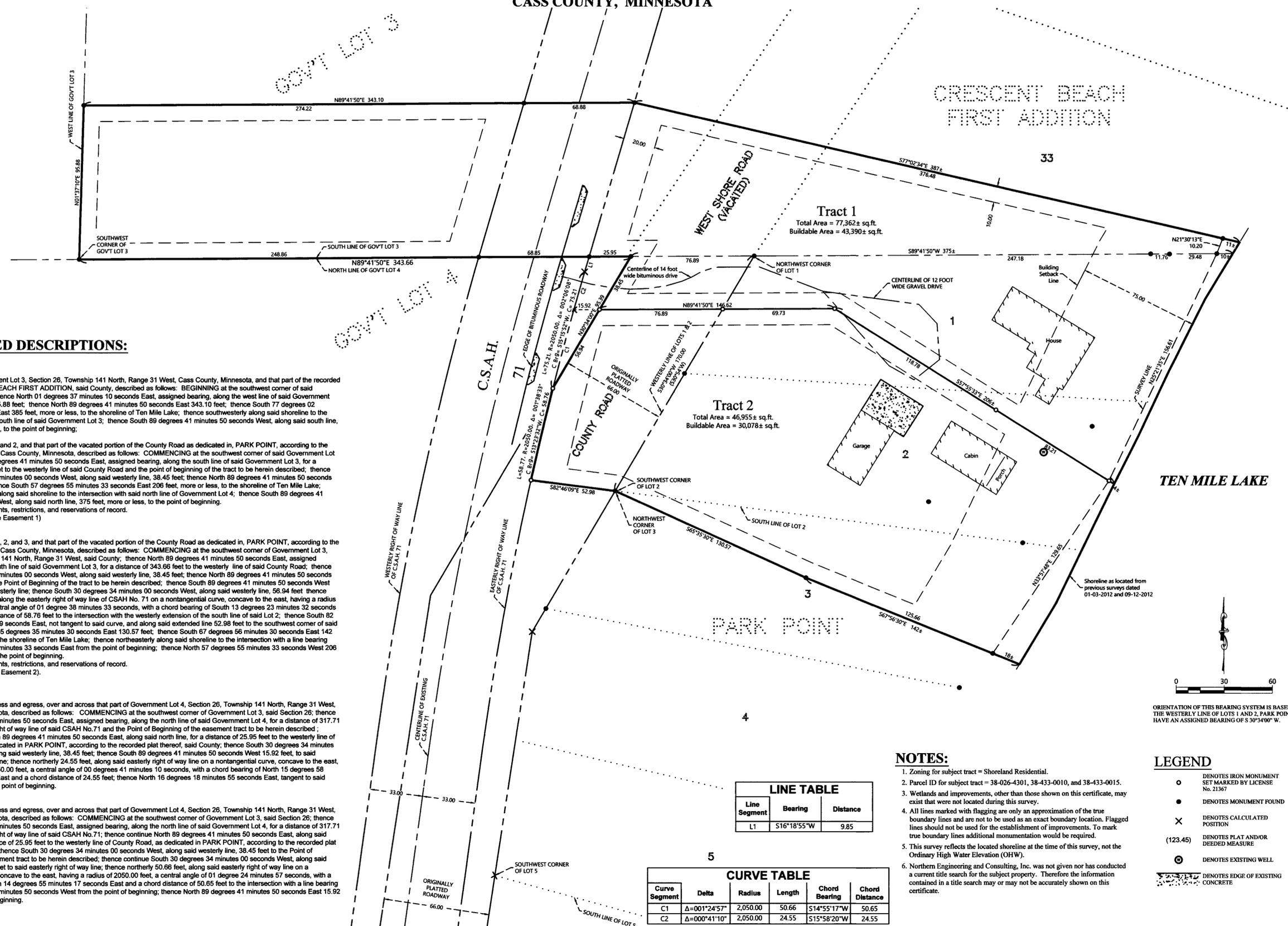


# CERTIFICATE OF SURVEY

A PART OF GOVERNMENT LOTS 3 AND 4, PART OF CRESCENT BEACH FIRST ADDITION, AND PART OF PARK POINT,  
SECTION 26, TOWNSHIP 141 NORTH, RANGE 31 WEST,  
CASS COUNTY, MINNESOTA



