

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 7,
SECTION 25, TOWNSHIP 142 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA

PROPOSED DESCRIPTIONS:

TRACT A

That part of Government Lot 7, Section 25, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the northeast corner of said Government Lot 7; thence South 82 degrees 36 minutes 43 seconds West, assigned bearing, along the north line thereof, 223.08 feet; thence South 10 degrees 52 minutes 00 seconds West 478.88 feet; thence North 79 degrees 08 minutes 00 seconds West 14.85 feet; thence South 04 degrees 35 minutes 08 seconds West 135.89 feet to the point of beginning of the tract to be herein described; thence North 04 degrees 35 minutes 08 seconds East 135.89 feet; thence South 79 degrees 08 minutes 00 seconds East 14.85 feet; thence North 10 degrees 52 minutes 00 seconds East 478.88 feet to said north line; thence South 82 degrees 36 minutes 43 seconds West, along said north line, 105.30 feet; thence South 10 degrees 52 minutes 00 seconds West 621 feet, more or less, to the shoreline of Leech Lake; thence southeasterly along said shoreline to the intersection with a line bearing South 10 degrees 52 minutes 00 seconds West from the point of beginning; thence North 10 degrees 52 minutes 00 seconds East 240 feet, more or less, to the point of beginning.
SUBJECT to easements, restrictions and reservations of record.
SUBJECT to a 6.00 foot wide trail easement.
TOGETHER with a 12.00 foot wide roadway easement.
SUBJECT to and TOGETHER with an Easement for Parking.

TRACT B

That part of Government Lot 7, Section 25, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the northeast corner of said Government Lot 7; thence South 82 degrees 36 minutes 43 seconds West, assigned bearing, along the north line thereof, 171.98 feet; thence South 04 degrees 48 minutes 15 seconds West 697.30 feet to the point of beginning of the tract to be herein described; thence North 04 degrees 48 minutes 15 seconds East 697.30 feet to said north line; thence South 82 degrees 36 minutes 43 seconds West, along said north line, 51.10 feet; thence South 10 degrees 52 minutes 00 seconds West 478.88 feet; thence North 79 degrees 08 minutes 00 seconds West 14.85 feet; thence South 04 degrees 35 minutes 08 seconds West 135.89 feet; thence South 10 degrees 52 minutes 00 seconds West 240 feet, more or less, to the shoreline of Leech Lake; thence southeasterly along said shoreline to the intersection with a line bearing South 17 degrees 44 minutes 03 seconds West from the point of beginning; thence North 17 degrees 44 minutes 03 seconds East 176 feet, more or less, to the point of beginning.
SUBJECT to easements, restrictions and reservations of record.
SUBJECT to a 12.00 foot wide roadway easement.
SUBJECT to and TOGETHER with a 6.00 foot wide trail easement.
SUBJECT to and TOGETHER with an Easement for Parking.

TRACT C

That part of Government Lot 7, Section 25, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the northeast corner of said Government Lot 7; thence South 82 degrees 36 minutes 43 seconds West, assigned bearing, along the north line thereof, 100.81 feet; thence South 00 degrees 08 minutes 18 seconds East 497.76 feet; thence South 07 degrees 37 minutes 06 seconds West 221.05 feet; thence North 07 degrees 37 minutes 06 seconds East 497.76 feet to said north line; thence South 82 degrees 36 minutes 43 seconds West, along said north line, 71.17 feet; thence South 04 degrees 48 minutes 15 seconds West 697.30 feet; thence South 17 degrees 44 minutes 03 seconds West 176 feet, more or less, to the shoreline of Leech Lake; thence southeasterly along said shoreline to the intersection with a line bearing South 17 degrees 44 minutes 03 seconds West from the point of beginning; thence North 17 degrees 44 minutes 03 seconds East 182 feet, more or less, to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to and TOGETHER with a 6.00 foot wide trail easement.
TOGETHER with an Easement for Parking.

