

CERTIFICATE OF SURVEY

LOT 4, BLOCK 1, SHORES OF BIG DEEP,
SECTION 29, TOWNSHIP 140 NORTH, RANGE 29 WEST,
CASS COUNTY, MINNESOTA

LEGAL DESCRIPTION OF RECORD (Part of Warranty Deed, Doc. No. 373350)

Lot Four (4), Block One (1), Shores of Big Deep, together with an undivided 1/26th interest in Outlot A, Shores of Big Deep, according to the plat thereof on file and of record in the office of the County Recorder, Cass County, Minnesota. Said 1/26th interest shall not be sold, transferred, conveyed or assigned separately from said Lot Four (4), Block One (1), Shores of Big Deep and the interest in both lots shall always remain and be transferred as a unit. Subject to and together with all easements, covenants, restrictions and reservation of record, if any. Also excepting and reserving all mineral and mineral rights, if any.

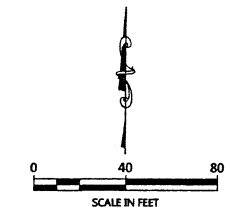
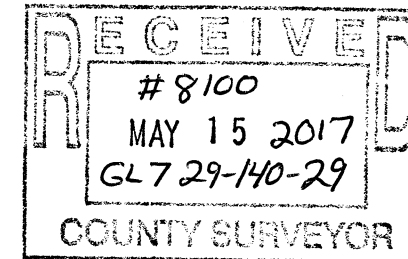
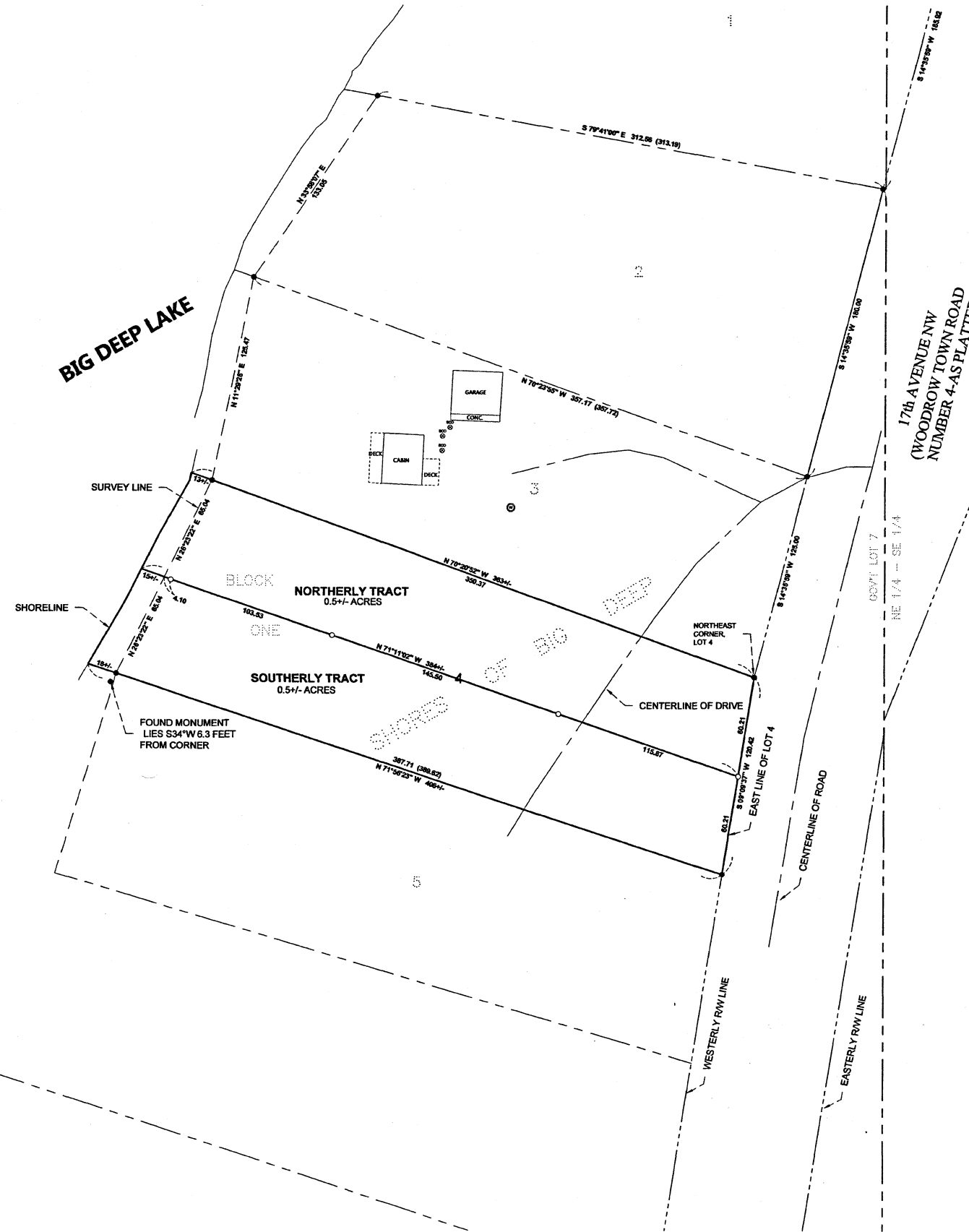
PROPOSED LEGAL DESCRIPTIONS

