

# Certificate of Survey for:

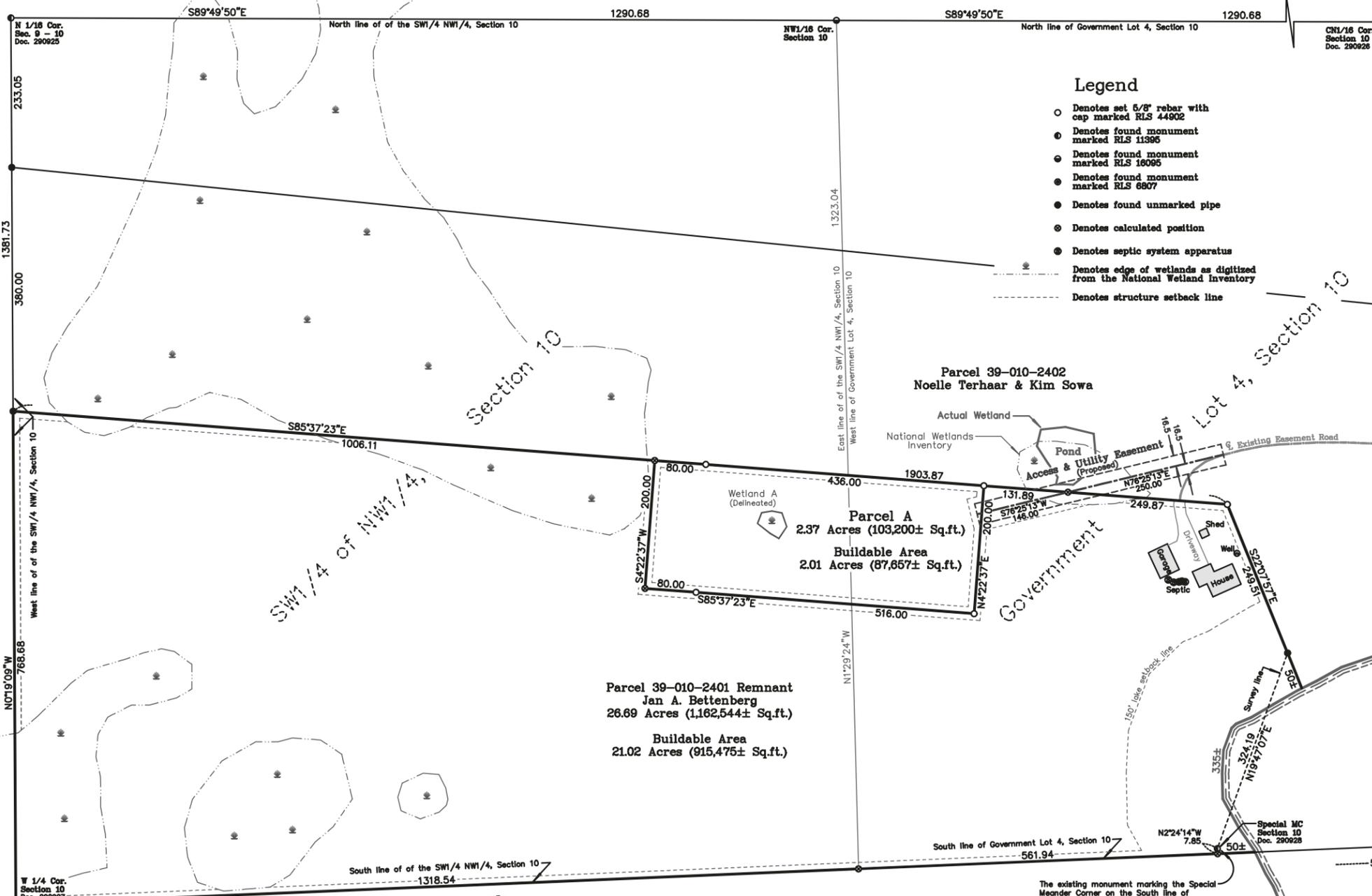
Renee Warzecha

Parts of Government Lot 4 & the SW1/4 of the NW1/4,  
Section 10, T 142 N, R 26 W, Itasca County, Minnesota