TRACT D

That part of Government Lot 7, Section 25, Township 142 North, Range 31 West, Cass County, Minnesota, lying easterly of the following described line: COMMENCING at the northeast corner of said Government Lot 7; thence South 82 degrees 36 minutes 43 seconds West, assigned bearing, along the north line thereof, 100.81 feet to the point of beginning of the line to be herein described; thence South 00 degrees 08 minutes 18 seconds East 497.76 feet; thence South 07 degrees 37 minutes 06 seconds West 221.05 feet; thence South 17 degrees 44 minutes 03 seconds West 182 feet, more or less, to the shoreline of Leech Lake and said described line there terminating.
SUBJECT to easements, restrictions, and reservations of record.
TOGETHER with a 6.00 foot wide trail easement.
SUBJECT to and TOGETHER with an Easement for Parking.

WEST PART LOT 10

That part of Lot 10, Block Two, BAKKER WOODLANDS, according to the recorded plat thereof, Cass County, Minnesota, lying westerly of the following described line: COMMENCING at the northwest corner of said Lot 10; thence southeasterly 74.37 feet along the northerly line of said Lot 10, being a nontangential curve, concave to the northeast, having a radius of 66.00 feet, a central angle of 64 degrees 33 minutes 48 seconds, with a chord bearing of South 32 degrees 25 minutes 12 seconds East, and a chord distance of 70.50 feet to the point of beginning of the line to be herein described; thence South 4 degrees 11 minutes 55 seconds East 474 feet, more or less, to the shoreline of Leech Lake and said described line there terminating.
SUBJECT to easements, restrictions and reservations of record.
Subject Tract is nonconforming on its own and must be attached to an adjoining parcel.

EAST PART LOT 10

That part of Lot 10, Block Two, BAKKER WOODLANDS, according to the recorded plat thereof, Cass County, Minnesota, lying easterly of the following described line: COMMENCING at the northwest corner of said Lot 10; thence southeasterly 74.37 feet along the northerly line of said Lot 10, being a nontangential curve, concave to the northeast, having a radius of 66.00 feet, a central angle of 64 degrees 33 minutes 48 seconds, with a chord bearing of South 32 degrees 25 minutes 12 seconds East, and a chord distance of 70.50 feet to the point of beginning of the line to be herein described; thence South 4 degrees 11 minutes 55 seconds East 474 feet, more or less, to the shoreline of Leech Lake and said described line there terminating.
SUBJECT to easements, restrictions and reservations of record.
Subject Tract is nonconforming on its own and must be attached to an adjoining parcel.

12.00 FOOT WIDE ROADWAY EASEMENT

A 12.00 foot wide easement for ingress, egress, and utility purposes over, under, and across that part of Government Lot 7, Section 25, Township 142 North, Range 31 West, Cass County, Minnesota, the centerline of said 12.00 foot wide easement is described as follows: COMMENCING at the northeast corner of said Government Lot 7; thence South 82 degrees 36 minutes 43 seconds West, assigned bearing, along the north line thereof, 223.08 feet to a point hereinafter referred to as Point "A"; thence North 52 degrees 36 minutes 43 seconds East, along said north line, 30.41 feet to the point of beginning of the centerline to be herein described; thence South 13 degrees 21 minutes 28 seconds West 122.27 feet; thence South 05 degrees 44 minutes 00 seconds West 71.97 feet; thence South 20 degrees 35 minutes 59 seconds West 24.72 feet; thence South 32 degrees 25 minutes 12 seconds West 62.23 feet; thence South 21 degrees 49 minutes 35 seconds West 45.11 feet to the intersection with a line bearing South 10 degrees 52 minutes 00 seconds West from said Point "A" and said described centerline there terminating.
The sidelines of said 12.00 foot wide easement shall be prolonged or shortened to terminate on a bearing of South 10 degrees 52 minutes 00 seconds West from said Point "A".