Northerly Tract

That part of Lot 4, Block 1, SHORES OF BIG DEEP, according to the recorded plat thereof, Cass County Minnesota, lying northerly of the following described line: COMMENCING at the northeast corner of said Lot 4, said corner being at the westerly right of way line of Woodrow Town Road Number 4, as dedicated in said plat; thence South 09 degrees 09 minutes 37 seconds West, assigned bearing, along the east line of said Lot 4, a distance of 60.21 feet to the point of beginning of the line to be herein described; thence North 71 degrees 11 minutes 02 seconds West 384 feet, more or less to the shoreline of Big Deep Lake and said described line there terminating.
Subject to easements, restrictions and reservations of record.
Together with an interest in Outlot A, said plat.
Subject tract is nonconforming on its own and must be attached to an adjacent parcel.

Southerly Tract

That part of Lot 4, Block 1, SHORES OF BIG DEEP, according to the recorded plat thereof, Cass County Minnesota, lying southerly of the following described line: COMMENCING at the northeast corner of said Lot 4, said corner being at the westerly right of way line of Woodrow Town Road Number 4, as dedicated in said plat; thence South 09 degrees 09 minutes 37 seconds West, assigned bearing, along the east line of said Lot 4, a distance of 60.21 feet to the point of beginning of the line to be herein described; thence North 71 degrees 11 minutes 02 seconds West 384 feet, more or less to the shoreline of Big Deep Lake and said described line there terminating.
Subject to easements, restrictions and reservations of record.
Together with an interest in Outlot A, said plat.
Subject tract is nonconforming on its own and must be attached to an adjacent parcel.



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE EAST LINE OF LOT 4, BLOCK 1 TO HAVE AN ASSIGNED BEARING OF S 09°09'37" W.

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- ⊕ ⊗ ⊙ DENOTES EXISTING SEPTIC YENT, SEPTIC CLEANOUT, & SEPTIC TANK LID
- ⊞ DENOTES RECORD BEARING AND/OR DISTANCE

NOTES:

1. The recovered monument shown lying S63°W 6.3 feet from the found monument on the south line of Lot 4 near the shoreline is a 1/2" iron pipe marked by cap no. 17008. The monument was shown in a previous survey as being out of position and is also not accepted as the corner in this survey.
2. Parcel ID for subject tract = 51-500-0106
3. Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey.
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.
5. This survey reflects the located shoreline at the time of this survey, not the Ordinary High Water Elevation (OHWE).
6. Northern Engineering and Consulting, Inc. was not given nor has conducted a current title search for the subject property. Therefore the information contained in a title search may or may not be accurately shown on this certificate.
7. The proposed Northerly and Southerly Tracts are intended to be enhancements to their adjoining lots.

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.

Terry L. Freeman
TERRY L. FREEMAN
5/16/17
DC NO. 21367

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

CERTIFICATE OF SURVEY
RICHARD AND ANN TESKEY
2303 GRESHAM AVE. N.
OAKDALE, MN 55128

JOB NO. 17-082
DATE: 5-08-2017

SHEET NO.
1 OF 1