

**RECEIVED**  
 # 8196  
 FEB 16 2018  
 SE-NE 27-145-28  
 COUNTY SURVEYOR

# CERTIFICATE OF SURVEY

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER,  
 SECTION 27, TOWNSHIP 145 NORTH, RANGE 28 WEST,  
 CASS COUNTY, MINNESOTA

Lake Winnibigoshish

## PROPOSED DESCRIPTIONS:

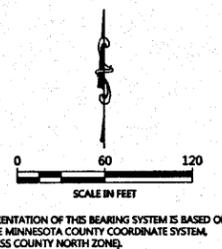
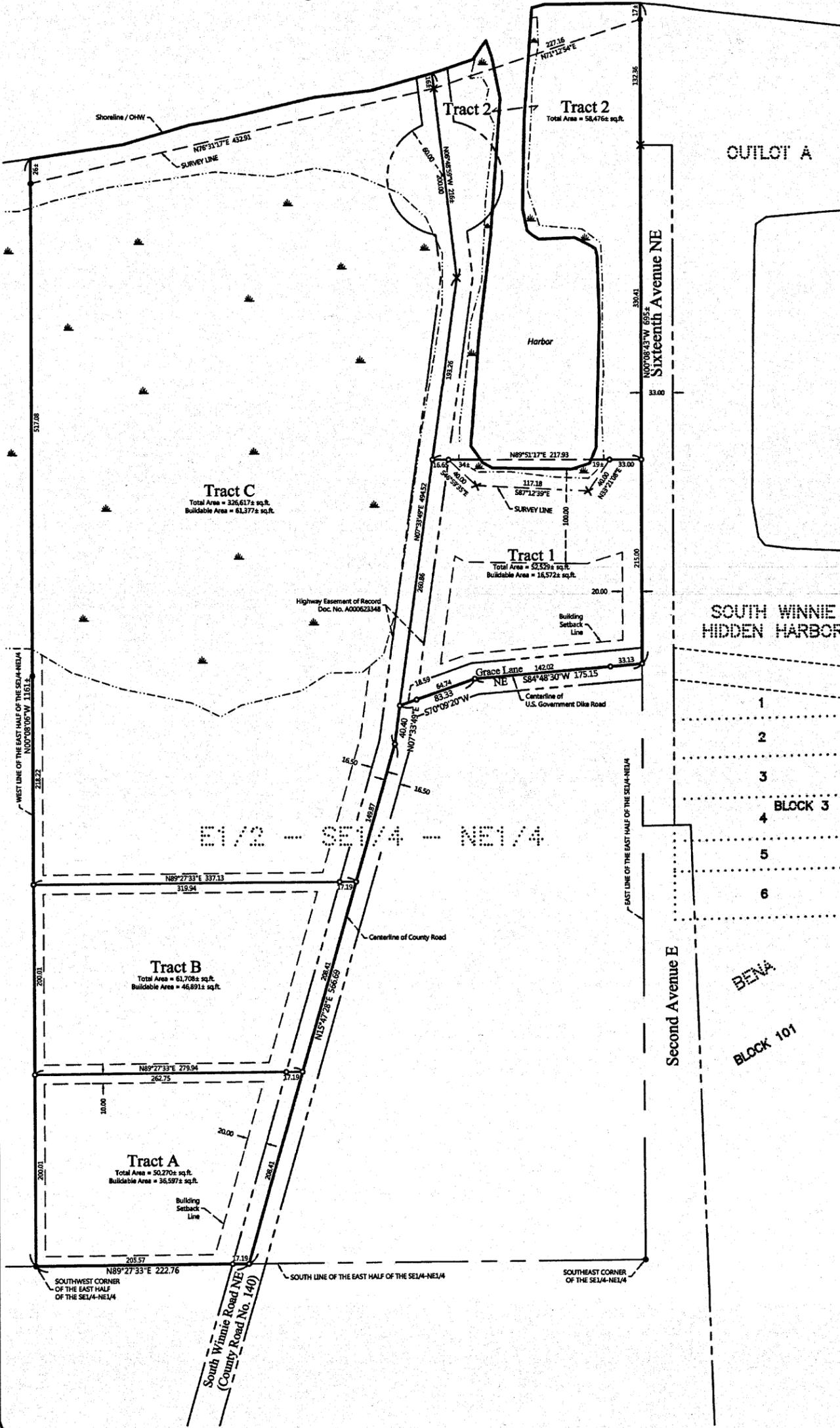
**TRACT A**  
 That part of the East Half of the Southeast Quarter of the Northeast Quarter, Section 27, Township 145 North, Range 28 West, Cass County, Minnesota, described as follows: BEGINNING at the southwest corner of said East Half of the Southeast Quarter of the Northeast Quarter; thence North 89 degrees 27 minutes 33 seconds East, assigned bearing, along the south line of said East Half of the Southeast Quarter of the Northeast Quarter, 222.76 feet to the centerline of County Road Number 140; thence North 15 degrees 47 minutes 28 seconds East, along said centerline, 208.41 feet; thence South 89 degrees 27 minutes 33 seconds West 278.94 feet to the west line of said East Half of the Southeast Quarter of the Northeast Quarter; thence South 00 degrees 08 minutes 06 seconds East, along said west line, 200.01 feet to the point of beginning. SUBJECT to easements, restrictions, and reservations of record. SUBJECT to County Road Number 140 right of way.