6.00 FOOT WIDE TRAIL EASEMENT

A 6.00 foot wide easement for ingress and egress over and across that part of Government Lot 7, Section 25, Township 142 North, Range 31 West, Cass County, Minnesota, the centerline of said 6.00 foot wide easement is described as follows: COMMENCING at the northeast corner of said Government Lot 7; thence South 82 degrees 36 minutes 43 seconds West, assigned bearing, along the north line thereof, 100.81 feet; thence South 00 degrees 08 minutes 18 seconds East 497.76 feet; thence South 07 degrees 37 minutes 06 seconds West 221.05 feet to a point hereinafter referred to as Point "B"; thence North 07 degrees 37 minutes 06 seconds East 118.87 feet; thence South 57 degrees 25 minutes 34 seconds West 88.62 feet; thence South 07 degrees 37 minutes 06 seconds East 118.87 feet; thence South 04 degrees 48 minutes 15 seconds West 697.30 feet; thence South 11 degrees 10 minutes 01 second East 28.06 feet; thence South 75 degrees 58 minutes 35 seconds East 136.04 feet to the point of beginning of the easement area to be herein described; thence continue South 75 degrees 58 minutes 35 seconds East 25.00 feet to the intersection with a line bearing South 17 degrees 44 minutes 03 seconds West from said Point "B"; thence South 17 degrees 44 minutes 03 seconds West 10 feet, more or less, to the shoreline of Leech Lake; thence westerly along said shoreline to the intersection with a line bearing South 17 degrees 44 minutes 03 seconds West from the point of beginning; thence North 17 degrees 44 minutes 03 seconds East 11 feet, more or less, to the point of beginning.

EASEMENT FOR PARKING

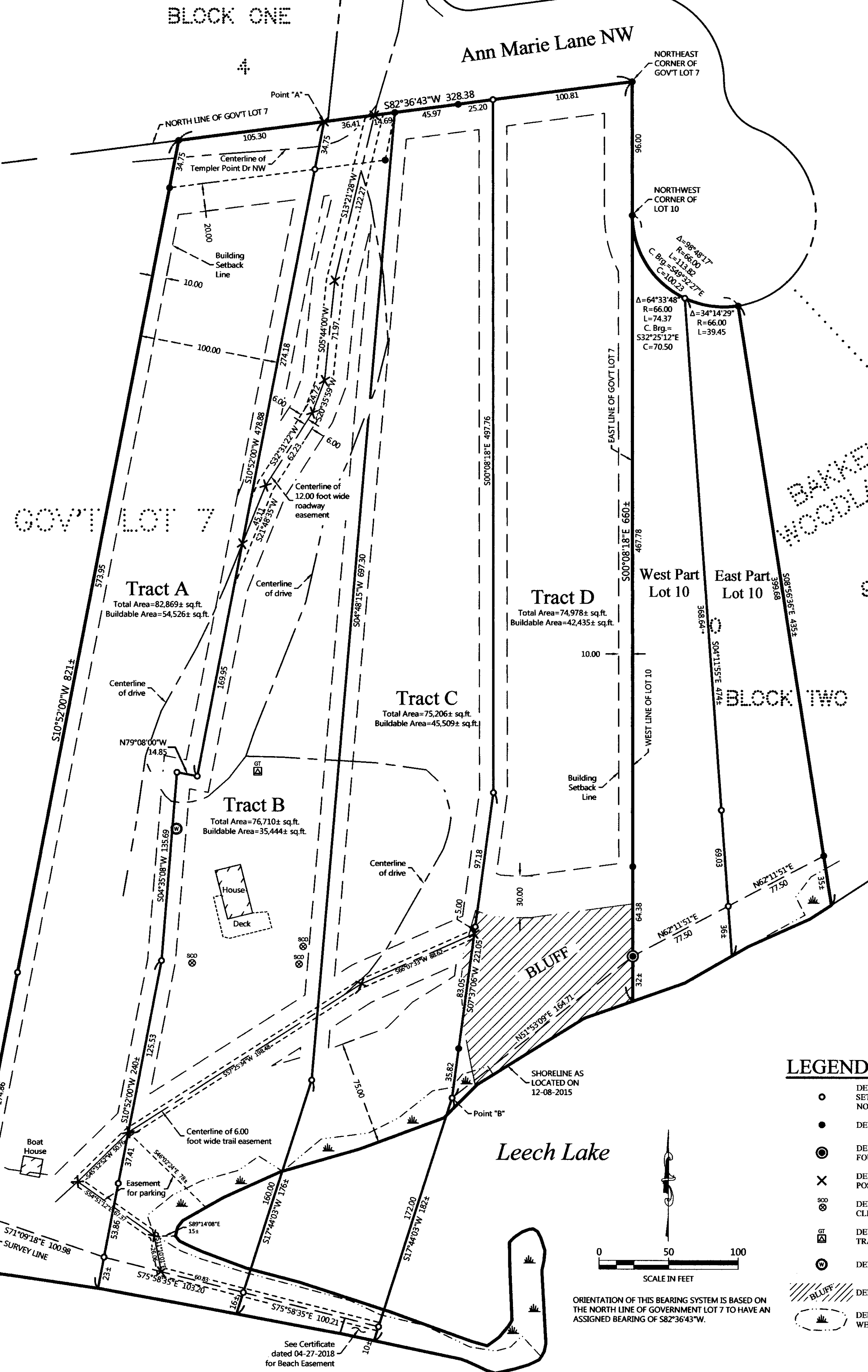
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BEACH USE EASEMENT

