

# CERTIFICATE OF SURVEY

GOVERNMENT LOT 7,  
SECTION 2, TOWNSHIP 139 NORTH, RANGE 30 WEST,  
CASS COUNTY, MINNESOTA

## PROPOSED DESCRIPTIONS:

### TRACT 1

That part of the North 300.00 feet of Government Lot 7, Section 2, Township 139 North, Range 30 West, Cass County, Minnesota, EXCEPT that part described as follows: COMMENCING at the northeast corner of said Government Lot 7; thence North 89 degrees 22 minutes 28 seconds West, assigned bearing, along the north line thereof, 1524.35 feet to the point of beginning of the tract to be herein described; thence South 04 degrees 38 minutes 26 seconds East 10.04 feet; thence North 89 degrees 22 minutes 28 seconds West 501 feet, more or less, to the shoreline of Five Point Lake; thence northwesterly along said shoreline to the intersection with said north line; thence South 89 degrees 22 minutes 28 seconds East, along said north line, 508 feet, more or less, to the point of beginning.  
SUBJECT to easements, restrictions, and reservations of record.  
SUBJECT to and TOGETHER with Easement No. 1.  
SUBJECT to Easement No. 3.

### TRACT 2

The South 300.00 feet of the North 600.00 feet of Government Lot 7, Section 2, Township 139 North, Range 30 West, Cass County, Minnesota.  
SUBJECT to easements, restrictions, and reservations of record.  
SUBJECT to and TOGETHER with Easement No. 1, Easement No. 2, and Easement No. 3.

### TRACT 3

That part of Government Lot 7, Section 2, Township 139 North, Range 30 West, Cass County, Minnesota, described as follows: COMMENCING at the northeast corner of said Government Lot 7; thence South 00 degrees 48 minutes 50 seconds East, assigned bearing, along the east line of said Government Lot 7, for a distance of 1020.32 feet to the intersection with the south line of the North 1020.00 feet of said Government Lot 7; thence North 89 degrees 22 minutes 28 seconds West, along said south line, 1323.08 feet to the point of beginning of the tract to be herein described; thence South 89 degrees 22 minutes 28 seconds East 1323.08 to said east line; thence North 00 degrees 48 minutes 50 seconds West, along said east line 420.13 feet to the intersection with the south line of the North 600.00 feet of said Government Lot 7; thence North 89 degrees 22 minutes 28 seconds West, along said south line of the North 600.00 feet, for a distance of 1802 feet, more or less, to the shoreline of Five Point Lake; thence southerly along said shoreline to the intersection with a line bearing North 83 degrees 06 minutes 15 seconds West from the point of beginning; thence South 83 degrees 06 minutes 15 seconds East 471 feet, more or less, to the point of beginning.  
SUBJECT to easements, restrictions, and reservations of record.  
SUBJECT to and TOGETHER with Easement No. 1.  
SUBJECT to and TOGETHER with Easement No. 2.  
SUBJECT to Easement No. 3 and Easement No. 4.

### TRACT 4

That part of Government Lot 7, Section 2, Township 139 North, Range 30 West, Cass County, Minnesota, lying southerly of the following described line: COMMENCING at the northeast corner of said Government Lot 7; thence South 00 degrees 48 minutes 50 seconds East, assigned bearing, along the east line of said Government Lot 7, for a distance of 1020.32 feet to the intersection with the south line of the North 1020.00 feet of said Government Lot 7 and the point of beginning of the line to be herein described; thence North 89 degrees 22 minutes 28 seconds West, along said south line, 1323.08 feet; thence North 83 degrees 06 minutes 15 seconds West 471 feet, more or less, to the shoreline of Five Point Lake and said described line there terminating, EXCEPT that part platted as BRESSON'S FOUR POINT LODGE.  
SUBJECT to easements, restrictions, and reservations of record.  
SUBJECT to and TOGETHER with Easement No. 1.  
TOGETHER with Easement No. 2 and Easement No. 4.