**TRACT B**  
 That part of the East Half of the Southeast Quarter of the Northeast Quarter, Section 27, Township 145 North, Range 28 West, Cass County, Minnesota, described as follows: COMMENCING at the southwest corner of said East Half of the Southeast Quarter of the Northeast Quarter; thence North 89 degrees 27 minutes 33 seconds East, assigned bearing, along the south line of said East Half of the Southeast Quarter of the Northeast Quarter, 222.76 feet to the centerline of County Road Number 140; thence North 15 degrees 47 minutes 28 seconds East, along said centerline, 208.41 feet to the point of beginning of the tract to be herein described; thence continue North 15 degrees 47 minutes 28 seconds East, along said centerline, 208.41 feet; thence South 89 degrees 27 minutes 33 seconds West 337.13 feet to the west line of said East Half of the Southeast Quarter of the Northeast Quarter; thence South 00 degrees 08 minutes 06 seconds East, along said west line, 200.01 feet to the intersection with a line bearing South 89 degrees 27 minutes 33 seconds East 278.94 feet from the point of beginning; thence North 89 degrees 27 minutes 33 seconds East 278.94 feet to the point of beginning. SUBJECT to easements, restrictions, and reservations of record. SUBJECT to County Road Number 140 right of way.

**TRACT C**  
 That part of the East Half of the Southeast Quarter of the Northeast Quarter, Section 27, Township 145 North, Range 28 West, Cass County, Minnesota, described as follows: COMMENCING at the southwest corner of said East Half of the Southeast Quarter of the Northeast Quarter; thence North 89 degrees 27 minutes 33 seconds East, assigned bearing, along the south line of said East Half of the Southeast Quarter of the Northeast Quarter, 222.76 feet to the centerline of County Road Number 140; thence North 15 degrees 47 minutes 28 seconds East, along said centerline, 416.82 feet to the point of beginning of the tract to be herein described; thence continue North 15 degrees 47 minutes 28 seconds East, along said centerline, 149.87 feet; thence North 07 degrees 33 minutes 49 seconds East, along said centerline, 494.52 feet; thence North 06 degrees 48 minutes 59 seconds West, along said centerline and its extension northerly, 216 feet, more or less, to the shoreline of Lake Winnibigoshish; thence southwesterly along said shoreline with the west line of said East Half of the Southeast Quarter of the Northeast Quarter; thence South 00 degrees 08 minutes 06 seconds East, along said west line, 701 feet, more or less, to the intersection with a line bearing South 89 degrees 27 minutes 33 seconds West from the point of beginning; thence North 89 degrees 27 minutes 33 seconds East 337.13 feet to the point of beginning. SUBJECT to easements, restrictions, and reservations of record. SUBJECT to County Road Number 140 right of way.

