

Certificate of Survey for: Patrick Bettenberg & Roddy Bettenberg

Part of Government Lot 3, Section 11,
T 142 N, R 26 W, Cass County, Minnesota

Proposed Parcel Division Legal Descriptions:

Parcel A:
That part of Government Lot 3, Section 11, Township 142 North, Range 26 West, Cass County, Minnesota, lying Easterly and Southeastery of the following described line:
Beginning at the southwest corner of the East 818.00 feet of said Government Lot 3, the east line of said Government Lot 3 being the north-south quarter line of said Section 11; thence North 0 degrees 05 minutes 27 seconds West, along the west line of said East 818.00 feet of Government Lot 3, 410.00 feet; thence North 44 degrees 54 minutes 33 seconds East to the water's edge of Upper Milton Lake and there terminate. Subject to an existing cartway easement.
Together with and subject to restrictions, reservations and easements of record.

Parcel 39-011-2003 Remnant:
All of Government Lot 3 and Northwest Quarter of the Northwest Quarter of Section 11, Township 142 North, Range 26 West, Cass County, Minnesota, EXCEPT the following:
The Northerly 495 feet of the Northwest Quarter of the Northwest Quarter of Section 11, Township 142 North, Range 26 West, and that portion of Government Lot 3 being north of a line 400 feet east and parallel to the west boundary of said Government Lot, together with the right of access to the above described property over the remainder of the Government Lot above described on the existing cartway, all according to the map on file and of record in the office of the County Recorder in and for Cass County, Minnesota.
AND EXCEPT that part of Government Lot 3, Section 11, Township 142 North, Range 26 West, Cass County, Minnesota, described as follows:

Commencing at the northwest corner of said Government Lot 3 (W 1/16 common to Sections 2 and 11); thence South 0 degrees 48 minutes 59 seconds East, along the west line of said Government Lot 3, a distance of 495.61 feet to the south line of the northerly 495.00 feet of said Government Lot 3; thence South 87 degrees 56 minutes 36 seconds East, along said south line, a distance of 400.50 feet to the east line of the West 400.00 feet of said Government Lot 3 and the point of beginning; thence continuing South 87 degrees 56 minutes 36 seconds East a distance of 100.00 feet; thence North 31 degrees 14 minutes 23 seconds East a distance of 245 feet, more or less, to the shore of Upper Milton Lake; thence Northwesterly, along said shore, a distance of 260 feet, more or less, to the east line of said West 400.00 feet; thence South 0 degrees 48 minutes 59 seconds East, a distance of 325 feet, more or less, to the point of beginning and there terminating. Subject to an existing cartway easement.

AND EXCEPT that part of Government Lot 3, Section 11, Township 142 North, Range 26 West, Cass County, Minnesota, lying Easterly and Southeastery of the following described line:
Beginning at the southwest corner of the East 818.00 feet of said Government Lot 3, the east line of said Government Lot 3 being the north-south quarter line of said Section 11; thence North 0 degrees 05 minutes 27 seconds West, along the west line of said East 818.00 feet of Government Lot 3, 410.00 feet; thence North 44 degrees 54 minutes 33 seconds East to the water's edge of Upper Milton Lake and there terminate. Subject to an existing cartway easement.
Together with and subject to restrictions, reservations and easements of record.

