

# CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 4,  
SECTION 32, TOWNSHIP 140 NORTH, RANGE 28 WEST,  
CASS COUNTY, MINNESOTA

## PROPOSED DESCRIPTIONS

### PARCEL 1 (Kaczmarczyk)

That part of Government Lot 4, Section 32, Township 140 North, Range 28 West, Cass County, Minnesota described as follows:  
COMMENCING at the southwest corner of said Government Lot 4; thence North 00 degrees 05 minutes 58 seconds East, assigned bearing, along the west line of said Government Lot 4, a distance of 225.49 feet; thence North 88 degrees 04 minutes 36 seconds East 372.91 feet to the point of beginning of the tract to be herein described; thence North 38 degrees 49 minutes 11 seconds West 203.37 feet; thence North 74 degrees 54 minutes 34 seconds East 266 feet, more or less, to the shoreline of Wabedo Lake; thence northwesterly along said shoreline to the intersection with the south line of the North 700.00 feet of said Government Lot 4; thence North 89 degrees 47 minutes 58 seconds West, along said south line, 437 feet, more or less, to said west line; thence South 00 degrees 05 minutes 58 seconds West, along said west line, 386.61 feet to the point of beginning.

SUBJECT to easements, restrictions, and reservations of record.  
SUBJECT to and TOGETHER with 33.00 foot wide easement #1.  
TOGETHER with 33.00 foot wide easement #2.

### PARCEL 2 (Vos)

That part of Government Lot 4, Section 32, Township 140 North, Range 28 West, Cass County, Minnesota described as follows:  
COMMENCING at the southwest corner of said Government Lot 4; thence North 00 degrees 05 minutes 58 seconds East, assigned bearing, along the west line of said Government Lot 4, a distance of 225.49 feet; thence North 88 degrees 04 minutes 36 seconds East 372.91 feet to the point of beginning of the tract to be herein described; thence South 38 degrees 49 minutes 11 seconds West 203.37 feet; thence North 74 degrees 54 minutes 34 seconds East 266 feet, more or less, to the shoreline of Wabedo Lake; thence southeasterly along said shoreline to the intersection with a line bearing North 59 degrees 38 minutes 05 seconds East from the point of beginning; thence South 59 degrees 38 minutes 05 seconds West 279 feet, more or less, to the point of beginning.

SUBJECT to easements, restrictions, and reservations of record.  
SUBJECT to and TOGETHER with 33.00 foot wide easement #1.  
TOGETHER with 33.00 foot wide easement #2.

### PARCEL 3 (Crom)

That part of Government Lot 4, Section 32, Township 140 North, Range 28 West, Cass County, Minnesota described as follows:  
COMMENCING at the southwest corner of said Government Lot 4; thence North 00 degrees 05 minutes 58 seconds East, assigned bearing, along the west line of said Government Lot 4, a distance of 225.49 feet; thence North 88 degrees 04 minutes 36 seconds East 372.91 feet to the point of beginning of the tract to be herein described; thence southeasterly 68.80 feet along a nontangential curve, concave to the northeast, having a radius of 146.01 feet, a central angle of 26 degrees 59 minutes 58 seconds, a chord distance of 68.17 feet, and a chord bearing of South 24 degrees 27 minutes 37 seconds East; thence South 37 degrees 57 minutes 36 seconds East; thence North 54 degrees 09 minutes 09 seconds East 298.99 feet; thence North 44 degrees 32 minutes 41 seconds East 58 feet, more or less, to the shoreline of Wabedo Lake; thence northwesterly along said shoreline to the intersection with a line bearing North 59 degrees 38 minutes 05 seconds East from the point of beginning; thence South 59 degrees 38 minutes 05 seconds West 279 feet, more or less, to the point of beginning.

SUBJECT to easements, restrictions, and reservations of record.  
SUBJECT to and TOGETHER with 33.00 foot wide easement #1.  
TOGETHER with 33.00 foot wide easement #2.

### PARCEL 4 (Christenson)

That part of Government Lot 4, Section 32, Township 140 North, Range 28 West, Cass County, Minnesota described as follows:  
BEGINNING at the southwest corner of said Government Lot 4; thence North 00 degrees 05 minutes 58 seconds East, assigned bearing, along the west line of said Government Lot 4, a distance of 225.49 feet; thence North 88 degrees 04 minutes 36 seconds East 372.91 feet; thence southeasterly 68.80 feet along a nontangential curve, concave to the northeast, having a radius of 146.01 feet, a central angle of 26 degrees 59 minutes 58 seconds, a chord distance of 68.17 feet, and a chord bearing of South 24 degrees 27 minutes 37 seconds East; thence South 37 degrees 57 minutes 36 seconds East, tangent to said curve, 81.47 feet; thence North 54 degrees 09 minutes 09 seconds East 298.99 feet; thence North 44 degrees 32 minutes 41 seconds East 58 feet, more or less, to the shoreline of Wabedo Lake; thence southeasterly along said shoreline to the intersection with the south line of said Government Lot 4; thence South 89 degrees 47 minutes 58 seconds West, along said south line, 1254 feet, more or less, to the point of beginning.

