

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 4,
SECTION 21, TOWNSHIP 144 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA



NO.	DATE	DESCRIPTION
1	04-28-2014	Divided into East and West Tracts

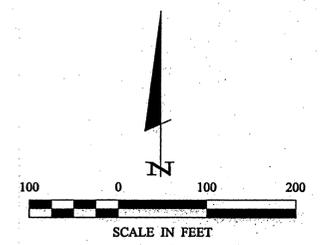
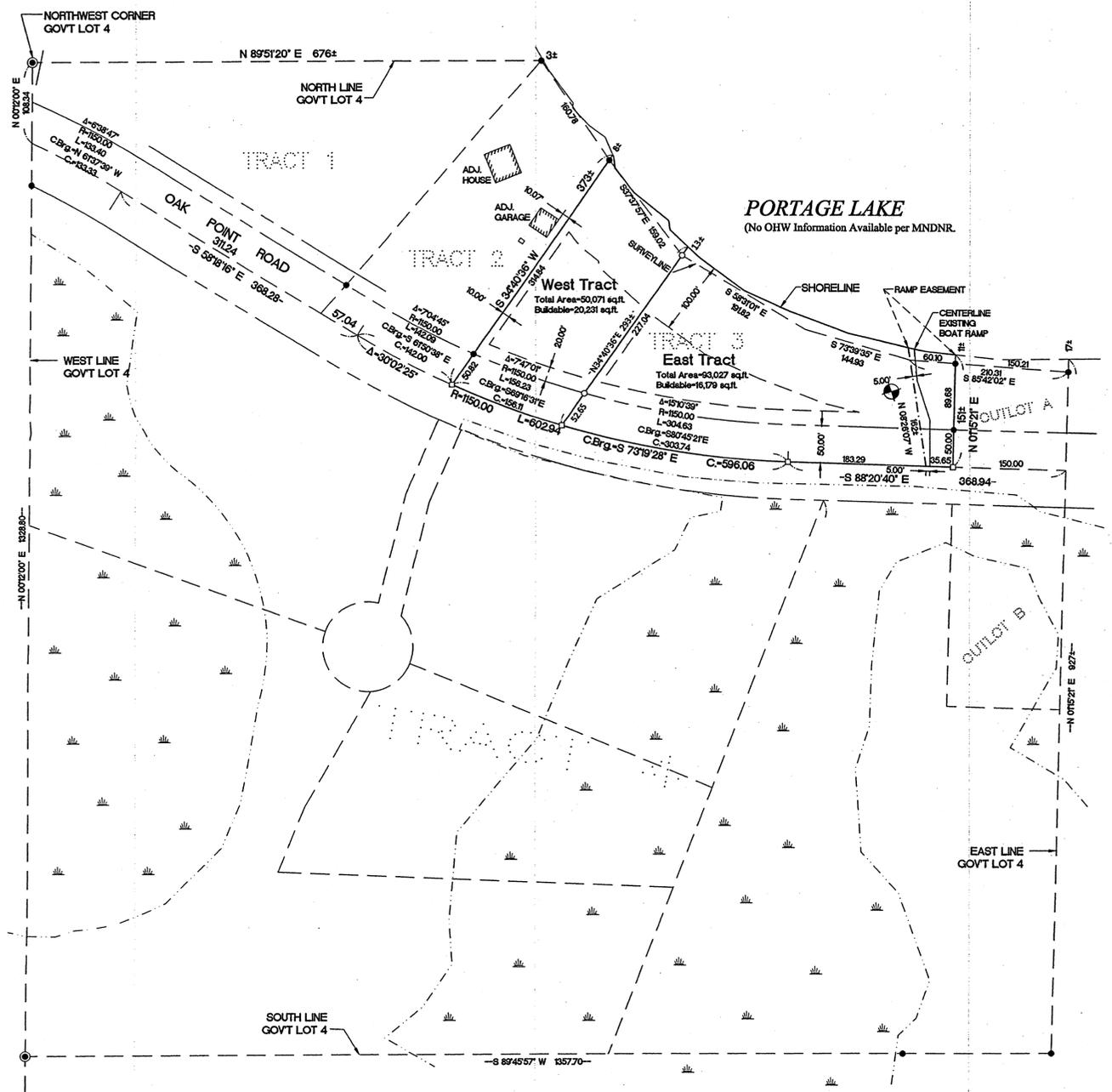
I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAWS OF THE STATE OF MINNESOTA.

