

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 1 AND SUNRISE BEACH,
SECTION 22, TOWNSHIP 142 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA

PROPOSED DESCRIPTIONS:

TRACT A

That part of Government Lot 1, Section 22, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the west quarter corner of said Section 22; thence North 07 degrees 37 minutes 19 seconds West, assigned bearing, along the west line of said Section 22, for a distance of 1914.64 feet; thence South 75 degrees 47 minutes 43 seconds East 1375.18 feet to the intersection with the southwesterly extension of the easterly line of Lot 7, Block 2, SUNRISE BEACH, according to the recorded plat thereof, said County; thence North 36 degrees 07 minutes 24 seconds East, along said southwesterly extension 26.95 feet to the southeast corner of said Lot 7, said point also being on the northeasterly right of way of a Street as dedicated in said plat; thence North 75 degrees 47 minutes 43 seconds West, along said northeasterly right of way, 418.92 feet to an angle point in said right of way; thence North 44 degrees 17 minutes 36 seconds West, along said northeasterly right of way, 98.38 feet to the point of beginning of the tract to be herein described; thence continue North 44 degrees 17 minutes 36 seconds West, along said northeasterly right of way, 85.57 feet to an angle point in said right of way; thence North 21 degrees 07 minutes 36 seconds West, along said northeasterly right of way, 20.00 feet; thence North 67 degrees 05 minutes 06 seconds East 111.60 feet; thence North 57 degrees 30 minutes 59 seconds East 244 feet, more or less, to the shoreline of Leech Lake; thence southeasterly along said shoreline to the intersection with a line bearing North 64 degrees 27 minutes 44 seconds East from the point of beginning; thence South 64 degrees 27 minutes 44 seconds West 357 feet, more or less, to the point of beginning. SUBJECT to easements, restrictions, and reservations of record.

TRACT B

That part of Government Lot 1, Section 22, Township 142 North, Range 31 West, and that part of Lots 1, 2, and 3, Block 2, SUNRISE BEACH, according to the recorded plat, Cass County, Minnesota, described as follows: COMMENCING at the west quarter corner of said Section 22; thence North 07 degrees 37 minutes 19 seconds West, assigned bearing, along the west line of said Section 22, for a distance of 1914.64 feet; thence South 75 degrees 47 minutes 43 seconds East 1375.18 feet to the intersection with the southwesterly extension of the easterly line of Lot 7, said Block 2; thence North 36 degrees 07 minutes 24 seconds East, along said southwesterly extension 26.95 feet to the southeast corner of said Lot 7, said point also being on the northeasterly right of way of a Street as dedicated in said plat; thence North 75 degrees 47 minutes 43 seconds West, along said northeasterly right of way, 375.99 feet to the point of beginning of the tract to be herein described; thence continue North 75 degrees 47 minutes 43 seconds West, along said northeasterly right of way, 42.93 feet to an angle point in said right of way; thence North 44 degrees 17 minutes 36 seconds West, along said northeasterly right of way, 98.38 feet; thence North 64 degrees 27 minutes 44 seconds East 357 feet, more or less, to the shoreline of Leech Lake; thence southeasterly along said shoreline to the intersection with a line bearing North 62 degrees 54 minutes 34 seconds East from the point of beginning; thence South 62 degrees 54 minutes 34 seconds West 302 feet, more or less, to the point of beginning. SUBJECT to easements, restrictions, and reservations of record.