The orientation of this survey is based on an assigned bearing of N0°19'09\"/>

Scale in Feet



### Legend

- Denotes set 5/8\"/>
- Denotes found monument marked RLS 44902
- Denotes found monument marked RLS 11386
- Denotes found monument marked RLS 16065
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- Denotes found unmarked pipe
- Denotes calculated position
- Denotes septic system apparatus
- - - Denotes edge of wetlands as digitized from the National Wetland Inventory
- - - Denotes structure setback line

### Legal Description of Record:

**Parcel 39-010-2401 - Document #303471:**  
That part of Government Lot 4, and that part of the Southwest Quarter of the Northwest Quarter of Section 10, Township 142 North, Range 26 West of the Fifth Principal Meridian in Cass County, Minnesota described as follows: beginning at the southwest corner of said Southwest Quarter of the Northwest Quarter; thence North 00 degrees 19 minutes 09 seconds West 768.68 feet along the west line of said Southwest Quarter of the Northwest Quarter; thence South 85 degrees 37 minutes 23 seconds East 1903.87 feet; thence South 22 degrees 07 minutes 57 seconds East 290 feet more or less to the shore of Graves Lake; thence Southwesterly along said shore to the south line of said Government Lot 4; thence South 87 degrees 35 minutes 39 seconds West 1929.74 feet more or less along the south line of said Government Lot 4 and the Southwest Quarter of the Northwest Quarter to the point of beginning.  
Subject to restrictions, reservations and easements of record.  
The premises are conveyed together with an easement for roadway purposes leading northerly from the premises conveyed herein across the balance of the South One-half of the Northwest Quarter (S1/2 - NW1/4) to the public road; said easement shall run with the land and be binding upon grantors and grantees heirs and assigns.

### Proposed Parcel Descriptions:

**Parcel A:**  
That part of Government Lot 4, and that part of the Southwest Quarter of the Northwest Quarter, Section 10, Township 142 North, Range 26 West, of the Fifth Principal Meridian, Cass County, Minnesota, described as follows:  
Commencing at the southwest corner of said Southwest Quarter of the Northwest Quarter; thence North 00 degrees 19 minutes 09 seconds West 768.68 feet along the west line of said Southwest Quarter of the Northwest Quarter; thence South 85 degrees 37 minutes 23 seconds East 1006.11 feet to the point of beginning; thence South 4 degrees 22 minutes 37 seconds West 200.00 feet; thence South 85 degrees 37 minutes 23 seconds East 516.00 feet; thence North 4 degrees 22 minutes 37 seconds East 200.00 feet to intersect a line bearing South 85 degrees 37 minutes 23 seconds East from the point of beginning; thence North 85 degrees 37 minutes 23 seconds West 516.00 feet to the point of beginning and there terminates.  
Subject to restrictions, reservations and easements of record.  
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Together with (2 Easements described below).

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Subject to restrictions, reservations and easements of record.  
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Subject to (Easement described below).

**Road & Utility Easement across Parcel 39-010-2401 Remnant:**  
An 33 foot wide easement for roadway & utility purposes over, under and across that part of Government Lot 4, Section 10, Township 142 North, Range 26 West, of the Fifth Principal Meridian, Cass County, Minnesota, lying 16.5 feet on each side of the following described centerline:  
Commencing at the southwest corner of the Southwest Quarter of the Northwest Quarter, said Section 10; thence North 00 degrees 19 minutes 09 seconds West 768.68 feet along the west line of said Southwest Quarter of the Northwest Quarter; thence South 85 degrees 37 minutes 23 seconds East 1654.00 feet to the point of beginning of the centerline to be described; thence South 76 degrees 25 minutes 13 seconds West 146 feet and said centerline there terminating.  
**Road & Utility Easement across Parcel 39-010-2402:**  
An 33 foot wide easement for roadway & utility purposes over, under and across that part of Government Lot 4, Section 10, Township 142 North, Range 26 West, of the Fifth Principal Meridian, Cass County, Minnesota, lying 16.5 feet on each side of the following described centerline:  
Commencing at the southwest corner of the Southwest Quarter of the Northwest Quarter, said Section 10; thence North 00 degrees 19 minutes 09 seconds West 768.68 feet along the west line of said Southwest Quarter of the Northwest Quarter; thence South 85 degrees 37 minutes 23 seconds East 1654.00 feet to the point of beginning of the centerline to be described; thence North 76 degrees 25 minutes 13 seconds East 250 feet and said centerline there terminating.

