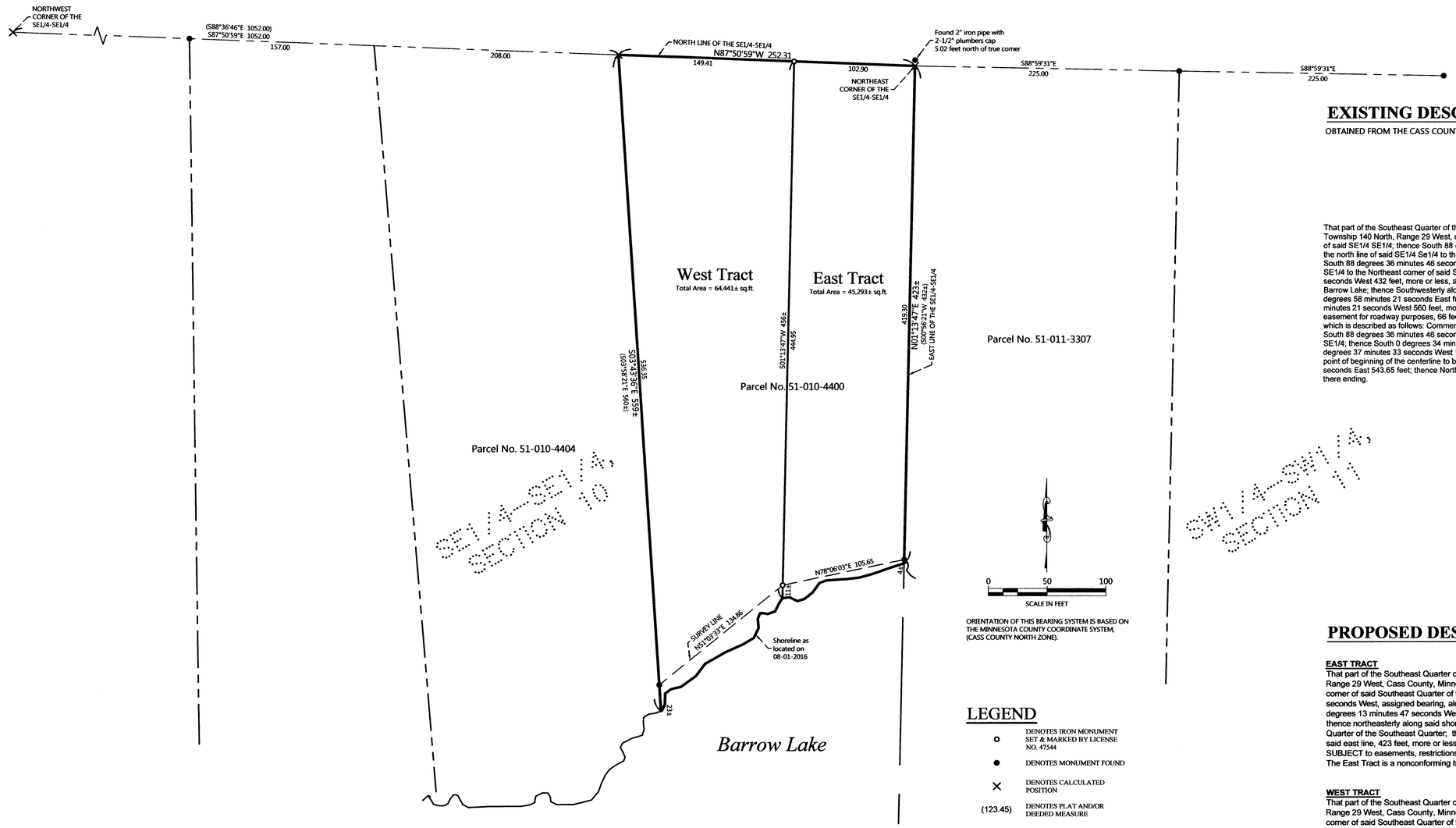
CERTIFICATE OF SURVEY

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 10, TOWNSHIP 140 NORTH, RANGE 29 WEST, CASS COUNTY, MINNESOTA



LEGEND

o	DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 47544
●	DENOTES MONUMENT FOUND
×	DENOTES CALCULATED POSITION
(123.45)	DENOTES PLAT AND/OR DEEDED MEASURE

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 51-010-4400.
3. No improvements, topography, or wetland information has been surveyed or shown on this certificate.
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. 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.