## PROPOSED DESCRIPTIONS:

**Tract 1**  
That part of Government Lot 3, Section 26, Township 141 North, Range 31 West, Cass County, Minnesota, and that part of the recorded plat of CRESCENT BEACH FIRST ADDITION, said County, described as follows: BEGINNING at the southwest corner of said Government Lot 3; thence North 01 degrees 37 minutes 10 seconds East, assigned bearing, along the west line of said Government Lot 1, a distance of 95.88 feet; thence North 89 degrees 41 minutes 50 seconds East 343.10 feet; thence South 77 degrees 02 minutes 34 seconds East 385 feet, more or less, to the shoreline of Ten Mile Lake; thence southwesterly along said shoreline to the intersection with the south line of said Government Lot 3; thence South 89 degrees 41 minutes 50 seconds West, along said south line, 717 feet, more or less, to the point of beginning;

AND  
These parts of Lots 1 and 2, and that part of the vacated portion of the County Road as dedicated in, PARK POINT, according to the recorded plat thereof, Cass County, Minnesota, described as follows: COMMENCING at the southwest corner of said Government Lot 3; thence North 89 degrees 41 minutes 50 seconds East, assigned bearing, along the south line of said Government Lot 3, for a distance of 343.66 feet to the westerly line of said County Road and the point of beginning of the tract to be herein described; thence South 30 degrees 34 minutes 00 seconds West, along said westerly line, 38.45 feet; thence North 89 degrees 41 minutes 50 seconds East 146.62 feet; thence South 57 degrees 55 minutes 33 seconds East 206 feet, more or less, to the shoreline of Ten Mile Lake; thence northeasterly along said shoreline to the intersection with said north line of Government Lot 4; thence South 89 degrees 41 minutes 50 seconds West, along said north line, 375 feet, more or less, to the point of beginning.  
SUBJECT to easements, restrictions, and reservations of record.  
TOGETHER with (see Easement 1)

**Tract 2**  
Those parts of Lots 1, 2, and 3, and that part of the vacated portion of the County Road as dedicated in, PARK POINT, according to the recorded plat thereof, Cass County, Minnesota, described as follows: COMMENCING at the southwest corner of Government Lot 3, Section 26, Township 141 North, Range 31 West, said County; thence North 89 degrees 41 minutes 50 seconds East, assigned bearing, along the south line of said Government Lot 3, for a distance of 343.66 feet to the westerly line of said County Road; thence South 30 degrees 34 minutes 00 seconds West, along said westerly line, 38.45 feet; thence North 89 degrees 41 minutes 50 seconds East 146.62 feet to the Point of Beginning of the tract to be herein described; thence South 89 degrees 41 minutes 50 seconds West 146.62 feet to said westerly line; thence South 30 degrees 34 minutes 00 seconds West, along said westerly line, 56.94 feet thence southerly 58.77 feet, along the easterly right of way line of CSAH No. 71 on a nontangential curve, concave to the east, having a radius of 2050.00 feet, a central angle of 01 degree 38 minutes 33 seconds, with a chord bearing of South 13 degrees 23 minutes 32 seconds West and a chord distance of 58.78 feet to the intersection with the westerly extension of the south line of said Lot 2; thence South 82 degrees 46 minutes 09 seconds East, not tangent to said curve, and along said extended line 52.98 feet to the southwest corner of said Lot 2; thence South 65 degrees 35 minutes 30 seconds East 130.57 feet, thence South 67 degrees 56 minutes 30 seconds East 142 feet, more or less, to the shoreline of Ten Mile Lake; thence northeasterly along said shoreline to the intersection with a line bearing South 57 degrees 55 minutes 33 seconds East from the point of beginning; thence North 57 degrees 55 minutes 33 seconds West 206 feet, more or less, to the point of beginning.  
SUBJECT to easements, restrictions, and reservations of record.  
TOGETHER with (see Easement 2).