**Parcel 39-010-2401 Remnant**  
Jan A. Bettenberg  
26.69 Acres (1,162,544± Sq.ft.)  
Buildable Area  
21.02 Acres (915,475± Sq.ft.)

- Notes:
- \*Additional structure setbacks per Cass County Land Use Ordinance 1126.1:  
10 feet - Road, Trail & Utility Easement  
10 feet - Property line
  - \*Wetlands on the Remnant of Parcel 39-010-2401 have been digitized from the National Wetlands Inventory. Additional wetlands may be present that have not been identified on this survey.
  - \*Features such as improvements, utilities, easements, etc., may exist that have not been located in the field or shown on this Certificate of Survey.
  - \*Building locations and dimensions shown are measured to the eave of the structure unless otherwise noted.

The existing monument marking the Special Meander Corner on the South line of Government Lot 4 is 7.85 feet northerly of the EAST-WEST Quarter line of Section 10.

### Grave Lake

Ordinary High Water Level.....1319.7  
Highest Recorded Water Level.....1319.64 (5/13/1999)  
Lowest Recorded Water Level.....1318.3 (7/08/1980)  
Elevation Datum = NGVD 29  
Source: MN Department of Natural Resources  
Lake Classification = Natural Environment  
Minimum Parcel Width.....200 feet  
Minimum Parcel Area.....100,000 sq. ft.  
Minimum Buildable Area.....40,000 sq. ft.  
Setbacks:  
Structure.....150 feet  
SSTS.....150 feet

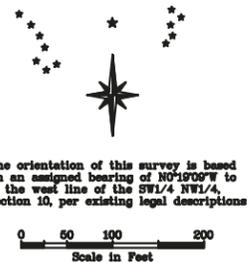
**Surveyor's Affidavit**  
I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.  
*Jeffrey P. Major*  
Jeffrey P. Major  
Date: 6/24/15 Registration No. 44902

**NORTHERN LIGHTS**  
LAND SURVEYING P.S.C.  
1007 NW 4th Street  
Grand Rapids, MN 55744  
Phone/Fax: (218) 589-5355  
nlsurveying001@qwestoffice.net