### TRACT 5

That part of Government Lot 7, Section 2, Township 139 North, Range 30 West, Cass County, Minnesota, described as follows: COMMENCING at the northeast corner of said Government Lot 7; thence North 89 degrees 22 minutes 28 seconds West, assigned bearing, along the north line thereof, 1524.35 feet to the point of beginning of the tract to be herein described; thence South 04 degrees 38 minutes 26 seconds East 10.04 feet; thence North 89 degrees 22 minutes 28 seconds West 501 feet, more or less, to the shoreline of Five Point Lake; thence northwesterly along said shoreline to the intersection with said north line; thence South 89 degrees 22 minutes 28 seconds East, along said north line, 508 feet, more or less, to the point of beginning.  
Subject tract is non-conforming on it's own and must be attached to an adjacent parcel.  
SUBJECT to easements, restrictions, and reservations of record.  
SUBJECT to and TOGETHER with Easement No. 1.

### Easement No. 1

A 33.00 foot wide easement for ingress, egress, and utility purposes over, under, and across that part of Government Lot 7, Section 2, Township 139 North, Range 30 West, Cass County, Minnesota, the centerline of said 33.00 foot wide easement is described as follows: COMMENCING at the northeast corner of said Government Lot 7; thence North 89 degrees 22 minutes 28 seconds West, assigned bearing, along the north line thereof, 1524.35 feet to the point of beginning of the centerline to be therein described; thence South 04 degrees 38 minutes 26 seconds East 115.92 feet; thence South 00 degrees 57 minutes 18 seconds East 127.85 feet; thence South 01 degrees 56 minutes 02 seconds West 182.40 feet; thence South 00 degrees 21 minutes 23 seconds East 121.10 feet; thence South 03 degrees 35 minutes 15 seconds East 234.25 feet; thence South 02 degrees 13 minutes 18 seconds West 158.23 feet; thence South 07 degrees 55 minutes 12 seconds West 144.71 feet; thence South 12 degrees 44 minutes 24 seconds West 222.30 feet to the north line of Outlot A, according to the recorded plat of BRESSON'S FOUR POINT LODGE, said County, and said described centerline there terminating.  
The sidelines of said 33.00 foot wide easement shall be prolonged or shortened to terminate on said north line of Government Lot 7 and on said north line of Outlot A.

### Easement No. 2

A 16.00 foot wide easement for ingress, egress, and utility purposes over, under, and across that part of Government Lot 7, Section 2, Township 139 North, Range 30 West, Cass County, Minnesota, the centerline of said 16.00 foot wide easement is described as follows: COMMENCING at the northeast corner of said Government Lot 7; thence North 89 degrees 22 minutes 28 seconds West, assigned bearing, along the north line thereof, 1293.50 feet; thence South 00 degrees 47 minutes 23 seconds West 721.13 feet to the point of beginning of the centerline to be herein described; thence North 85 degrees 25 minutes 34 seconds West 38.70 feet; thence northwesterly 172.30 feet, along a tangential curve, concave to the northeast, having a radius of 133.48 feet, and a central angle of 73 degrees 57 minutes 31 seconds; thence North 11 degrees 28 minutes 03 seconds West, tangent to said curve, 60.95 feet; thence North 24 degrees 38 minutes 55 seconds West 27.87 feet; thence North 44 degrees 15 minutes 23 seconds West 30.90 feet; thence South 89 degrees 38 minutes 37 seconds West 11.00 feet to the centerline of East Five Point Lake Drive NW and said described centerline there terminating.

