easterly right of way line; thence South 09 degrees 14 minutes 49 seconds West, along said easterly right of way line, 178.85 feet; thence South 89 degrees 22 minutes 00 seconds East 762 feet, more or less, to the shoreline of Leech Lake; thence northerly, along said shoreline, to the intersection with a line bearing South 89 degrees 22 minutes 00 seconds East from the point of beginning; thence North 89 degrees 22 minutes 00 seconds West 616 feet, more or less, to the point of beginning.

SUBJECT to and TOGETHER with easements, restrictions, and reservations of record.
TOGETHER with (see Proposed Easement).

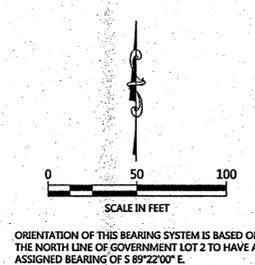
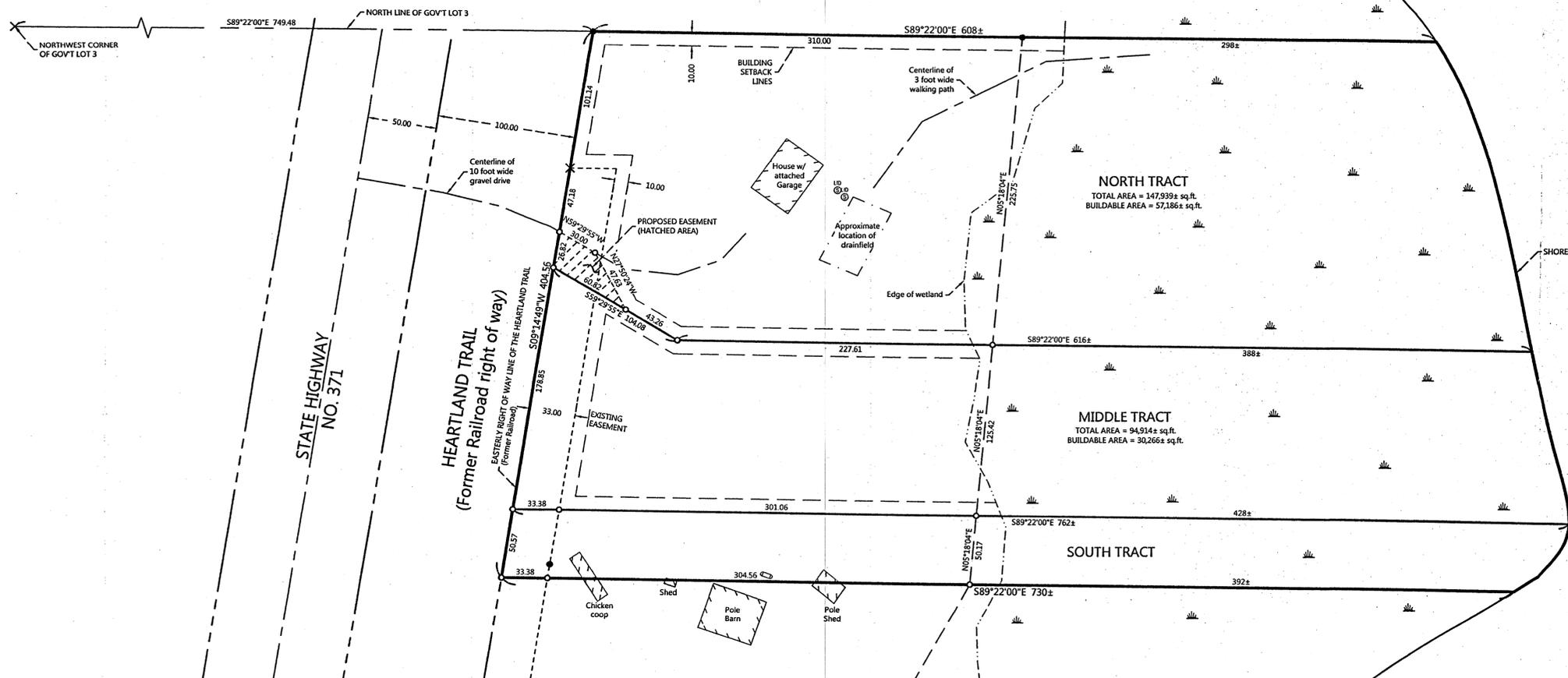
SOUTH TRACT

That part of the Government Lot 3, Section 20, Township 143 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the northwest corner of said Government Lot 3; thence South 89 degrees 22 minutes 00 seconds East, assigned bearing, along the north line thereof, for a distance of 749.48 feet to the easterly right of way line of the Heartland Trail (former railroad); thence South 09 degrees 14 minutes 49 seconds West, along said easterly right of way line, 353.99 feet to the point of beginning of the tract to be herein described; thence continue South 09 degrees 14 minutes 49 seconds West, along said easterly right of way line, 50.57 feet, to the South line of the North 400.00 feet of said Government Lot 3; thence South 89 degrees 22 minutes 00 seconds East, along said South line, 730 feet, more or less, to the shoreline of Leech Lake; thence northerly, along said shoreline, to the intersection with a line bearing South 89 degrees 22 minutes 00 seconds East from the point of beginning; thence North 89 degrees 22 minutes 00 seconds West, 762 feet, more or less, to the point of beginning.

SUBJECT to and TOGETHER with easements, restrictions, and reservations of record.
NOTE: This tract is a non-conforming parcel of land on its own and shall be combined with an adjacent tract.

PROPOSED EASEMENT

An easement for ingress, egress, and utility purposes over, under and across that part of the Government Lot 3, Section 20, Township 143 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the northwest corner of said Government Lot 3; thence South 89 degrees 22 minutes 00 seconds East, assigned bearing, along the north line thereof, for a distance of 749.48 feet to the easterly right of way line of the Heartland Trail (former railroad); thence South 09 degrees 14 minutes 49 seconds West, along said easterly right of way line, 148.32 feet to the point of beginning of the easement to be herein described; thence continue South 09 degrees 14 minutes 49 seconds West 28.82 feet; thence South 59 degrees 29 minutes 55 seconds East 60.82 feet; thence North 27 degrees 50 minutes 24 seconds West 47.63 feet; thence North 59 degrees 29 minutes 55 seconds West 30.00 feet to the point of beginning.



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTH LINE OF GOVERNMENT LOT 2 TO HAVE AN ASSIGNED BEARING OF S 89°22'00" E.

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- ✕ DENOTES CALCULATED POSITION
- ⊕ ⊗ ⊙ DENOTES EXISTING SEPTIC VENT, SEPTIC CLEANOUT, & SEPTIC TANK LID
- ⊕ DENOTES EXISTING LP TANK
- ⊕ DENOTES WETLAND(S)

RECEIVED
#26775
AUG 29 2013
GL 3 20-143-31
COUNTY SURVEYOR

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.

TERRELL L. FRIEDMAN
L.C. NO. 21367

NORTHERN CONSULTING & CONSTRUCTION, INC.
P.O. Box 292, Walker, MN 56484
Phone: 218-547-1296, Fax: 218-547-2272
web: www.nclinc.com

CERTIFICATE OF SURVEY
David Bauerly
323 Tianna Drive
Walker, MN 56484

JOB NO. 13-078
DATE: 08-09-2013
SHEET NO.
1 OF 1