TERRY L. FREEMAN
2/13/17
LIC. NO. 21367



CERTIFICATE OF SURVEY
Secluded Land Company
P.O. Box 10
DeSoto, WI 54624

JOB NO. 042055
DATE: 08-17-2004



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE WEST LINE OF GOVT LOT 4 TO HAVE AN ASSUMED BEARING OF N 0° 12' 00" E.

- DENOTES MONUMENT FOUND
- DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 21367
- DENOTES SET MAG NAIL
- ⊕ BENCHMARK:
604 SPIKE IN 1" OAK ELEV. = 105.90
LAKE ELEV. = 100.00 ASSUMED (7/16/04)

PROPOSED DESCRIPTIONS:

WEST TRACT

That part of Government Lot 4, Section 21, Township 144 North, Range 31 West, Cass County, Minnesota described as follows: Commencing at the Northwest corner of said Government Lot 4; thence South 00 degrees 12 minutes 00 seconds West, assumed bearing along the West line thereof 108.34 feet; thence southeasterly 133.40 feet along a nontangential curve concave to the southwest, having a radius of 1150.00 feet, a central angle of 6 degrees 38 minutes 47 seconds and the chord bears South 61 degrees 37 minutes 39 seconds East for a chord distance of 133.33 feet; thence South 58 degrees 18 minutes 16 seconds East, tangent to said curve 368.28 feet; thence southeasterly 142.09 feet along a tangential curve concave to the northeast, having a radius of 1150.00 feet and a central angle of 07 degrees 04 minutes 45 seconds to the point of beginning of the tract to be herein described; thence southeasterly 156.23 feet along said 1150.00 foot radius curve with a central angle of 07 degrees 47 minutes 01 second; thence North 34 degrees 40 minutes 36 seconds East, not tangent to last said curve 293 feet, more or less, to the shoreline of Portage Lake; thence northwesterly along said shoreline to the intersection with a line bearing North 34 degrees 40 minutes 36 seconds East from the point of beginning; thence South 34 degrees 40 minutes 36 seconds West 373 feet, more or less, to the point of beginning.

Subject to and together with an easement for ingress and egress 100 feet in width over and across Government Lot 4, Section 21, Township 144 North, Range 31 West, Cass County, Minnesota, the centerline of which is described as follows: Commencing at the Northwest corner of said Government Lot 4; thence South 00 degrees 12 minutes 00 seconds West, assumed bearing along the West line thereof 108.34 feet to the point of beginning of the centerline to be herein described; thence southeasterly 133.40 feet along a nontangential curve concave to the southwest, having a radius of 1150.00 feet, a central angle of 6 degrees 38 minutes 47 seconds and the chord bears South 61 degrees 37 minutes 39 seconds East for a chord distance of 133.33 feet; thence South 58 degrees 18 minutes 16 seconds East, tangent to said curve 368.28 feet; thence southeasterly 602.94 feet along a tangential curve concave to the northeast, having a radius of 1150.00 feet and a central angle of 30 degrees 02 minutes 25 seconds; thence South 88 degrees 20 minutes 40 seconds East, tangent to last said curve 368.94 feet to the East line of said Government Lot 4 and said centerline there terminating.

