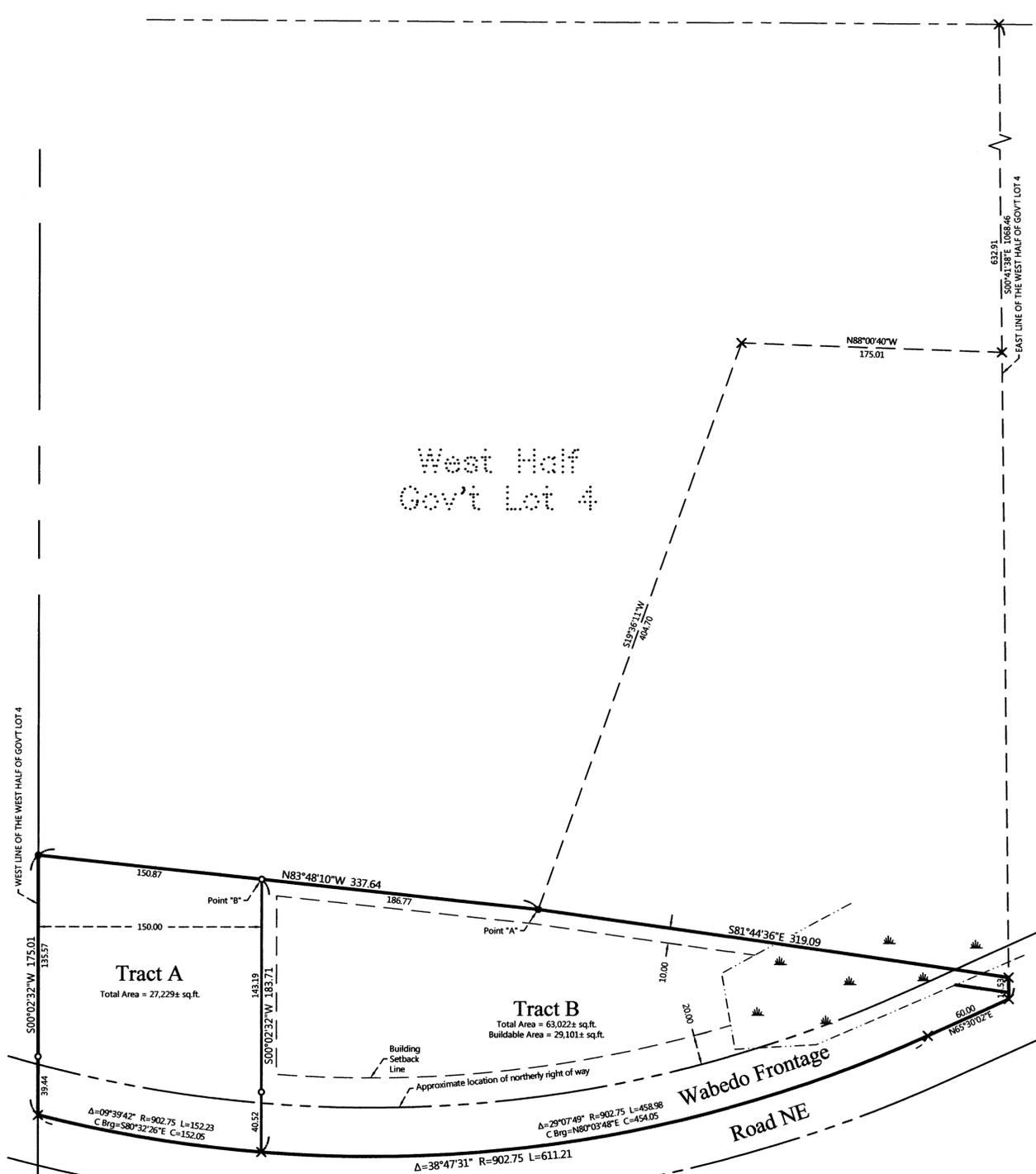


# CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 4,  
SECTION 23, TOWNSHIP 140 NORTH, RANGE 28 WEST,  
CASS COUNTY, MINNESOTA



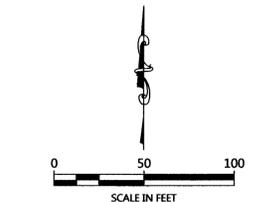
## PROPOSED DESCRIPTIONS:

### TRACT A

That part of the West Half of Government Lot 4, Section 23, Township 140 North, Range 28 West, Cass County, Minnesota, described as follows: COMMENCING at the northeast corner of said Government Lot 4; thence North 89 degrees 43 minutes 48 seconds West, assigned bearing, along the north line thereof, 637.97 feet to the east line of said West Half of Government Lot 4; thence South 00 degrees 41 minutes 38 seconds East, along said east line, 632.91 feet; thence North 88 degrees 00 minutes 40 seconds West 175.01 feet; thence South 19 degrees 36 minutes 11 seconds West 404.70 feet; thence North 83 degrees 48 minutes 10 seconds West 186.77 feet to the point of beginning of the tract to be herein described; thence continue North 83 degrees 48 minutes 10 seconds West 150.87 feet to the west line of said West Half; thence South 00 degrees 02 minutes 32 seconds West, along said west line, 175.01 feet; thence easterly 152.23 feet, along a nontangential curve, concave to the north, having a radius of 902.75 feet, a central angle of 09 degrees 39 minutes 42 seconds, a chord bearing of South 80 degrees 32 minutes 26 seconds East for a chord distance of 152.05 feet to the intersection with a line bearing South 00 degrees 02 minutes 32 seconds West from the point of beginning; thence North 00 degrees 02 minutes 32 seconds East 183.71 feet to the point of beginning. SUBJECT to easements, restrictions, and reservations of record. SUBJECT to Wabedo Frontage Road NE right of way. Tract A is a nonconforming tract on its own and must be attached to a nearby parcel.

### TRACT B

That part of the West Half of Government Lot 4, Section 23, Township 140 North, Range 28 West, Cass County, Minnesota, described as follows: COMMENCING at the northeast corner of said Government Lot 4; thence North 89 degrees 43 minutes 48 seconds West, assigned bearing, along the north line thereof, 637.97 feet to the east line of said West Half of Government Lot 4; thence South 00 degrees 41 minutes 38 seconds East, along said east line, 632.91 feet; thence North 88 degrees 00 minutes 40 seconds West 175.01 feet; thence South 19 degrees 36 minutes 11 seconds West 404.70 feet to a point hereinafter referred to as Point "A"; thence North 83 degrees 48 minutes 10 seconds West 186.77 feet to a point hereinafter referred to as Point "B"; thence continue North 83 degrees 48 minutes 10 seconds West 150.87 feet to the west line of said West Half; thence South 00 degrees 02 minutes 32 seconds West, along said west line, 175.01 feet; thence easterly 152.23 feet, along a nontangential curve, concave to the north, having a radius of 902.75 feet, a central angle of 09 degrees 39 minutes 42 seconds, a chord bearing of South 80 degrees 32 minutes 26 seconds East for a chord distance of 152.05 feet to the intersection with a line bearing South 00 degrees 02 minutes 32 seconds West from said Point "B", this point being the point of beginning of the tract to be herein described; thence continue easterly 458.88 feet, along said nontangential curve, concave to the north, having a radius of 902.75 feet, a central angle of 29 degrees 07 minutes 49 seconds, a chord bearing of N 80 degrees 03 minutes 48 seconds East for a chord distance of 454.05 feet; thence North 85 degrees 30 minutes 02 seconds East, tangent to last said curve, 60.00 feet to said east line; thence North 00 degrees 41 minutes 38 seconds West, along said east line, 14.53 feet to the intersection with a line bearing South 81 degrees 44 minutes 36 seconds East from said Point "A"; thence North 81 degrees 44 minutes 36 seconds West 319.09 feet to said Point "A"; thence North 83 degrees 48 minutes 10 seconds West 186.77 feet to said Point "B"; thence South 00 degrees 02 minutes 32 seconds West 183.71 feet to the point of beginning. SUBJECT to easements, restrictions, and reservations of record. SUBJECT to Wabedo Frontage Road NE right of way.



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTH LINE OF GOVERNMENT LOT 4 TO HAVE AN ASSIGNED BEARING OF N 89°43'48" W.

## LEGEND

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

## NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 46-023-3306.
3. Wetland information has been taken from previous survey drawings.
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.

| NO. | DATE | DESCRIPTION | BY |
|-----|------|-------------|----|
|     |      |             |    |
|     |      |             |    |
|     |      |             |    |
|     |      |             |    |

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  
 LIC. NO. 21367  
 12/15/16



**CERTIFICATE OF SURVEY**  
 Pat Moran  
 P.O. Box 393  
 Longville, MN 56655

JOB NO. 16-227  
DATE: 12-08-2016

SHEET NO.  
1 OF 1