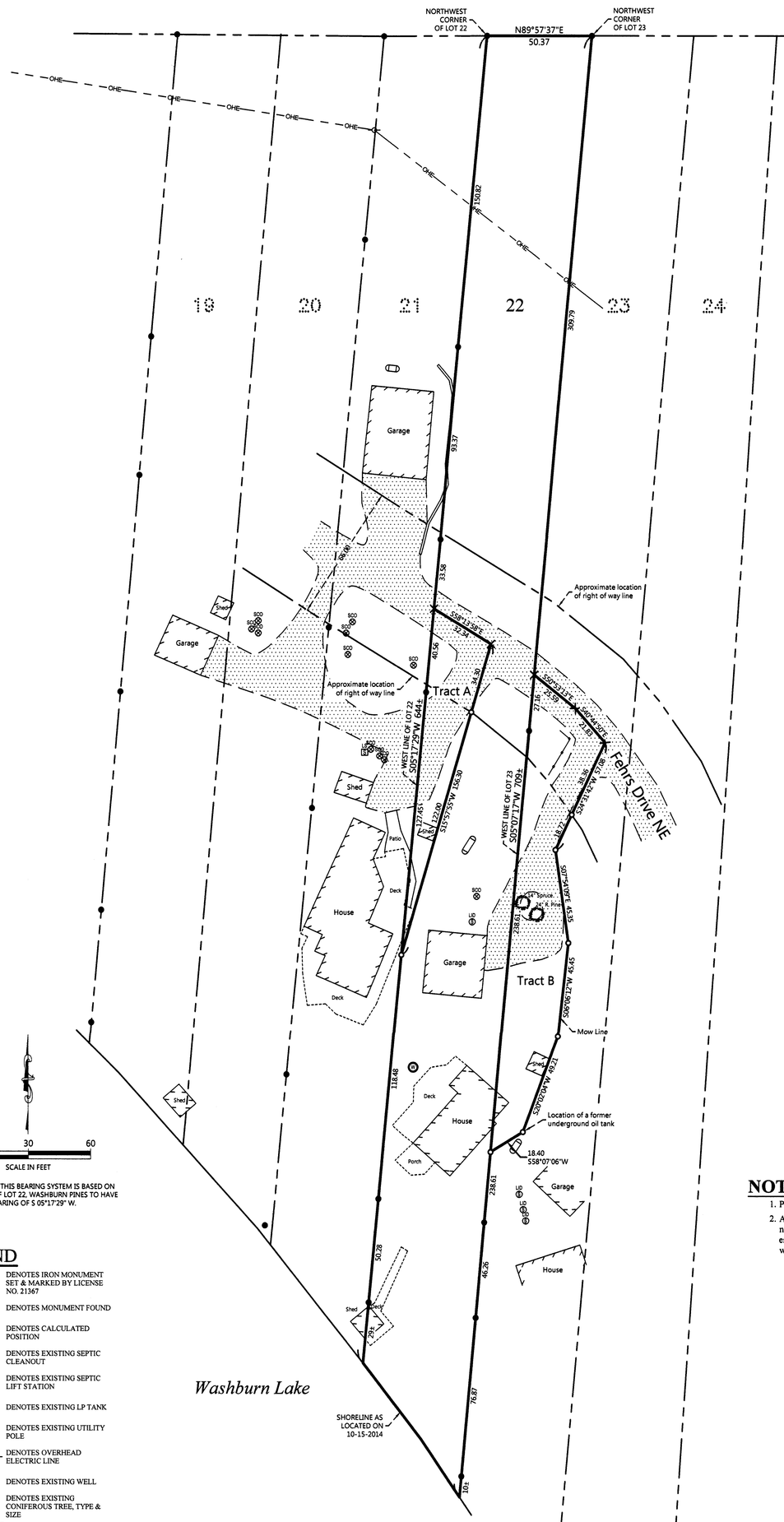
CERTIFICATE OF SURVEY

LOT 22, WASHBURN PINES,
SECTION 4, TOWNSHIP 139 NORTH, RANGE 26 WEST,
CASS COUNTY, MINNESOTA



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE WEST LINE OF LOT 22, WASHBURN PINES TO HAVE AN ASSIGNED BEARING OF S 05°17'29" W.

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- DENOTES CALCULATED POSITION
- DENOTES EXISTING SEPTIC CLEANOUT
- DENOTES EXISTING SEPTIC LIFT STATION
- DENOTES EXISTING LP TANK
- DENOTES EXISTING UTILITY POLE
- OHE — DENOTES OVERHEAD ELECTRIC LINE
- DENOTES EXISTING WELL
- 10" W. PINE — DENOTES EXISTING CONIFEROUS TREE, TYPE & SIZE
- DENOTES EDGE OF EXISTING GRAVEL

PROPOSED DESCRIPTIONS:

TRACT A
That part of the Lot 22, WASHBURN PINES, according to the recorded plat thereof, Cass County, Minnesota, described as follows: COMMENCING at the northwest corner of said Lot 22; thence South 05 degrees 17 minutes 29 seconds West, assigned bearing, along the west line of said Lot 22, for a distance of 277.77 feet to the point of beginning of the tract to be herein described; thence South 58 degrees 13 minutes 58 seconds East 32.34 feet; thence South 15 degrees 57 minutes 55 seconds West 156.30 feet to said west line; thence North 05 degrees 17 minutes 29 seconds East, along said west line, 168.01 feet to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to Fehrs Drive NE right of way.

TRACT B
That part of the Lot 23, WASHBURN PINES, according to the recorded plat thereof, Cass County, Minnesota, described as follows: COMMENCING at the northwest corner of said Lot 23; thence South 05 degrees 07 minutes 17 seconds West, assigned bearing, along the west line of said Lot 23, for a distance of 309.79 feet to the point of beginning of the tract to be herein described; thence South 50 degrees 53 minutes 13 seconds East 25.59 feet; thence South 40 degrees 44 minutes 50 seconds East 21.83 feet; thence South 24 degrees 31 minutes 42 seconds West 57.08 feet; thence South 07 degrees 54 minutes 09 seconds East 45.35 feet; thence South 06 degrees 06 minutes 12 seconds West 45.45 feet; thence South 20 degrees 02 minutes 04 seconds West 49.21 feet; thence South 58 degrees 07 minutes 06 seconds West 18.40 feet to said west line; thence North 05 degrees 07 minutes 17 seconds East, along said west line, 265.77 feet to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to Fehrs Drive NE right of way.

NOTES:

1. Parcel ID for subject tract (Lot 22) = 12-349-0220.
2. 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.

SHEET NO. 1 OF 1
JOB NO. 14-173
DATE: 02-17-2015

CERTIFICATE OF SURVEY
Sharon Thompson
5689 Fehrs Drive NE
Remer, MN 56672

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

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.

3/17/15
TERRY L. FREEMAN — LIC. NO. 21367

REVISIONS:

NO.	DATE	DESCRIPTION	BY