### Easement No. 3

A 16.00 foot wide easement for ingress, egress, and utility purposes over, under, and across that part of Government Lot 7, Section 2, Township 139 North, Range 30 West, Cass County, Minnesota, the centerline of said 16.00 foot wide easement is described as follows: COMMENCING at the northeast corner of said Government Lot 7; thence North 89 degrees 22 minutes 28 seconds West, assigned bearing, along the north line thereof, 1293.50 feet; thence South 00 degrees 47 minutes 23 seconds West 721.13 feet to the point of beginning of the centerline to be herein described; thence North 85 degrees 25 minutes 34 seconds West 38.70 feet; thence northwesterly 172.30 feet, along a tangential curve, concave to the northeast, having a radius of 133.48 feet, and a central angle of 73 degrees 57 minutes 31 seconds; thence North 11 degrees 28 minutes 03 seconds West, tangent to said curve, 60.95 feet; thence North 24 degrees 38 minutes 55 seconds West 27.87 feet; thence North 44 degrees 15 minutes 23 seconds West 30.90 feet; thence South 89 degrees 38 minutes 37 seconds West 11.00 feet to the centerline of East Five Point Lake Drive NW and said described centerline there terminating.

### Easement No. 4

A 16.00 foot wide easement for ingress, egress, and utility purposes over, under, and across that part of Government Lot 7, Section 2, Township 139 North, Range 30 West, Cass County, Minnesota, the centerline of said 16.00 foot wide easement is described as follows: COMMENCING at the northeast corner of said Government Lot 7; thence North 89 degrees 22 minutes 28 seconds West, assigned bearing, along the north line thereof, 1293.50 feet; thence South 00 degrees 47 minutes 23 seconds West 721.13 feet to the point of beginning of the centerline to be herein described; thence North 85 degrees 25 minutes 34 seconds West 38.70 feet; thence northwesterly 172.30 feet, along a tangential curve, concave to the northeast, having a radius of 133.48 feet, and a central angle of 73 degrees 57 minutes 31 seconds; thence North 11 degrees 28 minutes 03 seconds West, tangent to said curve, 60.95 feet; thence North 24 degrees 38 minutes 55 seconds West 27.87 feet; thence North 44 degrees 15 minutes 23 seconds West 30.90 feet; thence South 89 degrees 38 minutes 37 seconds West 11.00 feet to the centerline of East Five Point Lake Drive NW and said described centerline there terminating.  
The sidelines of said 33.00 foot wide easement shall be prolonged or shortened to terminate on said south line of North 1020.00 feet.

NO.	DATE	DESCRIPTION
1	07-20-2017	Adjusted easements
2	08-24-2017	Adjusted survey line data
3	07-18-2019	Adjusted Tracts 3 and 4
		Adjusted Tracts 3 and 4