SUBJECT to easements, restrictions, and reservations of record.  
SUBJECT to and TOGETHER with 33.00 foot wide easement #1.  
TOGETHER with 33.00 foot wide easement #2.

### 33.00 FOOT WIDE EASEMENT #1

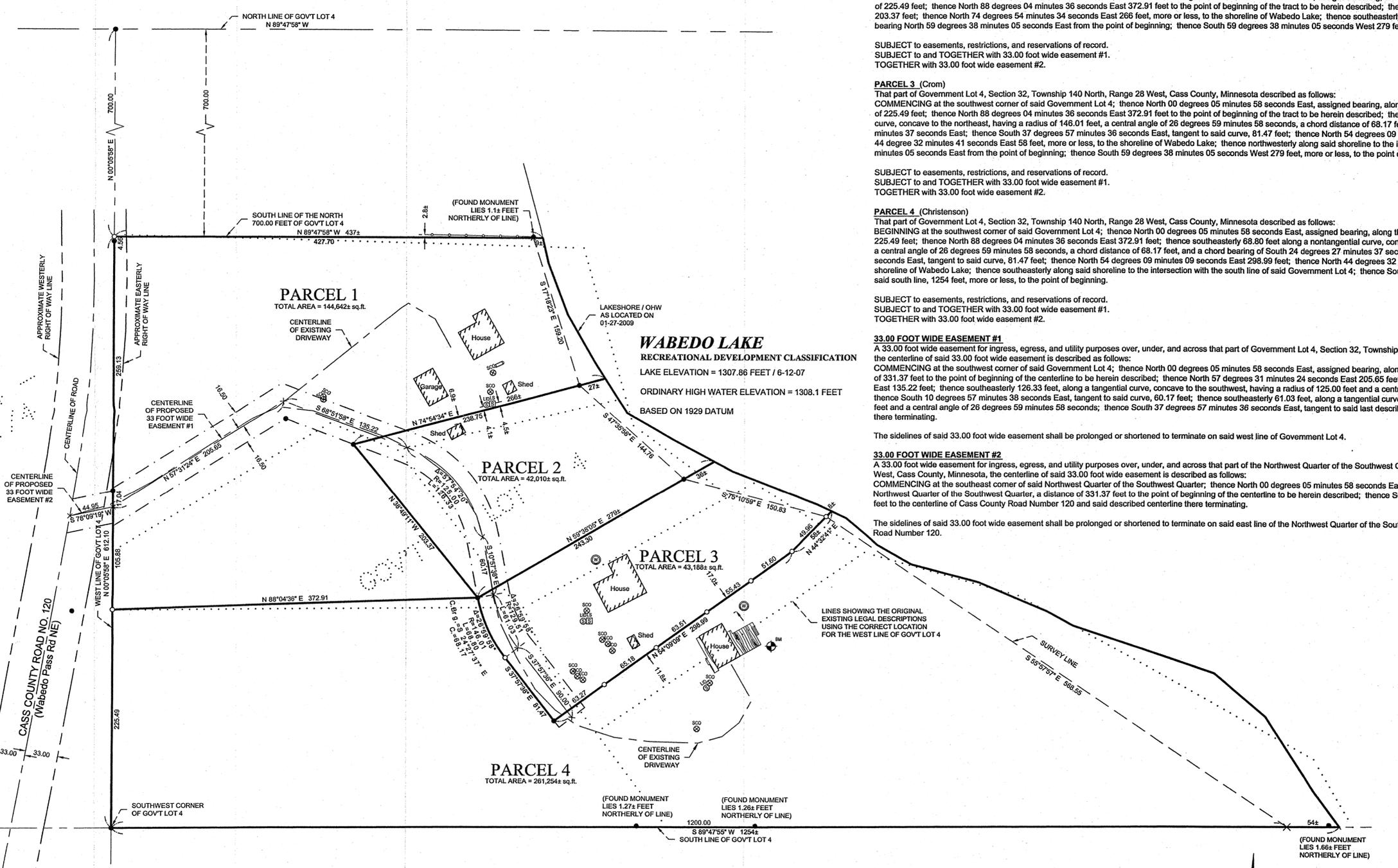
A 33.00 foot wide easement for ingress, egress, and utility purposes over, under, and across that part of Government Lot 4, Section 32, Township 140 North, Range 28 West, Cass County, Minnesota, the centerline of said 33.00 foot wide easement is described as follows:  
COMMENCING at the southwest corner of said Government Lot 4; thence North 00 degrees 05 minutes 58 seconds East, assigned bearing, along the west line of said Government Lot 4, a distance of 331.37 feet to the point of beginning of the centerline to be herein described; thence North 57 degrees 31 minutes 24 seconds East 205.65 feet; thence South 68 degrees 51 minutes 58 seconds East 135.22 feet; thence southeasterly 126.33 feet, along a tangential curve, concave to the southwest, having a radius of 125.00 feet and a central angle of 57 degrees 54 minutes 20 seconds; thence South 10 degrees 57 minutes 38 seconds East, tangent to said curve, 60.17 feet; thence southeasterly 61.03 feet, along a tangential curve, concave to the northeast, having a radius of 129.51 feet and a central angle of 26 degrees 59 minutes 58 seconds; thence South 37 degrees 57 minutes 36 seconds East, tangent to said last described curve, 90.00 feet and said described centerline there terminating.

