

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 2,
SECTION 14, TOWNSHIP 140 NORTH, RANGE 28 WEST,
CASS COUNTY, MINNESOTA

PROPOSED DESCRIPTIONS:

NORTH TRACT

The South 150.00 feet of the North 870.00 feet of Government Lot 2, Section 14, Township 140 North, Range 28 West, Cass County, Minnesota.
SUBJECT to easements, restrictions, and reservations of record.
TOGETHER with Easement No. 1.
SUBJECT to and TOGETHER with Easement No. 2.

MIDDLE TRACT

That part of Government Lot 2, Section 14, Township 140 North, Range 28 West, Cass County, Minnesota, described as follows: COMMENCING at the southeast corner of said Government Lot 2; thence North 00 degrees 16 minutes 42 seconds East, assigned bearing, along the east line of said Government Lot 2, a distance of 209.38 feet to the point of beginning of the tract to be herein described; thence continue North 00 degrees 16 minutes 42 seconds East, along said east line, 235.36 feet to the south line of the North 870.00 feet of said Government Lot 2; thence South 89 degrees 15 minutes 38 seconds West, along said south line, a distance of 1168 feet, more or less to the shoreline of Little Boy Lake; thence southeasterly along said shoreline to the intersection with a line bearing South 88 degrees 01 minute 36 seconds West from the point of beginning; thence North 88 degrees 01 minute 36 seconds East 969 feet, more or less to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to Easement No. 3.
TOGETHER with Easement No. 1 and Easement No. 2.

SOUTH TRACT

That part of Government Lot 2, Section 14, Township 140 North, Range 28 West, Cass County, Minnesota, described as follows: BEGINNING at the southeast corner of said Government Lot 2; thence North 00 degrees 16 minutes 42 seconds East, assigned bearing, along the east line of said Government Lot 2, a distance of 209.38 feet; thence South 88 degrees 01 minutes 36 seconds West 969 feet, more or less to the shoreline of Little Boy Lake; thence southeasterly along said shoreline to the south line of said Government Lot 2; thence South 89 degrees 52 minutes 31 seconds East, along said south line, 906 feet, more or less to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to and TOGETHER with Easement No. 3.

EASEMENT NO. 1

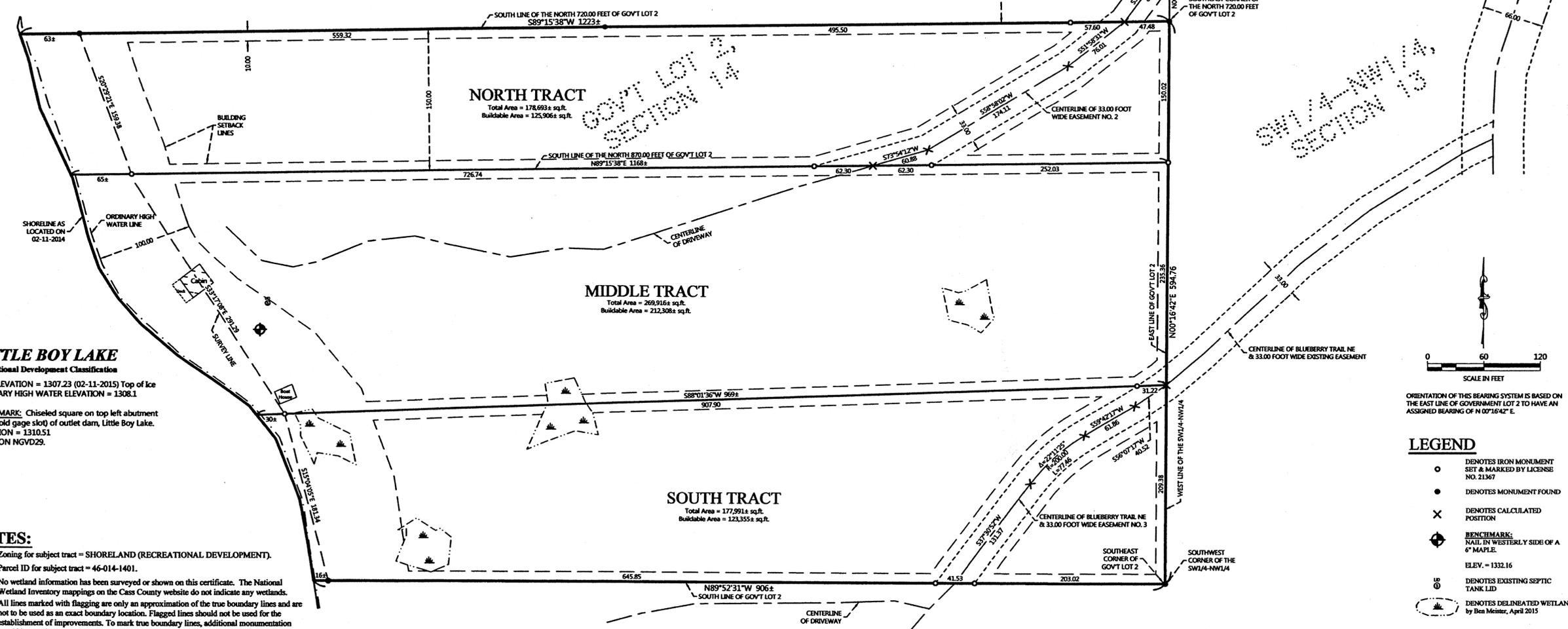
A 33.00 foot wide easement for ingress, egress, and utility purposes over, under, and across that part of Government Lot 2, Section 14, Township 140 North, Range 28 West, Cass County, Minnesota, the centerline of said 33.00 foot wide easement is described as follows: COMMENCING at the southeast corner of the North 720.00 feet of said Government Lot 2; thence North 00 degrees 16 minutes 42 seconds East, assigned bearing, along the east line of said Government Lot 2, a distance of 64.00 feet to the point of beginning of the centerline to be herein described; thence South 36 degrees 29 minutes 04 seconds West 80.36 feet to the south line of said North 720.00 feet and said described centerline there terminating.
The sidelines of said 33.00 foot wide easement shall be prolonged or shortened to terminate on said east line and on said south line of the North 720.00 feet.