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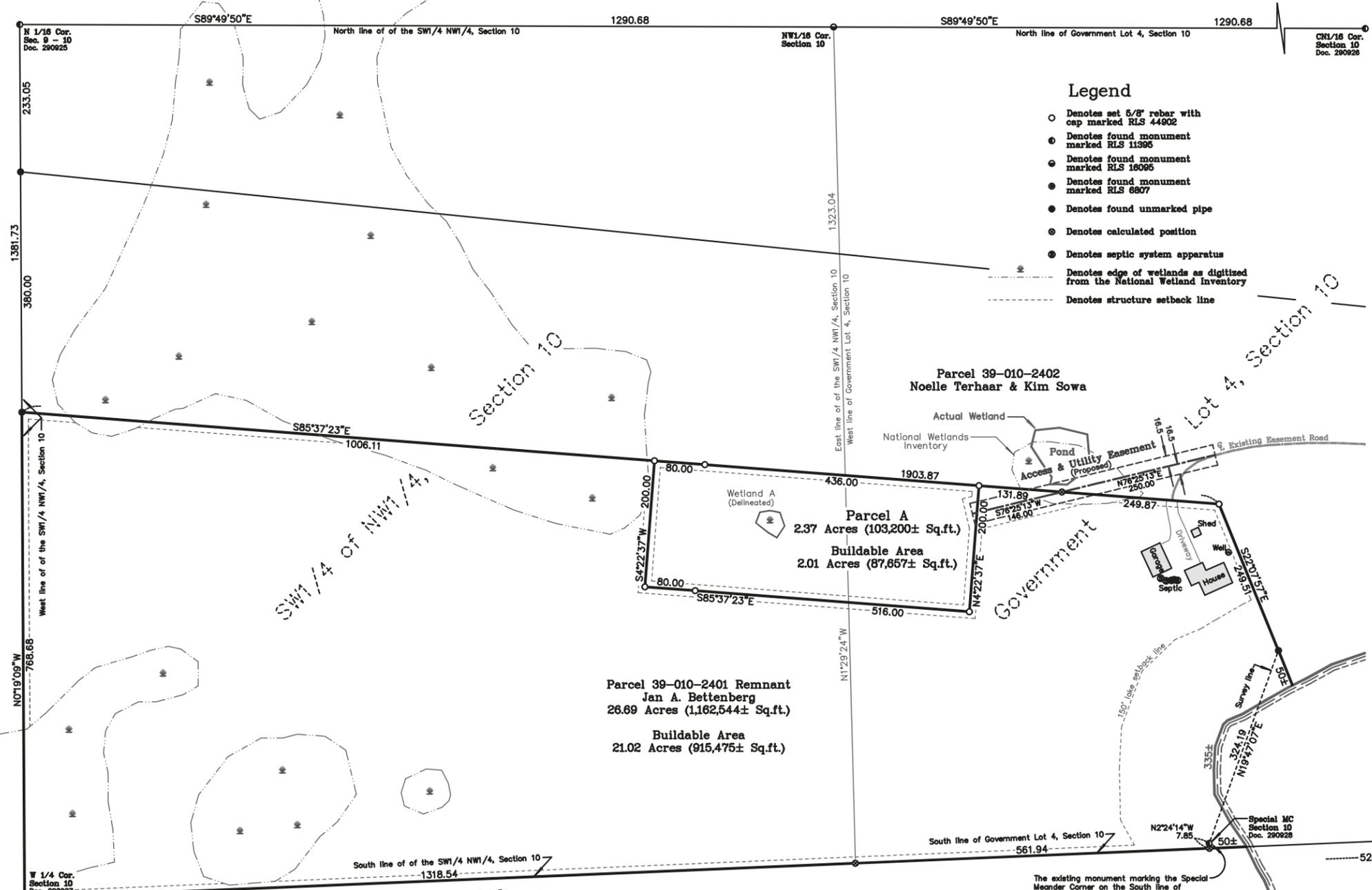
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Scale in Feet



### Legend

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**Parcel 39-010-2401 - Document #303471:**  
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Subject to restrictions, reservations and easements of record.  
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**Road & Utility Easement across Parcel 39-010-2402:**  
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### Grave Lake

Ordinary High Water Level.....	1319.7
Highest Recorded Water Level.....	1319.64 (5/13/1999)
Lowest Recorded Water Level.....	1318.3 (7/08/1980)
Elevation Datum =	NGVD 29
Source:	MN Department of Natural Resources
Lake Classification =	Natural Environment
Minimum Parcel Width.....	200 feet
Minimum Parcel Area.....	100,000 sq. ft.
Minimum Buildable Area.....	40,000 sq. ft.
Setbacks:	
Structure.....	150 feet
SSTS.....	150 feet