An easement for exclusive beach use over and across that part of Government Lot 7, Section 25, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the northeast corner of said Government Lot 7; thence South 82 degrees 36 minutes 43 seconds West, assigned bearing, along the north line thereof, 100.81 feet; thence South 00 degrees 08 minutes 18 seconds East 497.76 feet; thence South 07 degrees 37 minutes 06 seconds West 221.05 feet to a point hereinafter referred to as Point "B"; thence North 07 degrees 37 minutes 06 seconds East 118.87 feet; thence South 06 degrees 07 minutes 33 seconds West 88.62 feet; thence South 57 degrees 25 minutes 34 seconds West 198.48 feet; thence South 45 degrees 32 minutes 52 seconds West 50.76 feet; thence South 54 degrees 51 minutes 12 seconds East 67.37 feet; thence South 11 degrees 10 minutes 01 second East 28.06 feet; thence South 75 degrees 58 minutes 35 seconds East 136.04 feet to the point of beginning of the easement area to be herein described; thence continue South 75 degrees 58 minutes 35 seconds East 25.00 feet to the intersection with a line bearing South 17 degrees 44 minutes 03 seconds West from said Point "B"; thence South 17 degrees 44 minutes 03 seconds West 10 feet, more or less, to the shoreline of Leech Lake; thence westerly along said shoreline to the intersection with a line bearing South 17 degrees 44 minutes 03 seconds West from the point of beginning; thence North 17 degrees 44 minutes 03 seconds East 11 feet, more or less, to the point of beginning.

NOTES:

- Zoning for subject tract = Shoreland Residential.
- Parcel ID for subject tract = 38-125-2201 and 38-545-0250.
- Wetland delineation done by Ben Meister in April of 2016.
- 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.
- 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.



LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- ⊙ DENOTES G.L.O. MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- ⊕ DENOTES EXISTING SEPTIC CLEANOUT
- ⊖ DENOTES EXISTING GROUND TRANSFORMER
- ⊗ DENOTES EXISTING WELL
- ▨ DENOTES BLUFF AREA
- ▧ DENOTES DELINEATED WETLAND(S)

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTH LINE OF GOVERNMENT LOT 7 TO HAVE AN ASSIGNED BEARING OF S82°36'43"W.

| NO. | DATE | DESCRIPTION |
|-----|------------|------------------------------------|
| 1 | 06-03-2016 | Revised Lot Layout |
| 2 | 10-04-2016 | Revised Lot Layout |
| 3 | 05-14-2018 | Divided Lot 10 into Tracts E and F |

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.

Ben Meister
BEN MEISTER
LIC. NO. 21367

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

CERTIFICATE OF SURVEY
Israel Moe
P.O. Box 1592
Walker, MN 56484

JOB NO. 15-251
DATE: 01-19-2016
SHEET NO. 1 OF 1

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 7,
SECTION 25, TOWNSHIP 142 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA

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SUBJECT to easements, restrictions and reservations of record.
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TRACT C

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The sidelines of said 12.00 foot wide easement shall be prolonged or shortened to terminate on said north line of Government Lot 7 and on a bearing of South 10 degrees 52 minutes 00 seconds West from said Point "A".

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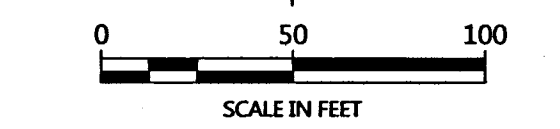
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The sidelines of said 6.00 foot wide easement shall be prolonged or shortened to terminate on lines bearing North 07 degrees 37 minutes 06 seconds East and South 17 degrees 44 minutes 03 seconds West from said Point "B".

