

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 3,
SECTION 24, TOWNSHIP 140 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA

PROPOSED DESCRIPTION:

ROAD EASEMENT

A 33.00 foot wide easement for ingress, egress, and utility purposes over, under, and across that part of Government Lot 3, Section 24, Township 140 North, Range 31 West, Cass County, Minnesota, the centerline of said 33.00 foot wide easement is described as follows: COMMENCING at the southeast corner of Lot 1, Block 1, LIGHTHOUSE POINT, according to the recorded plat thereof and assigning the south line of said Lot 1 to bear North 87 degrees 18 minutes 00 seconds East; thence South 61 degrees 36 minutes 15 seconds West 185.35 feet; thence South 25 degrees 11 minutes 27 seconds West 179.96 feet; thence South 87 degrees 21 minutes 15 seconds West 1.65 feet; thence North 87 degrees 18 minutes 00 seconds East 337.92 feet; thence South 24 degrees 40 minutes 01 seconds West 114.85 feet to the point of beginning of the centerline to be herein described; thence South 01 degrees 44 minutes 13 seconds East 29.22 feet; thence South 30 degrees 02 minutes 25 seconds West 45.79 feet; thence southerly 75.12 feet, along a tangential curve, concave to the east, having a radius of 80.00 feet, and a central angle of 68 degrees 04 minutes 46 seconds; thence South 58 degrees 02 minutes 20 seconds East, tangent to said curve, 41.52 feet; thence easterly 61.17 feet, along a tangential curve, concave to the north, having a radius of 45.00 feet, and a central angle of 77 degrees 53 minutes 02 seconds; thence North 46 degrees 04 minutes 38 seconds East, tangent to last said curve, 67.41 feet; thence easterly 44.06 feet, along a tangential curve, concave to the south, having a radius of 30.00 feet, and a central angle of 84 degrees 07 minutes 14 seconds; thence South 49 degrees 48 minutes 08 seconds East, tangent to last said curve, 78.70 feet to the south line of the North 510.00 feet of said Government Lot 3 and said described centerline there terminating.

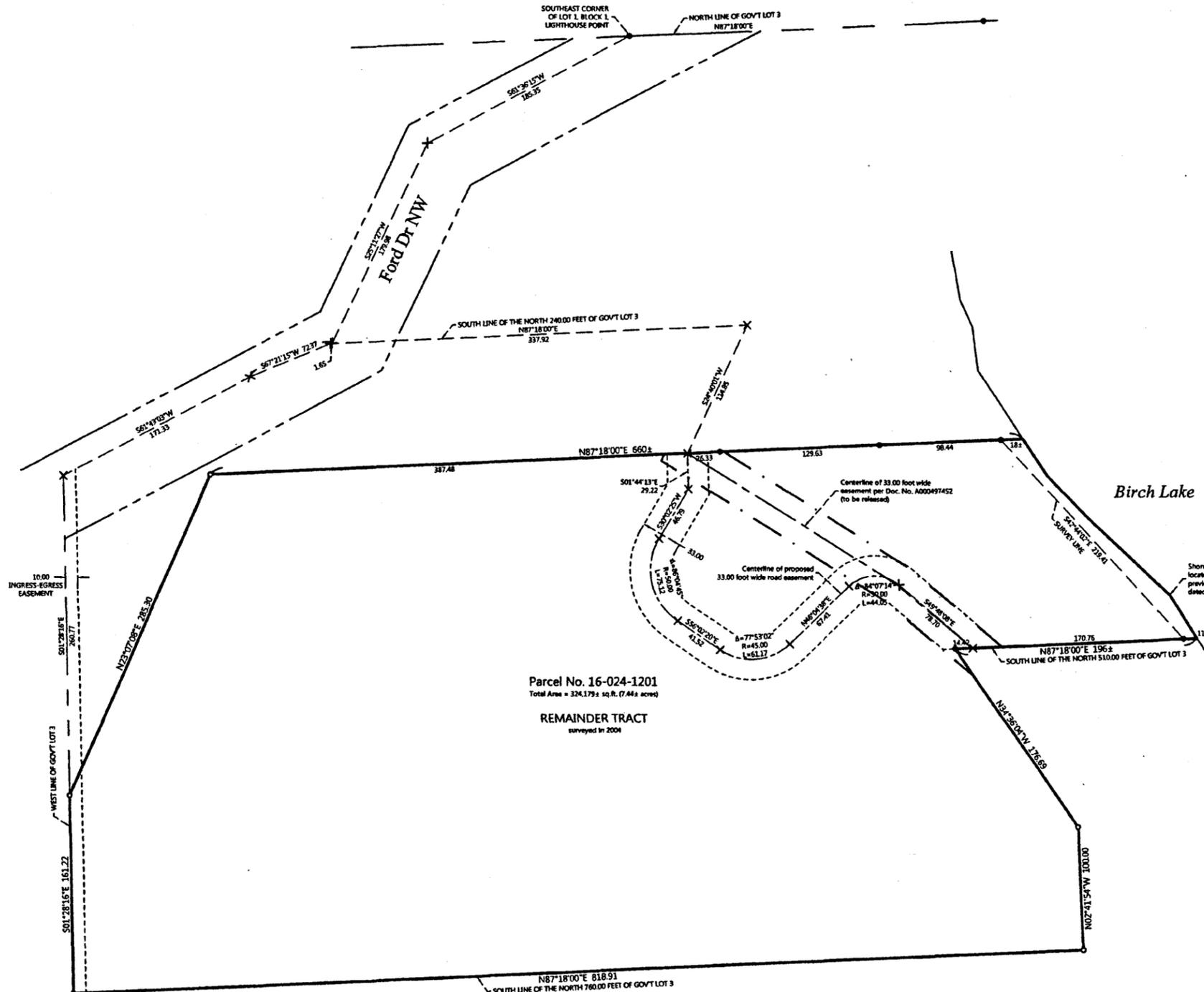
The sidelines of said 33.00 foot wide easement shall be prolonged or shortened to terminate on lines bearing North 87 degrees 18 minutes 00 seconds East and South 87 degrees 18 minutes 00 seconds West from the above described point of beginning and also on said south line of the North 510.00 feet.