**Surveyor's Affidavit**  
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.

*Jeffrey F. Major*  
Jeffrey F. Major  
Date: 6/25/15 Registration No. 44902

**NORTHERN LIGHTS**  
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1007 NW 4th Street  
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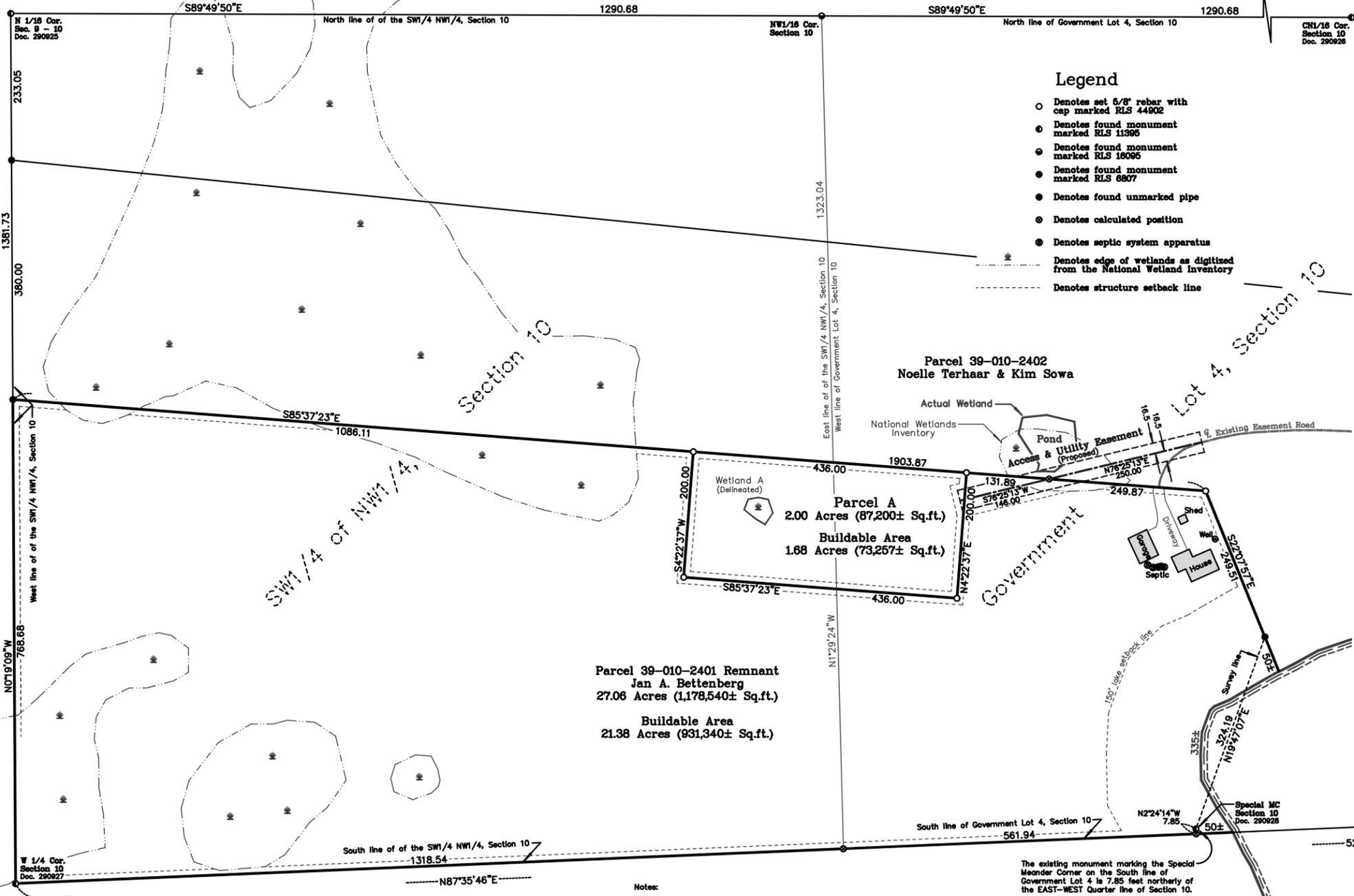
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The orientation of this survey is based on an assigned bearing of N0°19'05\"/>

Scale in Feet



### Legend

- Denotes set 5/8" rebar with cap marked RLS 44902
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Source: MN Department of Natural Resources

Lake Classification = Natural Environment  
Minimum Parcel Width.....200 feet  
Minimum Parcel Area.....40,000 sq. ft.

### Surveyor's Affidavit

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Jeffrey P. Major  
Date: 6/09/15 Registration No. 44902

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Date of Draft: 6/08/15 Job Number: 2015057