TRACT C

That part of Government Lot 1, Section 22, Township 142 North, Range 31 West, and that part of Lots 1, 2, 3, 4, 5, 6, and 7, Block 2, SUNRISE BEACH, according to the recorded plat, Cass County, Minnesota, described as follows: COMMENCING at the west quarter corner of said Section 22; thence North 07 degrees 37 minutes 19 seconds West, assigned bearing, along the west line of said Section 22, for a distance of 1914.64 feet; thence South 75 degrees 47 minutes 43 seconds East 1375.18 feet to the intersection with the southwesterly extension of the easterly line of said Lot 7, said point hereinafter referred to as Point "A"; thence continue South 75 degrees 47 minutes 43 seconds East 171.67 feet to the point of beginning of the tract to be herein described; thence North 75 degrees 47 minutes 43 seconds West 171.67 feet to said point "A"; thence North 36 degrees 07 minutes 24 seconds East, along said southwesterly extension 26.95 feet to the southeast corner of said Lot 7, said point also being on the northeasterly right of way of a Street as dedicated in said plat; thence North 75 degrees 47 minutes 43 seconds West, along said northeasterly right of way, 375.99 feet; thence North 62 degrees 54 minutes 34 seconds East 302 feet, more or less, to the shoreline of Leech Lake; thence easterly along said shoreline to the intersection with a line bearing North 11 degrees 41 minutes 23 seconds East from the point of beginning; thence South 11 degrees 41 minutes 23 seconds West 248 feet, more or less, to the point of beginning. SUBJECT to easements, restrictions, and reservations of record.

TRACT D1

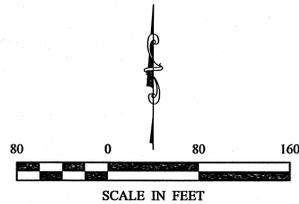
That part of Government Lot 1, Section 22, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the west quarter corner of said Section 22; thence North 07 degrees 37 minutes 19 seconds West, assigned bearing, along the west line of said Section 22, for a distance of 1914.64 feet; thence South 75 degrees 47 minutes 43 seconds East 1546.85 feet to a point hereinafter referred to as Point "B"; thence continue South 75 degrees 47 minutes 43 seconds East 375.85 feet to the point of beginning of the tract to be herein described; thence North 75 degrees 47 minutes 43 seconds West 375.85 feet to said Point "B"; thence North 11 degrees 41 minutes 23 seconds East 24.77 feet; thence easterly 56.05 feet, along a nontangential curve, concave to the north, having a radius of 1172.40 feet, a central angle of 02 degrees 44 minutes 21 seconds, a chord bearing of South 87 degrees 34 minutes 50 seconds East, and a chord distance of 56.05 feet; thence South 88 degrees 57 minutes 01 seconds East, tangent to said curve, 150.15 feet; thence North 11 degrees 41 minutes 23 seconds East 24.77 feet; thence easterly 56.05 feet, along a nontangential curve, concave to the north, having a radius of 1172.40 feet, a central angle of 02 degrees 44 minutes 21 seconds, a chord bearing of South 87 degrees 34 minutes 50 seconds East, and a chord distance of 56.05 feet; thence South 88 degrees 57 minutes 01 seconds East, tangent to said curve, 150.15 feet; thence North 13 degrees 58 minutes 49 seconds West 120 feet, more or less, to the shoreline of Leech Lake; thence westerly along said shoreline to the intersection with a line bearing North 11 degrees 41 minutes 23 seconds East from the point of beginning; thence South 11 degrees 41 minutes 23 seconds West 223 feet, more or less, to the point of beginning. SUBJECT to easements, restrictions, and reservations of record. Subject Tract is non-conforming on its own and must be attached to Parcel No. 38-122-2208.