EASEMENT NO. 2

A 33.00 foot wide easement for ingress, egress, and utility purposes over, under, and across that part of Government Lot 2, Section 14, Township 140 North, Range 28 West, Cass County, Minnesota, the centerline of said 33.00 foot wide easement is described as follows: COMMENCING at the southeast corner of the North 720.00 feet of said Government Lot 2; thence North 00 degrees 16 minutes 42 seconds East, assigned bearing, along the east line of said Government Lot 2, a distance of 64.00 feet; thence South 36 degrees 29 minutes 04 seconds West 80.36 feet to the south line of said North 720.00 feet and the point of beginning of the centerline to be herein described; thence South 51 degrees 58 minutes 31 seconds West 76.01 feet; thence South 58 degrees 58 minutes 02 seconds West 174.11 feet; thence South 73 degrees 54 minutes 12 seconds West 60.88 feet to the south line of the North 870.00 feet of said Government Lot 2 and said described centerline there terminating.
The sidelines of said 33.00 foot wide easement shall be prolonged or shortened to terminate on said south line of the North 720.00 feet and on said south line of the North 870.00 feet.

EASEMENT NO. 3

A 33.00 foot wide easement for ingress, egress, and utility purposes over, under, and across that part of Government Lot 2, Section 14, Township 140 North, Range 28 West, Cass County, Minnesota, the centerline of said 33.00 foot wide easement is described as follows: COMMENCING at the southeast corner of said Government Lot 2; thence North 00 degrees 16 minutes 42 seconds East, assigned bearing, along the east line thereof, 209.38 feet to the point of beginning of the centerline to be herein described; thence South 56 degrees 07 minutes 17 seconds West 40.52 feet; thence South 59 degrees 42 minutes 17 seconds West 61.86 feet; thence southwesterly 77.46 feet, along a tangential curve, concave to the southeast, having a radius of 200.00 feet, and a central angle of 22 degrees 11 minutes 25 seconds; thence South 37 degrees 30 minutes 52 seconds West, tangent to said curve, 131.37 feet to the south line of said Government Lot 2 and said described centerline there terminating.
The sidelines of said 33.00 foot wide easement shall be prolonged or shortened to terminate on said east line and on said south line.



LITTLE BOY LAKE

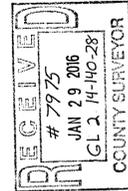
Recreational Development Classification
LAKE ELEVATION = 1307.23 (02-11-2015) Top of Ice
ORDINARY HIGH WATER ELEVATION = 1308.1

BENCHMARK: Chiseled square on top left abutment
(above old gage slot) of outlet dam, Little Boy Lake.
ELEVATION = 1310.51
BASED ON NGVD29.

NOTES:

1. Zoning for subject tract = SHORELAND (RECREATIONAL DEVELOPMENT).
2. Parcel ID for subject tract = 46-014-1401.
3. No wetland information has been surveyed or shown on this certificate. The National Wetland Inventory mappings on the Cass County website do not indicate any wetlands.
4. 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.

NO.	DATE	DESCRIPTION	BY



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.

Christine Wallberg
CHRISTINE WALLBERG
LIC. NO. 21367



CERTIFICATE OF SURVEY
Christine Wallberg & Julienne Metcalf c/o Pat Moran Realty
P.O. Box 393
Longville, MN 56655

JOB NO. 14-124
DATE: 12-01-2015
SHEET NO. 1 OF 1

- ### LEGEND
- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
 - DENOTES MONUMENT FOUND
 - × DENOTES CALCULATED POSITION
 - ⊕ DENOTES BENCHMARK: NAIL IN WESTERLY SIDE OF A 6" MAPLE. ELEV. = 1332.16
 - ⊙ DENOTES EXISTING SEPTIC TANK LID
 - ⊕ DENOTES DELINEATED WETLAND(S) by Ben Metcalf, April 2015