**TRACT 1**  
 That part of the East Half of the Southeast Quarter of the Northeast Quarter, Section 27, Township 145 North, Range 28 West, Cass County, Minnesota, described as follows: COMMENCING at the southwest corner of said East Half of the Southeast Quarter of the Northeast Quarter; thence North 89 degrees 27 minutes 33 seconds East 222.76 feet to the centerline of County Road Number 140; thence North 15 degrees 47 minutes 28 seconds East, along said centerline, 566.69 feet; thence North 07 degrees 33 minutes 49 seconds East, along said centerline, 40.40 feet to the intersection with the centerline of U.S. Government Dike Road, and the point of beginning of the tract to be herein described; thence continue North 07 degrees 33 minutes 49 seconds East, along said centerline of County Road Number 140, a distance of 260.86 feet; thence North 89 degrees 51 minutes 17 seconds East 217.93 feet to the east line of said East Half of the Southeast Quarter of the Northeast Quarter; thence South 00 degrees 08 minutes 43 seconds East, along said east line, 215.00 feet to said centerline of U.S. Government Dike Road; thence South 84 degrees 48 minutes 30 seconds West, along said centerline, 175.15 feet; thence South 70 degrees 06 minutes 20 seconds West, along said centerline, 83.33 feet to the point of beginning. SUBJECT to easements, restrictions, and reservations of record. SUBJECT to County Road Number 140 right of way. SUBJECT to U.S. Government Dike Road right of way. SUBJECT to harbor of Lake Winnibigoshish.

**TRACT 2**  
 That part of the East Half of the Southeast Quarter of the Northeast Quarter, Section 27, Township 145 North, Range 28 West, Cass County, Minnesota, described as follows: COMMENCING at the southwest corner of said East Half of the Southeast Quarter of the Northeast Quarter; thence North 89 degrees 27 minutes 33 seconds East 222.76 feet to the centerline of County Road Number 140; thence North 15 degrees 47 minutes 28 seconds East, along said centerline, 566.69 feet; thence North 07 degrees 33 minutes 49 seconds East, along said centerline, 301.26 feet to the point of beginning of the tract to be herein described; thence continue North 07 degrees 33 minutes 49 seconds East, along said centerline, 183.26 feet; thence North 08 degrees 48 minutes 59 seconds West, along said centerline and its extension northerly, 216 feet, more or less, to the shoreline of Lake Winnibigoshish; thence northeasterly along said shoreline to the intersection with the east line of said East Half of the Southeast Quarter of the Northeast Quarter; thence South 00 degrees 08 minutes 43 seconds East, along said east line, 480 feet, more or less, to the intersection with a line bearing North 89 degrees 51 minutes 17 seconds East from the point of beginning; thence South 89 degrees 51 minutes 17 seconds West 217.93 feet to the point of beginning. SUBJECT to easements, restrictions, and reservations of record. SUBJECT to County Road Number 140 right of way. SUBJECT to harbor of Lake Winnibigoshish.



**LEGEND**

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- ▭ DENOTES DELINEATED WETLAND(S)

- NOTES:**
1. Zoning for subject tract = Shoreland Residential.
  2. Parcel ID for subject tract = 72-027-1401 and 72-027-1402.
  3. Improvements, other than those shown on this certificate, may exist that were not located during this survey. The wetlands were delineated in July of 2017 by Patrick Reardon, Wetland License No. 1295.
  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.

SHEET NO.  
 1 OF 1

**CERTIFICATE OF SURVEY**  
 Pat Rooney  
 15017 16th Ave NE  
 Bena, MN 56626



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* 2/13/18  
 TERRY L. FREEMAN LIC. NO. 21367

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	02-13-2018	Buildable Area Tract 1	WAG