EXISTING DESCRIPTION:

OBTAINED FROM THE CASS COUNTY RECORDERS OFFICE. DOC. NO. A000623948

Legal Description

File No. 16-12701

That part of the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4), Section 10, Township 140 North, Range 29 West, described as follows: Commencing at the Northwest corner of said SE1/4 SE1/4; thence South 88 degrees 36 minutes 46 seconds East 1052.00 feet along the north line of said SE1/4 Se1/4 to the point of beginning of the tract to be described; thence South 88 degrees 36 minutes 46 seconds East 252.31 feet along the north line of said SE1/4 SE1/4 to the Northeast corner of said SE1/4 SE1/4; thence South 0 degrees 56 minutes 21 seconds West 432 feet, more or less, along the east line of said SE1/4 SE1/4 to the shore of Barrow Lake; thence Southwesterly along said shore to the point on said shore which is South 3 degrees 58 minutes 21 seconds East from the point of beginning; thence North 3 degrees 58 minutes 21 seconds West 560 feet, more or less, to the point of beginning. Together with an easement for roadway purposes, 66 feet wide, through part of said SE1/4 SE1/4, the centerline of which is described as follows: Commencing at the Northwest corner of said SE1/4 SE1/4; thence South 88 degrees 36 minutes 46 seconds East 512.00 feet along the north line of said SE1/4 SE1/4; thence South 0 degrees 34 minutes 34 seconds West 221.78 feet; thence North 77 degrees 37 minutes 33 seconds West 152.76 feet to the centerline of the existing public road, the point of beginning of the centerline to be described; thence South 77 degrees 37 minutes 33 seconds East 543.65 feet; thence North 59 degrees 25 minutes 23 seconds East 217.99 feet and there ending.

PROPOSED DESCRIPTION:

EAST TRACT

That part of the Southeast Quarter of the Southeast Quarter, Section 10, Township 140 North, Range 29 West, Cass County, Minnesota, described as follows: BEGINNING at the northeast corner of said Southeast Quarter of the Southeast Quarter; thence North 87 degrees 50 minutes 59 seconds West, assigned bearing, along the north line thereof, 102.90 feet; thence South 01 degrees 13 minutes 47 seconds West 456 feet, more or less, to the shoreline of Barrow Lake; thence northeasterly along said shoreline to the intersection with the east line of said Southeast Quarter of the Southeast Quarter; thence North 01 degrees 13 minutes 47 seconds East, along said east line, 423 feet, more or less, to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
The East Tract is a nonconforming tract on its own and will be attached to Parcel No. 51-011-3307.

WEST TRACT

That part of the Southeast Quarter of the Southeast Quarter, Section 10, Township 140 North, Range 29 West, Cass County, Minnesota, described as follows: COMMENCING at the northeast corner of said Southeast Quarter of the Southeast Quarter; thence North 87 degrees 50 minutes 59 seconds West, assigned bearing, along the north line thereof, 102.90 feet to the point of beginning of the tract to be herein described; thence continue North 87 degrees 50 minutes 59 seconds West, along said north line, 149.41 feet, to a point distant 1052.00 feet from the northwest corner of said Southeast Quarter of the Southeast Quarter; thence South 03 degrees 43 minutes 36 seconds East 559 feet, more or less, to the shoreline of Barrow Lake; thence northeasterly along said shoreline to the intersection a line bearing South 01 degrees 13 minutes 47 seconds West from the point of beginning; thence North 01 degrees 13 minutes 47 seconds East, 456 feet, more or less, to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
The West Tract is a nonconforming tract on its own and will be attached to Parcel No. 51-010-4404.

NO.	DATE	DESCRIPTION	BY

REVISIONS:

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.

8/26/16
TERRY L FREEMAN LIC. NO. 21367

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

CERTIFICATE OF SURVEY
Margaret Schwartzbauer
P.O. Box 47988
Plymouth, MN 55447

JOB NO. 16-107
DATE: 08-26-2016

SHEET NO.
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