The sidelines of said 33.00 foot wide easement shall be prolonged or shortened to terminate on said west line of Government Lot 4.

### 33.00 FOOT WIDE EASEMENT #2

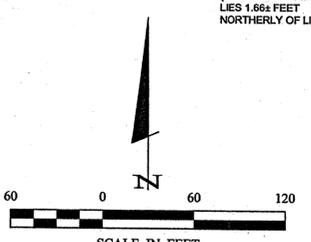
A 33.00 foot wide easement for ingress, egress, and utility purposes over, under, and across that part of the Northwest Quarter of the Southwest Quarter, Section 32, Township 140 North, Range 28 West, Cass County, Minnesota, the centerline of said 33.00 foot wide easement is described as follows:  
COMMENCING at the southeast corner of said Northwest Quarter of the Southwest Quarter; thence North 00 degrees 05 minutes 58 seconds East, assigned bearing, along the east line of said Northwest Quarter of the Southwest Quarter, a distance of 331.37 feet to the point of beginning of the centerline to be herein described; thence South 78 degrees 09 minutes 19 seconds West 44.95 feet to the centerline of Cass County Road 120 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 of the Northwest Quarter of the Southwest Quarter and on said centerline of Cass County Road Number 120.



## NOTES:

- Zoning for subject tract = "Shoreland Residential".
- No wetland delineation was performed for the purpose of this survey.
- Parcel ID of subject parcel: 46-032-3103, 46-032-3105, 46-032-3106, and 46-032-3107.
- 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.



## LEGEND

- DENOTES EXISTING FENCE LINE
- DENOTES EXISTING LP TANK
- ⊙ DENOTES EXISTING WELL
- ⊙/⊙ DENOTES SEPTIC CLEANOUT, & SEPTIC TANK LID
- ⊙ DENOTES EXISTING SEPTIC LIFT STATION
- DENOTES MONUMENT FOUND
- DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 21367
- × DENOTES CALCULATED POSITION
- ⊙ DENOTES BENCHMARK 604 SPIKE IN NORTHERLY SIDE OF A 12" BASSWOOD. ELEV. = 1314.13 NGVD 29

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE WEST LINE OF GOV'T LOT 4 TO HAVE AN ASSUMED BEARING OF N 00° 05' 58" E.



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I HEREBY CERTIFY THAT THIS SURVEY, PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A duly licensed PROFESSIONAL ENGINEER OR LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Terry L. Freeman, PLS #21367  
DATE: 10/24/13 LIC. NO. 21367

REVISIONS	DATE	DESCRIPTION
BY: WAG	10-23-2013	ADDED TOTAL AREAS TO PARCELS

PROJECT MANAGER:	DATE:	07-09-2009
TLF	PROJECT NO.:	072085
TLE	FILE NAME:	C072085.dwg
DRWN BY:	SCALE:	HORZ. 1" = 60'
DRG / WAG	FIELD BOOK:	BOOK 282 Pg. 10
	VERT.:	

CASS COUNTY SURVEYOR

Kermit & Jean Christenson  
11812 New Haven Road NW  
Pine Island, MN 55963

SHEET 1 OF 1