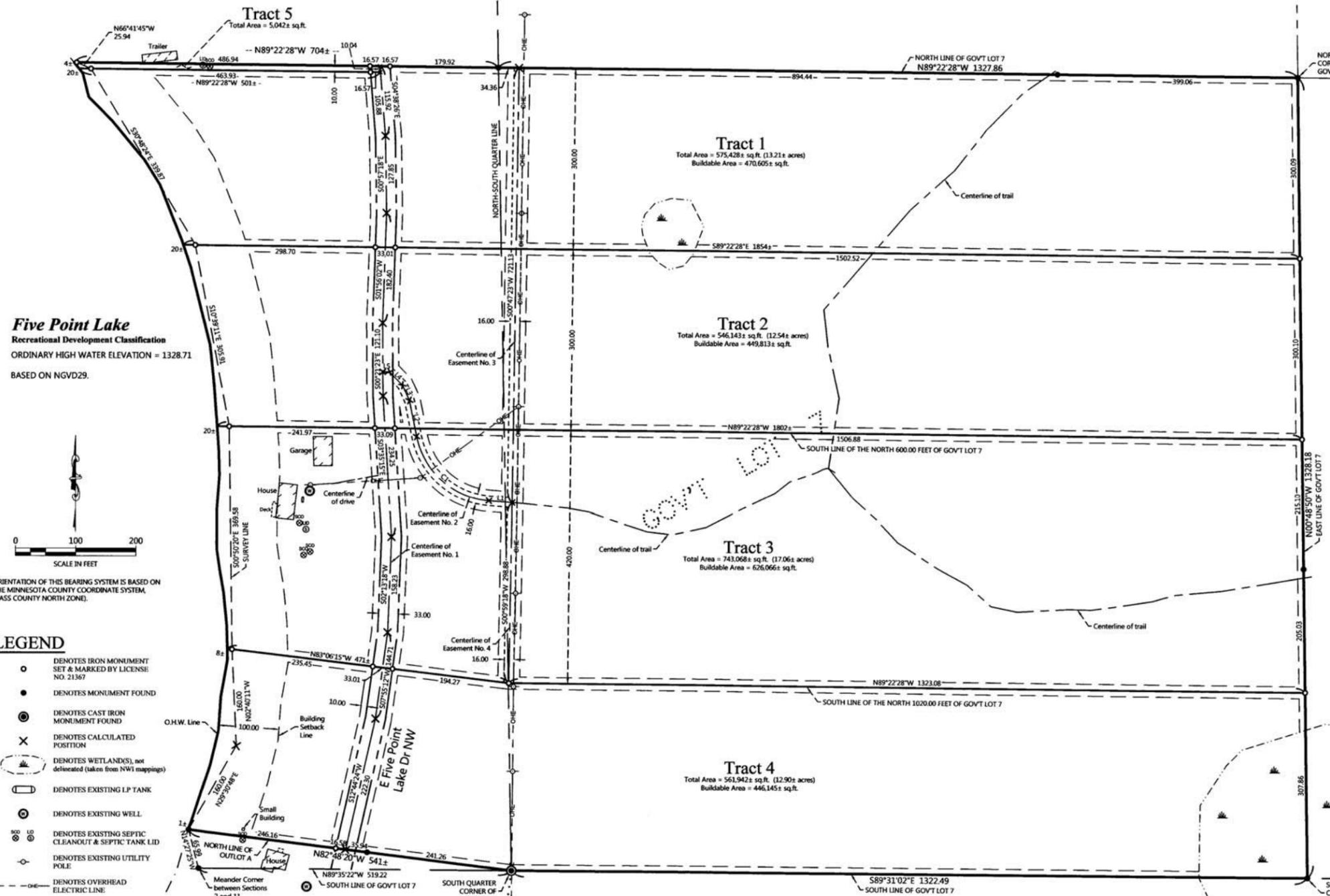
I HEREBY CERTIFY THAT THIS SURVEY PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

7/18/19  
TERRY L. BRENNAN  
UC NO. 21387

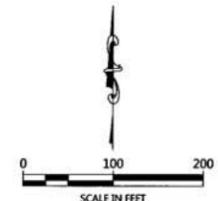


CERTIFICATE OF SURVEY  
Eugene Payne  
404 South 6th Street  
St. Charles, IL 60174

JOB NO. 17-127  
DATE: 07-13-2017  
SHEET NO. 1 OF 1



**Five Point Lake**  
Recreational Development Classification  
ORDINARY HIGH WATER ELEVATION = 1328.71  
BASED ON NGVD29.



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 CAST IRON MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- ⊖ DENOTES WETLANDS, not delineated (taken from NWI mappings)
- DENOTES EXISTING LP TANK
- ⊕ DENOTES EXISTING WELL
- ⊗ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- ⊖ DENOTES EXISTING UTILITY POLE
- DENOTES OVERHEAD ELECTRIC LINE

## LINE TABLE

Line Segment	Bearing	Distance
L1	N85°25'34"W	38.70
L2	N11°28'03"W	60.95
L3	N24°38'55"W	27.87
L4	N44°15'23"W	30.90
L5	S89°38'37"W	11.00

## CURVE TABLE

Curve Segment	Delta	Radius	Length	Chord Bearing	Chord Distance
C1	Δ=73°57'31"	133.48	172.30	N48°26'48"W	160.59

## NOTES:

- Zoning for subject tract = Shoreland Residential and Rural Residential 2.5.
- Parcel ID for subject tract = 34-002-4300.
- Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey. The wetlands as shown on this survey were taken from National Wetland Inventory mappings. No field verification has been done at this time.
- 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.
- Easement No. 1 is Powers Township Road No. 2, as recorded in Doc. No. A000289830. It was generally described in that document. We have now located the centerline and defined its location.