TRACT D2

That part of Government Lot 1, Section 22, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the west quarter corner of said Section 22; thence North 07 degrees 37 minutes 19 seconds West, assigned bearing, along the west line of said Section 22, for a distance of 1914.64 feet; thence South 75 degrees 47 minutes 43 seconds East 1546.85 feet to a point hereinafter referred to as Point "B"; thence continue South 75 degrees 47 minutes 43 seconds East 375.85 feet to a point hereinafter referred to as Point "C"; thence North 75 degrees 47 minutes 43 seconds West 375.85 feet to said Point "B"; thence North 11 degrees 41 minutes 23 seconds East 24.77 feet to the point of beginning of the tract to be herein described; thence easterly 56.05 feet, along a nontangential curve, concave to the north, having a radius of 1172.40 feet, a central angle of 02 degrees 44 minutes 21 seconds, a chord bearing of South 87 degrees 34 minutes 50 seconds East, and a chord distance of 56.05 feet; thence South 88 degrees 57 minutes 01 seconds East, tangent to said curve, 150.15 feet; thence North 11 degrees 41 minutes 23 seconds East 24.77 feet; thence easterly 56.05 feet, along a nontangential curve, concave to the north, having a radius of 1172.40 feet, a central angle of 02 degrees 44 minutes 21 seconds, a chord bearing of South 87 degrees 34 minutes 50 seconds East, and a chord distance of 56.05 feet; thence South 88 degrees 57 minutes 01 seconds East, tangent to said curve, 150.15 feet; thence North 13 degrees 58 minutes 49 seconds West 120 feet, more or less, to the shoreline of Leech Lake; thence westerly along said shoreline to the intersection with a line bearing North 11 degrees 41 minutes 23 seconds East from the point of beginning; thence South 11 degrees 41 minutes 23 seconds West 223 feet, more or less, to the point of beginning. SUBJECT to easements, restrictions, and reservations of record. Subject Tract is non-conforming on its own and must be attached to Parcel No. 38-122-2206.

TRACT E

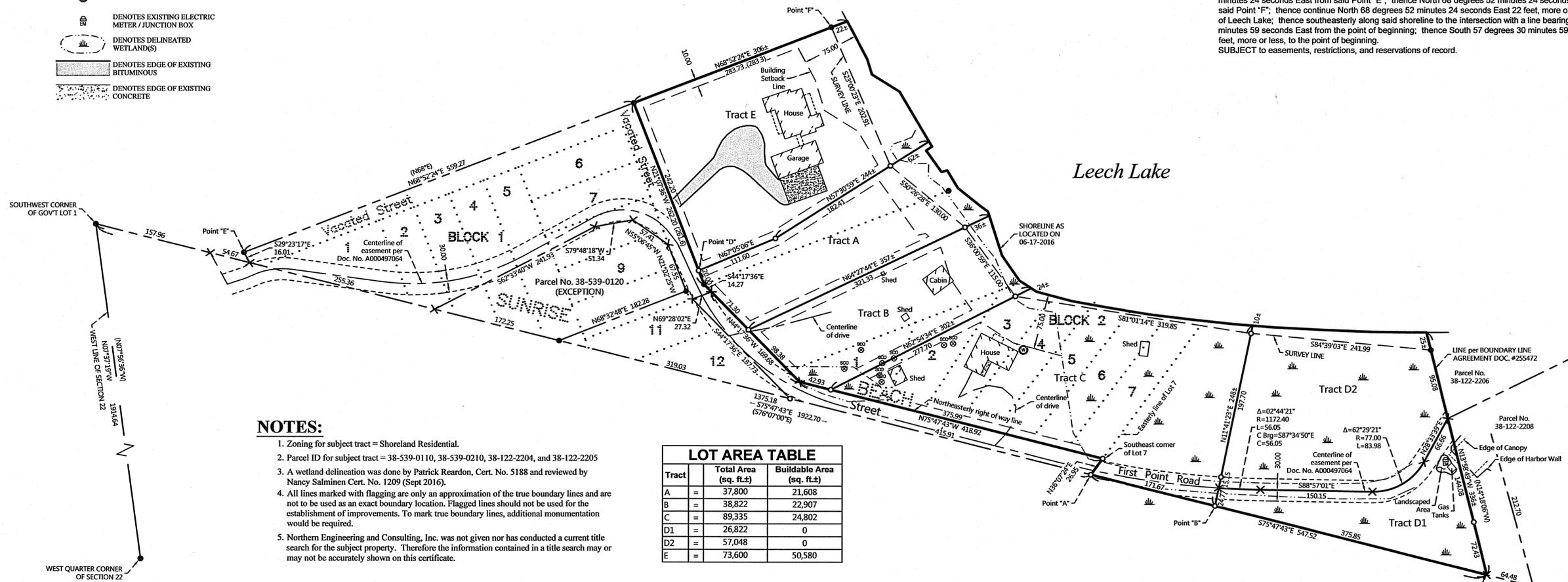
That part of Government Lot 1, Section 22, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at a Point "F" which is fixed and determined as follows: Starting at a point on the west line of said Section 22 a distance of 5742.87 feet North of the southwest corner of Section 22 at an iron monument; thence South 88 degrees 10 minutes East a distance of 195.15 feet to an iron monument known for the purpose of this description as Point "E" on the east line of "The Old Brick Yard" Road; thence North 68 degrees East a distance of about 837 feet to the west shore of Leech Lake at an iron monument known for the purpose of this description as Point "F", said iron monuments at Points "E" and "F" being of galvanized iron pipe 2-3/4 through and 4 feet long, capped at the top and set nearly full length in the ground, placed November 5, 1915 by E.B. Horst, E. Tusler, and J.W. Curo; thence COMMENCING at the west quarter corner of said Section 22; thence North 07 degrees 37 minutes 19 seconds West, assigned bearing, along the west line of said Section 22, for a distance of 1914.64 feet; thence South 75 degrees 47 minutes 43 seconds East 1375.18 feet to the intersection with the southwesterly extension of the easterly line of Lot 7, Block 2, SUNRISE BEACH, according to the recorded plat thereof, said County; thence North 36 degrees 07 minutes 24 seconds East, along said southwesterly extension 26.95 feet to the southeast corner of said Lot 7, said point also being on the northeasterly right of way of a Street as dedicated in said plat; thence North 75 degrees 47 minutes 43 seconds West, along said northeasterly right of way, 418.92 feet to an angle point in said right of way; thence North 44 degrees 17 minutes 36 seconds West, along said northeasterly right of way, 183.95 feet to an angle point in said right of way; thence North 21 degrees 07 minutes 36 seconds West, along said northeasterly right of way, 20.00 feet to a point hereinafter referred to as Point "D"; thence North 67 degrees 05 minutes 06 seconds West 111.60 feet to said Point "D"; thence North 21 degrees 07 minutes 36 seconds West 242.20 feet to the intersection with a line bearing North 68 degrees 52 minutes 24 seconds East from said Point "E"; thence North 68 degrees 52 minutes 24 seconds East 283.73 feet to said Point "F"; thence continue North 68 degrees 52 minutes 24 seconds East 22 feet, more or less, to the shoreline of Leech Lake; thence southeasterly along said shoreline to the intersection with a line bearing North 57 degrees 30 minutes 59 seconds East from the point of beginning; thence South 57 degrees 30 minutes 59 seconds West 244 feet, more or less, to the point of beginning. SUBJECT to easements, restrictions, and reservations of record.