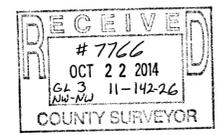
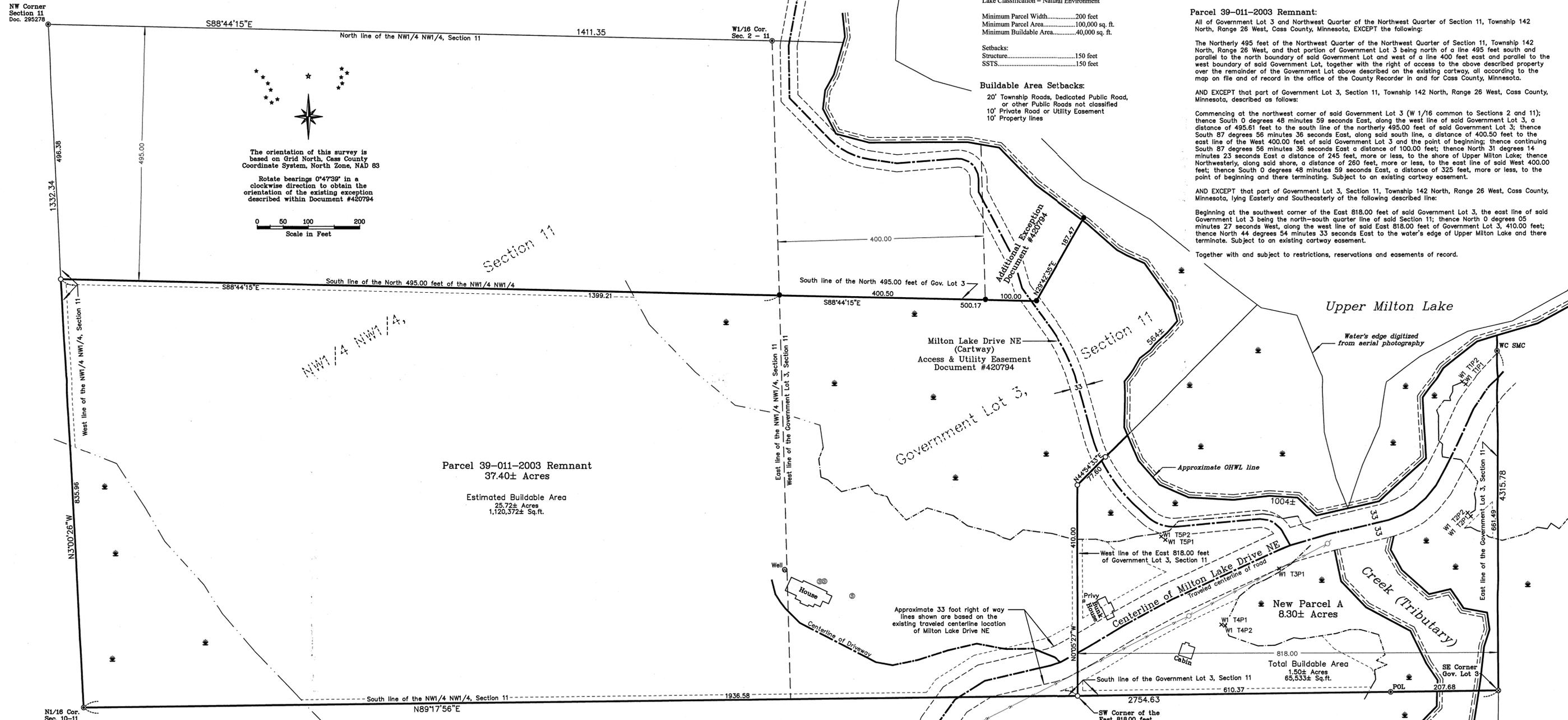
Upper Milton Lake

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
STS.....150 feet

Buildable Area Setbacks:
20' Township Roads, Dedicated Public Road, or other Public Roads not classified
10' Private Road or Utility Easement
10' Property lines



Existing Legal Description - Document #251200:
All of Government Lot Three (3) and Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section Eleven (11), Township One Hundred Forty-two (142) North, Range Twenty-six (26) West, and that portion of Government Lot Three (3) being North of a line Four hundred ninety-five (495) feet South and parallel to the North boundary of said Government Lot and West of a line Four hundred (400) feet east and parallel to the West boundary of said Government Lot, together with the right of access to the above described property over the remainder of the Government Lot above described on the existing cartway, all according to the map on file and of record in the office of the County Recorder in and for Cass County, Minnesota.

Legend

- Set 5/8" rebar with cap marked RLS 44902
- Found USFS Monument
- Found 5/8" rebar with cap marked RLS 18089
- Calculated position
- Septic riser
- Utility pole and over head power lines
- - - Buildable area setback line
- WI T1P1 x Wetland delineation transect location
- - - Edge of wetland per wetland delineation
- - - Estimated wetland digitized from aerial photography

Notes:
Features such as improvements, utilities, easements, etc., may exist that have not been located in the field or shown on this Certificate of Survey.
The shoreline shown on this drawing is an approximation of an Ordinary High Water Level (OHWL) as located on 10/1/14. The MN DNR has not published an OHWL for Upper Milton Lake. The water's edge as shown has been digitized from aerial photography.
Building locations and dimensions shown are measured to the eave of the structure unless otherwise noted.

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: 10-8-14 Registration No. 44902

NORTHERN LIGHTS LAND SURVEYING P.S.C.
1007 NW 4th Street
Grand Rapids, MN 56744
Phone/Fax: (218) 328-5325
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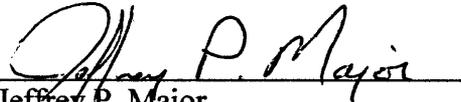
Grand Rapids, MN 55744

October 9, 2014

AFFIDAVIT OF SURVEYOR

Jeffrey P. Major, being first duly sworn, on oath deposes and says that:

1. He is a Licensed Land Surveyor of the State of Minnesota, License #44902.
2. That he prepared a Certificate of Survey dated October 8, 2014, Northern Lights Land Surveying P.S.C. Job No. 2014057, of the Northwest Quarter of the Northwest Quarter and Government Lot 3 in Section 11, Township 142 North, Range 26 West, Cass County, Minnesota.
3. That as part of the survey the property was divided as shown on said survey. The legal descriptions for the new parcels are shown on said Certificate of Survey.
4. Further affiant sayeth not.



Jeffrey P. Major

Professional Land Surveyor

MN License No. 44902

Subscribed and sworn before me
this 9th day of October, 2014.



Notary Public - Minnesota