PARCEL NO. 16-024-1201 (Remainder Tract surveyed in 2004)

That part of Government Lot 3, Section 24, Township 140 North, Range 31 West, Cass County, Minnesota, described as follows: Commencing at the Southeast corner of Lot 1, Block 1, LIGHTHOUSE POINT, plat of record and assuming the South line thereof bears South 87 degrees 18 minutes 00 seconds West; thence South 61 degrees 36 minutes 15 seconds West 185.35 feet; thence South 25 degrees 11 minutes 27 seconds West 179.96 feet; thence South 87 degrees 21 minutes 15 seconds West 1.65 feet; thence North 87 degrees 18 minutes 00 seconds East 337.92 feet; thence South 24 degrees 40 minutes 01 seconds West 114.85 feet to the point of beginning of the centerline to be herein described; thence South 01 degrees 44 minutes 13 seconds East 29.22 feet; thence South 30 degrees 02 minutes 25 seconds West 45.79 feet; thence southerly 75.12 feet, along a tangential curve, concave to the east, having a radius of 80.00 feet, and a central angle of 68 degrees 04 minutes 46 seconds; thence South 58 degrees 02 minutes 20 seconds East, tangent to said curve, 41.52 feet; thence easterly 61.17 feet, along a tangential curve, concave to the north, having a radius of 45.00 feet, and a central angle of 77 degrees 53 minutes 02 seconds; thence North 46 degrees 04 minutes 38 seconds East, tangent to last said curve, 67.41 feet; thence easterly 44.06 feet, along a tangential curve, concave to the south, having a radius of 30.00 feet, and a central angle of 84 degrees 07 minutes 14 seconds; thence South 49 degrees 48 minutes 08 seconds East, tangent to last said curve, 78.70 feet to the south line of the North 510.00 feet of said Government Lot 3; thence North 87 degrees 18 minutes 00 seconds East along said south line 818.91 feet to the west line of the tract described in Book 106 of Deeds, page 503; thence North 2 degrees 41 minutes 54 seconds West along last said west line 100.00 feet; thence North 34 degrees 36 minutes 04 seconds West along the west line of the tract described in Book 113 of Deeds, page 323, a distance of 176.69 feet to the south line of the North 510.00 feet of said Government Lot 3; thence North 87 degrees 18 minutes 00 seconds East along last said south line 196 feet, more or less, to the shoreline of Birch Lake; thence northwesterly along said shoreline to the intersection with a line that bears North 87 degrees 18 minutes 00 seconds East from the point of beginning; thence South 87 degrees 18 minutes 00 seconds West 680 feet, more or less, to the point of beginning.

Together with an easement for ingress and egress over and across that part of the West 10.00 feet of said Government Lot 3 lying southerly of the Township Road and northerly of the south line of the North 760.00 feet of said Government Lot 3.

Subject to easements, restrictions and reservations of record.



Parcel No. 16-024-1201
Total Area = 324,179 ± sq. ft. (7.44 ± acres)
REMAINDER TRACT
surveyed in 2004

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21197
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 16-024-1201.
3. The purpose of this survey was to mark the corners of the Remainder Tract created in 2004 and to change the 33.00 foot wide road easement.
4. Wetlands and Improvements, other than those shown on this certificate, may exist that were not located during this survey.
5. 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.
6. This survey reflects the located shoreline at the time of this survey, not the Ordinary High Water Elevation (OHWE).
7. 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.

REVISIONS	DATE	DESCRIPTION

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.


 TERRY L. BERGMAN
 LIC. NO. 21197



CERTIFICATE OF SURVEY
 Bill Nagel
 1468 24th Street SW
 Pine River, MN 56474

JOB NO. 17-250
DATE: 10-10-2017
SHEET NO. 1 OF 1

RECEIVED
 # 8142
 DEC 6 2017
 GL3 24-140-31
 COUNTY SURVEYOR