The sidelines of said 100.00 foot wide easement shall be prolonged or shortened to terminate on said East line and said West line.
Together with (see Ramp Easement)

EAST TRACT

That part of Government Lot 4, Section 21, Township 144 North, Range 31 West, Cass County, Minnesota described as follows: Commencing at the Northwest corner of said Government Lot 4; thence South 00 degrees 12 minutes 00 seconds West, assumed bearing along the West line thereof 108.34 feet; thence southeasterly 133.40 feet along a nontangential curve concave to the southwest, having a radius of 1150.00 feet, a central angle of 6 degrees 38 minutes 47 seconds and the chord bears South 61 degrees 37 minutes 39 seconds East for a chord distance of 133.33 feet; thence South 58 degrees 18 minutes 16 seconds East, tangent to said curve 368.28 feet; thence southeasterly 298.32 feet along a tangential curve concave to the northeast, having a radius of 1150.00 feet and a central angle of 14 degrees 51 minutes 46 seconds to the point of beginning of the tract to be herein described; thence southeasterly 304.63 feet along said 1150.00 foot radius curve with a central angle of 15 degrees 10 minutes 39 seconds; thence South 88 degrees 20 minutes 40 seconds East, tangent to last said curve 218.94 feet to West line of the East 150.00 feet of said Government Lot 4; thence North 01 degree 15 minutes 21 seconds East along last said West line 151 feet, more or less, to the shoreline of Portage Lake; thence northwesterly along said shoreline to the intersection with a line bearing North 34 degrees 40 minutes 36 seconds East from the point of beginning; thence South 34 degrees 40 minutes 36 seconds West 293 feet, more or less, to the point of beginning.

Subject to and together with an easement for ingress and egress 100 feet in width over and across Government Lot 4, Section 21, Township 144 North, Range 31 West, Cass County, Minnesota, the centerline of which is described as follows: Commencing at the Northwest corner of said Government Lot 4; thence South 00 degrees 12 minutes 00 seconds West, assumed bearing along the West line thereof 108.34 feet to the point of beginning of the centerline to be herein described; thence southeasterly 133.40 feet along a nontangential curve concave to the southwest, having a radius of 1150.00 feet, a central angle of 6 degrees 38 minutes 47 seconds and the chord bears South 61 degrees 37 minutes 39 seconds East for a chord distance of 133.33 feet; thence South 58 degrees 18 minutes 16 seconds East, tangent to said curve 368.28 feet; thence southeasterly 602.94 feet along a tangential curve concave to the northeast, having a radius of 1150.00 feet and a central angle of 30 degrees 02 minutes 25 seconds; thence South 88 degrees 20 minutes 40 seconds East, tangent to last said curve 368.94 feet to the East line of said Government Lot 4 and said centerline there terminating.

The sidelines of said 100.00 foot wide easement shall be prolonged or shortened to terminate on said East line and said West line.
Subject to and together with (see Ramp Easement)

RAMP EASEMENT

A perpetual easement for launching boats over and across that part of Government Lot 4, Section 21, Township 144 North, Range 31 West, Cass County, Minnesota described as follows: Commencing at the Northwest corner of said Government Lot 4; thence South 00 degrees 12 minutes 00 seconds West, assumed bearing along the West line thereof 108.34 feet; thence southeasterly 133.40 feet along a non-tangential curve concave to the southwest, having a radius of 1150.00 feet, a central angle of 6 degrees 38 minutes 47 seconds and the chord bears South 61 degrees 37 minutes 39 seconds East for a chord distance of 133.33 feet; thence South 58 degrees 18 minutes 16 seconds East, tangent to said curve 368.28 feet; thence southeasterly 602.94 feet along a tangential curve concave to the northeast, having a radius of 1150.00 feet and a central angle of 30 degrees 02 minutes 25 seconds; thence South 88 degrees 20 minutes 40 seconds East, tangent to last said curve 218.94 feet to West line of the East 150.00 feet of said Government Lot 4, the point of beginning of the easement tract to be herein described; thence North 88 degrees 20 minutes 40 seconds West 35.65 feet; thence North 8 degrees 26 minutes 07 seconds West 162 feet, more or less, to the shoreline of Portage Lake; thence easterly along said shoreline to last said West line; thence South 1 degree 15 minutes 21 seconds West along last said West line 151 feet, more or less, to the point of beginning. It shall be the responsibility of the owners of Lots 1-5, Block 1, RETREAT ON PORTAGE LAKE to equally share maintenance of the launching ramp and easement area with the owner of the tract upon which the easement lies.