EASEMENT FOR PARKING

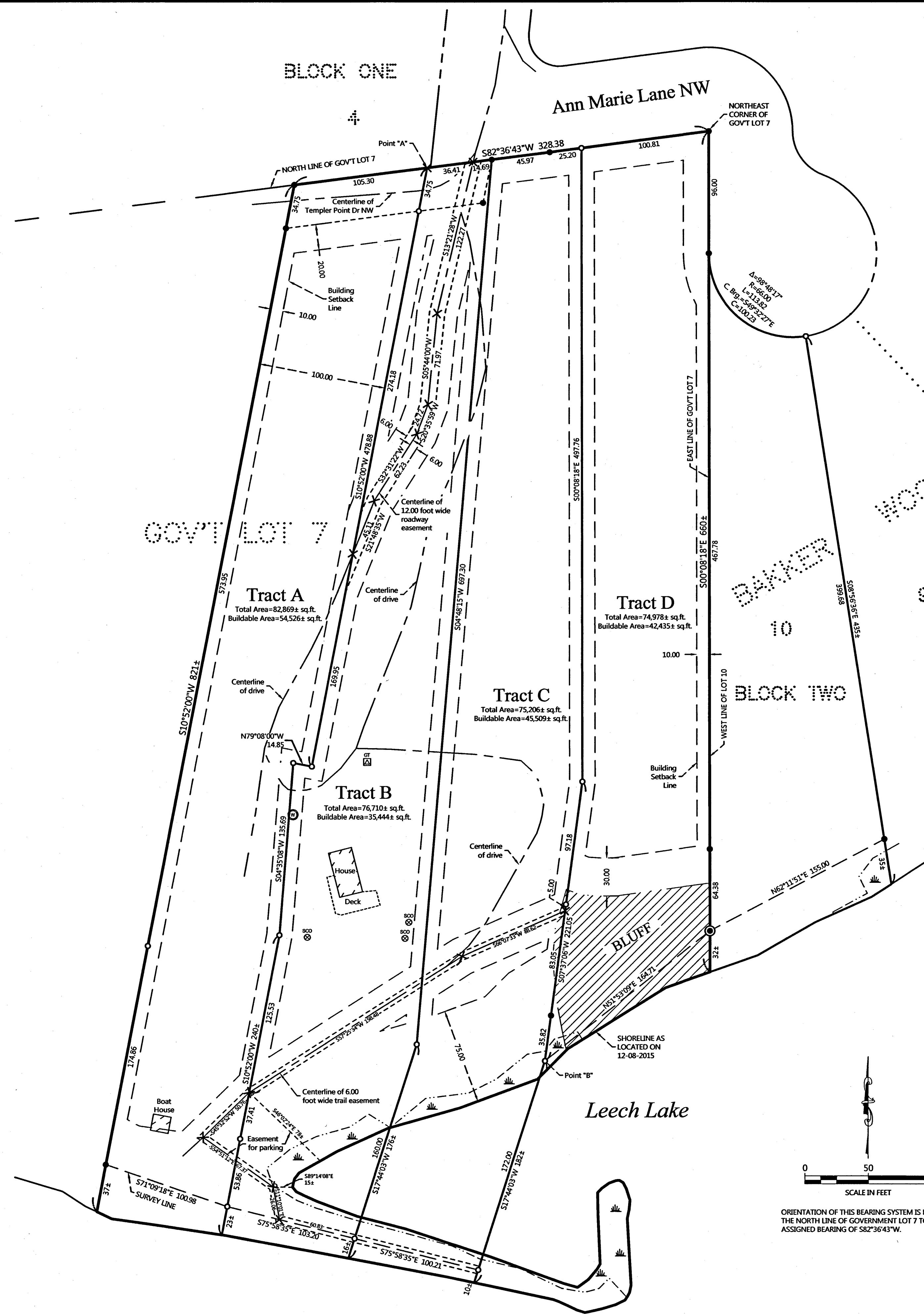
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| REVISIONS: | DATE | DESCRIPTION |
|------------|------------|--------------------|
| 1 | 10-03-2015 | Revised Lot Layout |
| 2 | 10-04-2016 | Revised Lot Layout |

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.

Scott E. Freeman
SCOTT E. FREEMAN
LIC. NO. 21367

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CERTIFICATE OF SURVEY

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