

# Certificate of Survey

Government Lot 3, EXCEPT the East 660 feet,  
Section 21, T 143 N, R 25 W, Cass County, Minnesota

## Parcel descriptions of record:

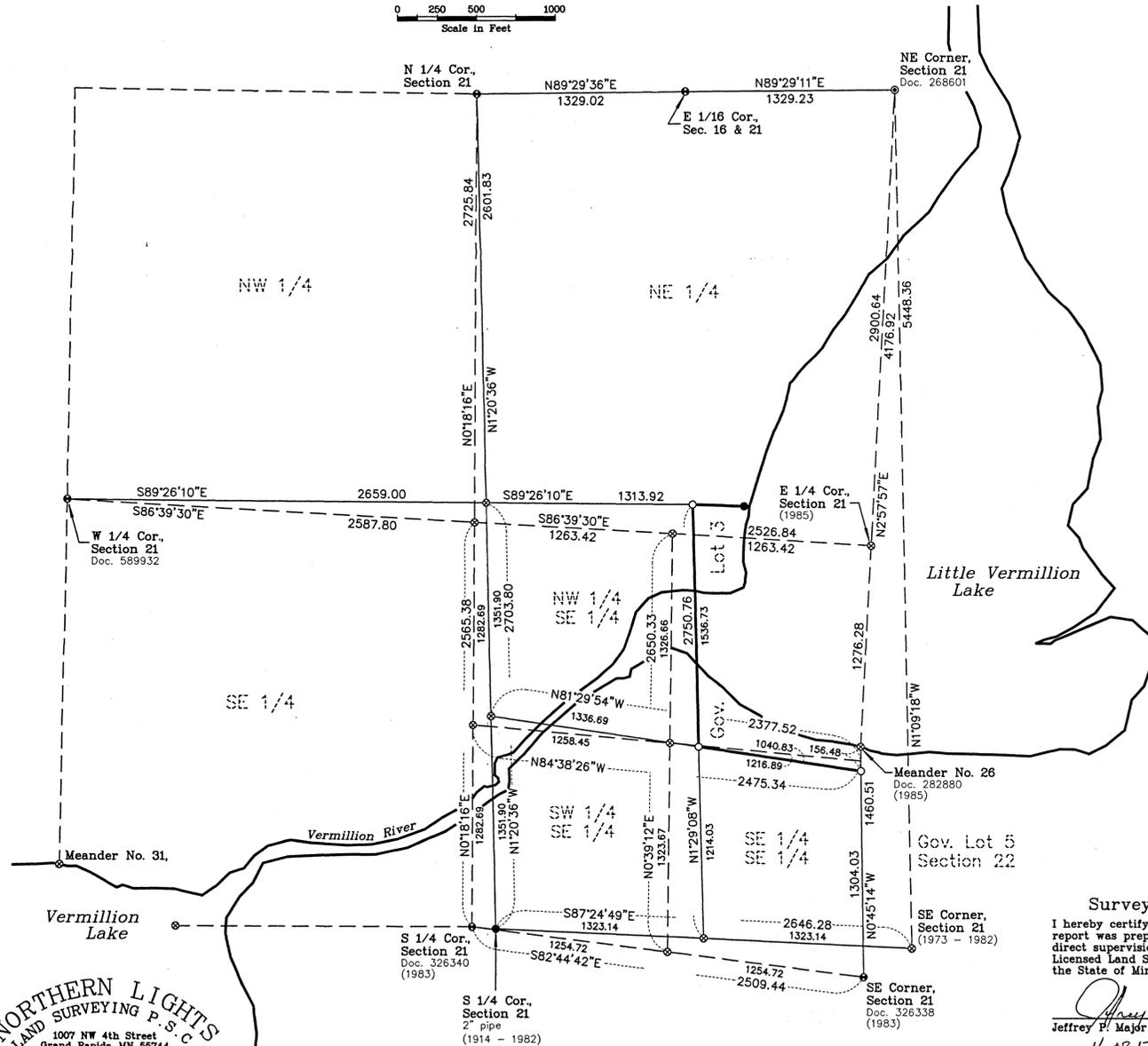
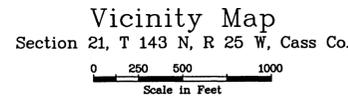
**Parcel 43-021-4100 - Document No. 249106:**  
Lot Three (3), Section Twenty-one (21), Township One Hundred Forty-three (143), Range Twenty-five (25), West of the Fifth Principal Meridian, according to the government survey thereof on file and of record in the office of the County Recorder of said county and state.  
Subject to easements, reservations and restrictions of prior record.