**Easement 1**  
An easement for ingress and egress, over and across that part of Government Lot 4, Section 26, Township 141 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the southwest corner of Government Lot 3, said Section 26; thence North 89 degrees 41 minutes 50 seconds East, assigned bearing, along the north line of said Government Lot 4, for a distance of 317.71 feet to the easterly right of way line of said CSAH No. 71 and the Point of Beginning of the easement tract to be herein described; thence continue North 89 degrees 41 minutes 50 seconds East, along said north line, for a distance of 25.95 feet to the westerly line of County Road, as dedicated in PARK POINT, according to the recorded plat thereof, said County; thence South 30 degrees 34 minutes 00 seconds West, along said westerly line, 38.45 feet; thence South 89 degrees 41 minutes 50 seconds West 15.92 feet, to said easterly right of way line; thence northerly 24.55 feet, along said easterly right of way line on a nontangential curve, concave to the east, having a radius of 2050.00 feet, a central angle of 00 degrees 41 minutes 10 seconds, with a chord bearing of North 15 degrees 59 minutes 20 seconds East and a chord distance of 24.55 feet; thence North 16 degrees 18 minutes 55 seconds East, tangent to said curve, 9.85 feet to the point of beginning.

**Easement 2**  
An easement for ingress and egress, over and across that part of Government Lot 4, Section 26, Township 141 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the southwest corner of Government Lot 3, said Section 26; thence North 89 degrees 41 minutes 50 seconds East, assigned bearing, along the north line of said Government Lot 4, for a distance of 317.71 feet to the easterly right of way line of said CSAH No. 71; thence continue North 89 degrees 41 minutes 50 seconds East, along said north line, for a distance of 25.95 feet to the westerly line of County Road, as dedicated in PARK POINT, according to the recorded plat thereof, said County; thence South 30 degrees 34 minutes 00 seconds West, along said westerly line, 38.45 feet to the Point of Beginning of the easement tract to be herein described; thence continue South 30 degrees 34 minutes 00 seconds West, along said westerly line, 58.94 feet to said easterly right of way line; thence northerly 50.88 feet, along said easterly right of way line on a nontangential curve, concave to the east, having a radius of 2050.00 feet, a central angle of 01 degree 24 minutes 57 seconds, with a chord bearing of North 14 degrees 55 minutes 17 seconds East and a chord distance of 50.65 feet to the intersection with a line bearing South 89 degrees 41 minutes 50 seconds West from the point of beginning; thence North 89 degrees 41 minutes 50 seconds East 15.92 feet, to the point of beginning.

LINE TABLE		
Line Segment	Bearing	Distance
L1	S16°18'55"W	9.85

CURVE TABLE					
Curve Segment	Delta	Radius	Length	Chord Bearing	Chord Distance
C1	Δ=001°24'57"	2,050.00	50.66	S14°55'17"W	50.65
C2	Δ=000°41'10"	2,050.00	24.55	S15°58'20"W	24.55

## NOTES:

- Zoning for subject tract = Shoreland Residential.
- Parcel ID for subject tract = 38-026-4301, 38-433-0010, and 38-433-0015.
- Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey.
- 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.
- This survey reflects the located shoreline at the time of this survey, not the Ordinary High Water Elevation (OHWE).
- Northern Engineering and Consulting, Inc. was not given nor has conducted a current title search for the subject property. Therefore the information contained in a title search may or may not be accurately shown on this certificate.

## LEGEND

- DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 21367
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- (123.45) DENOTES PLAT AND/OR DEEDED MEASURE
- ⊙ DENOTES EXISTING WELL
- DENOTES EDGE OF EXISTING CONCRETE

NO.	DATE	DESCRIPTION
1	12-31-2018	Adjusted Tract Boundaries
2	8/23/21	Proposed Final

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. GREENMAN  
L.C. NO. 31587



CERTIFICATE OF SURVEY  
John Eisenpeter  
P.O. Box 176  
Walker, MN 56484

JOB NO. 11-131  
DATE: 01-03-2012  
SHEET NO. 1 OF 1