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE MINNESOTA COUNTY COORDINATE SYSTEM, (CASS COUNTY NORTH ZONE).

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- ✕ DENOTES CALCULATED POSITION
- (123.45) DENOTES PLAT AND/OR DEEDED MEASURE
- ⊗ DENOTES EXISTING SEPTIC CLEANOUT
- ⊙ DENOTES EXISTING WELL
- ⊕ DENOTES EXISTING ELECTRIC METER / JUNCTION BOX
- ▭ DENOTES DELINEATED WETLAND(S)
- ▨ DENOTES EDGE OF EXISTING BITUMINOUS
- ▩ DENOTES EDGE OF EXISTING CONCRETE



NOTES:

- Zoning for subject tract = Shoreland Residential.
- Parcel ID for subject tract = 38-539-0110, 38-539-0210, 38-122-2204, and 38-122-2205
- A wetland delineation was done by Patrick Reardon, Cert. No. 5188 and reviewed by Nancy Salminen Cert. No. 1209 (Sept 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.

REVISIONS:	DATE	NO.	DESCRIPTION
1	12-06-2016		Added Tract A through E

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
12/16/16
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
Phil Gisi
322 Demers Ave. Suite 500
Grank Forks, ND 58201

JOB NO. 16-079
DATE: 06-27-2016
SHEET NO. 1 OF 1