**Parcel 43-021-4101 - Document No. 253810:**  
The East Six Hundred Sixty Feet (660') of Lot Three (3), Section Twenty-one (21), Township One Hundred Forty-three (143), Range Twenty-five (25), West of the Fifth Principal Meridian, according to the government survey thereof on file and of record in the office of the County Recorder of said county and state.  
Subject to easements, reservations and restrictions of prior record.

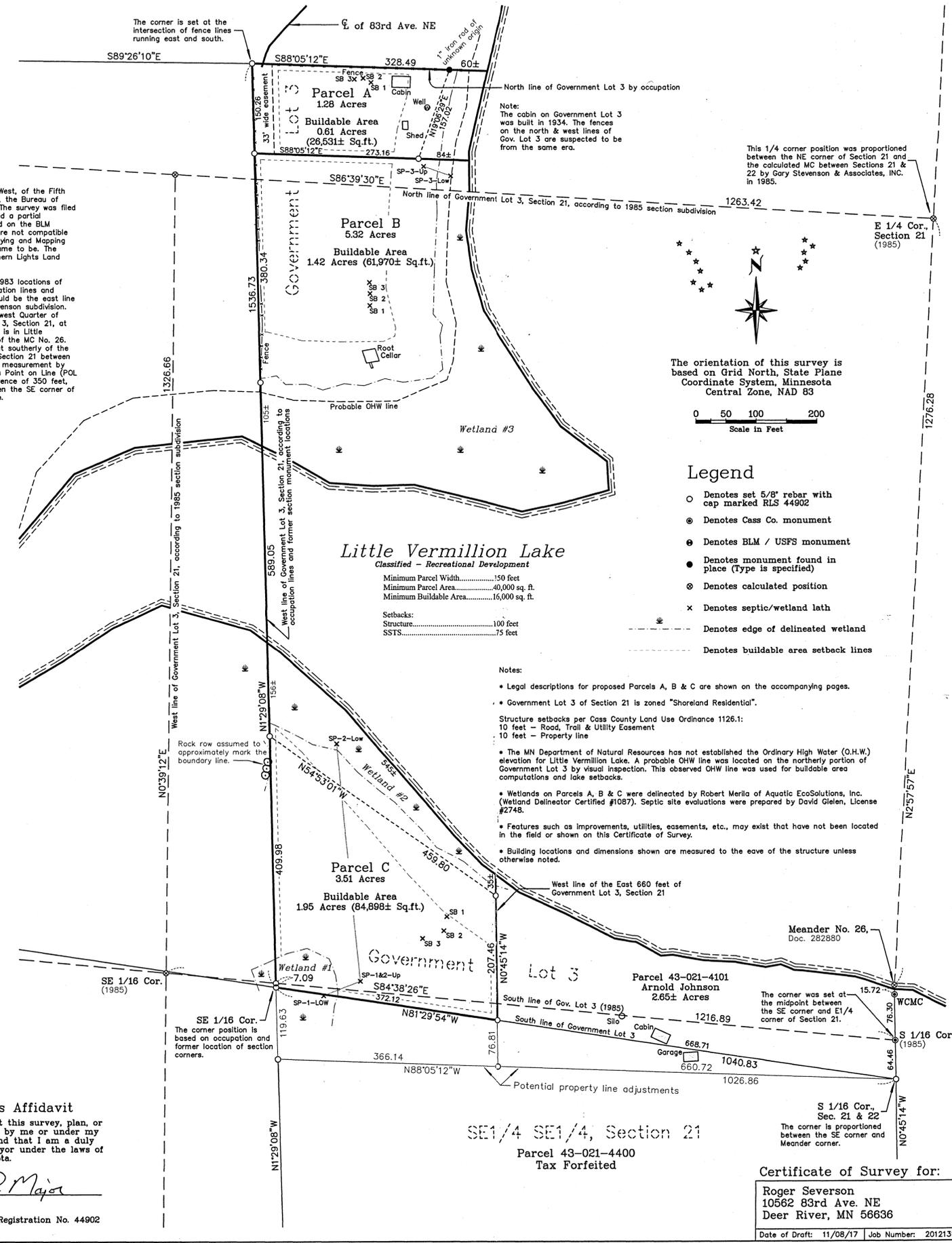
## Surveyor's Note:

Property title and boundary line locations in Section 21, Township 143 North, Range 25 West, of the Fifth Principal Meridian, Cass County, Minnesota, are in a state of disorder. In 1976 and 1983, the Bureau of Land Management (BLM) performed a Dependent Resurvey of part of T 143 N, R 25 W. The survey was filed in 1985 in the Office of the Secretary of State, Gary Stevenson, LS 12684, then prepared a partial subdivision of Section 21 in 1985 for the Cass County Land Department which was based on the BLM Dependent Resurvey. Property lines and the long standing occupation within Section 21 are not compatible with BLM survey. In 2007 - 2009, LoVerne Leuelling, LS 16089, of Northern Lights Surveying and Mapping prepared an extensive survey and survey report that details how this disordered state came to be. The Leuelling survey is on file in the Cass County Surveyors Office and in the office of Northern Lights Land Surveying PSC.

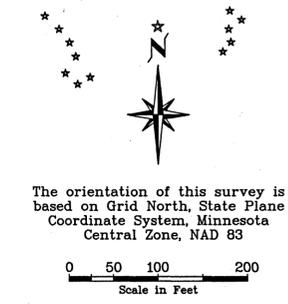
This survey of Government Lot 3, Section 21, for Roger Severson, is based on the pre 1983 locations of section corner monuments and the long standing occupation lines. Many of these occupation lines and fence lines are visible on the 1939 aerial photography. The exception to this method would be the east line of the Southeast Quarter of Section 21, which was established in 1985 by the Gary Stevenson subdivision. Since 1985, this section line has been used and development has occurred in the Southwest Quarter of Section 22. Mr. Stevenson set a county monument at the SE corner of Government Lot 3, Section 21, at the midpoint between the SE corner and his calculated E 1/4 corner of Section 21 which is in Little Vermillion Lake. This placed the SE corner of Lot 3 a distance of 92.25 feet southerly of the MC No. 26. The General Land Office plat would have the SE corner of Lot 3 a distance of 155.4 feet southerly of the MC. The GLO measured a distance of 42.22 chains (2786.52 ft) along the east line of Section 21 between meander corners on the north and south sides of Little Vermillion Lake. They made this measurement by triangulation. The modern measurement from the MC on the south side of the lake to a Point on Line (POL) is shown on the Leuelling survey on the north side of the lake is 3137.65 feet, a difference of 350 feet, more or less. We have placed the SE corner of Lot 3 at a proportionate position between the SE corner of Section 21 and MC No. 26, pushing the 350 foot measurement discrepancy into the lake.



**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: 11-08-17 Registration No. 44902



Note:  
The cabin on Government Lot 3 was built in 1934. The fences on the north & west lines of Gov. Lot 3 are suspected to be from the same era.  
This 1/4 corner position was proportioned between the NE corner of Section 21 and the calculated MC between Sections 21 & 22 by Gary Stevenson & Associates, INC. in 1985.



- Legend**
- Denotes set 5/8" rebar with cap marked RLS 44902
  - Denotes Cass Co. monument
  - ⊙ Denotes BLM / USFS monument
  - Denotes monument found in place (Type is specified)
  - ⊙ Denotes calculated position
  - × Denotes septic/wetland lath
  - Denotes edge of delineated wetland
  - Denotes buildable area setback lines

- Notes:**
- Legal descriptions for proposed Parcels A, B & C are shown on the accompanying pages.
  - Government Lot 3 of Section 21 is zoned "Shoreland Residential".
  - Structure setbacks per Cass County Land Use Ordinance 1126.1:  
10 feet - Road, Trail & Utility Easement  
10 feet - Property line
  - The MN Department of Natural Resources has not established the Ordinary High Water (O.H.W.) elevation for Little Vermillion Lake. A probable OHW line was located on the northerly portion of Government Lot 3 by visual inspection. This observed OHW line was used for buildable area computations and lake setbacks.
  - Wetlands on Parcels A, B & C were delineated by Robert Merila of Aquatic EcoSolutions, Inc. (Wetland Delineator Certified #1087). Septic site evaluations were prepared by David Gielen, License #2748.
  - Features such as improvements, utilities, easements, etc., may exist that have not been located in the field or shown on this Certificate of Survey.
  - Building locations and dimensions shown are measured to the eave of the structure unless otherwise noted.

**NORTHERN LIGHTS LAND SURVEYING P.S.C.**  
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Grand Rapids, MN 55744  
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RECEIVED  
#8182  
JAN 9 2018  
GL3 21-143-25  
COUNTY SURVEYOR

Certificate of Survey for:  
Roger Severson  
10562 83rd Ave. NE  
Deer River, MN 56636  
Date of Draft: 11/08/17 Job Number: 2012131