

CERTIFICATE OF SURVEY

LOT 2 and Part of LOT 1, BARBARY SHORES and Part of OUTLOT B, WILDERNESS SHORES,
SECTION 23, TOWNSHIP 141 NORTH, RANGE 28 WEST,
CASS COUNTY, MINNESOTA

WILDERNESS SHORES

OUTLOT B

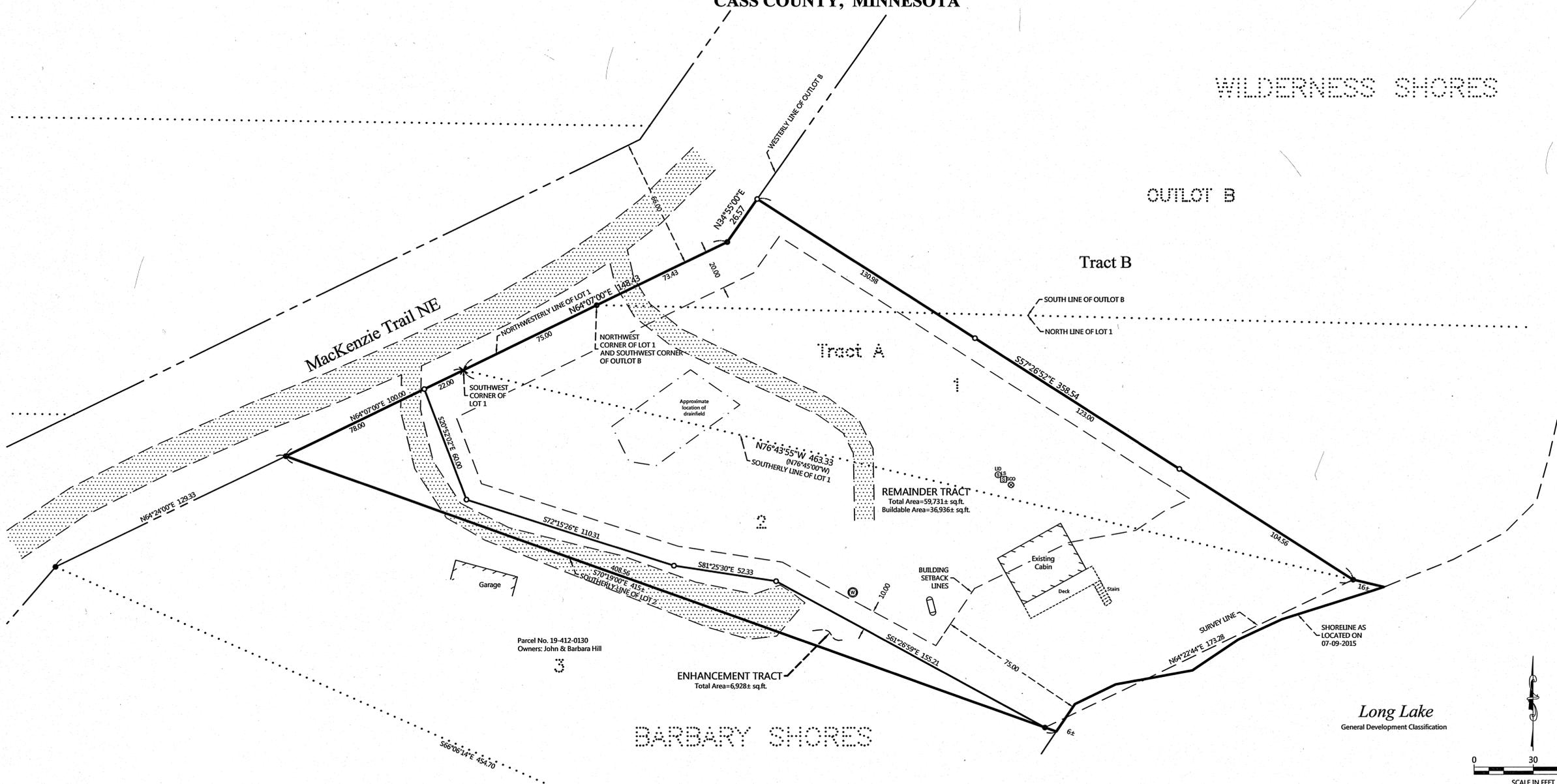
Tract B

Tract A

REMAINDER TRACT
Total Area=59,731± sq.ft.
Buildable Area=36,936± sq.ft.

ENHANCEMENT TRACT
Total Area=6,928± sq.ft.

Parcel No. 19-412-0130
Owners: John & Barbara Hill



PROPOSED DESCRIPTIONS:

ENHANCEMENT TRACT

That part of Lot 2, Block One, BARBARY SHORES, according to the recorded plat thereof, Cass County, Minnesota, lying southerly of the following described line: COMMENCING at the southwest corner of said Lot 2; thence North 64 degrees 07 minutes 00 seconds East, assigned bearing, along the northwesterly line of said Lot 2, for a distance of 78.00 feet to the point of beginning of the line to be herein described; thence South 20 degree 52 minutes 02 seconds East 60.00 feet; thence South 72 degrees 15 minutes 26 seconds East 110.31 feet; thence South 81 degrees 25 minutes 30 seconds East 52.33 feet; thence South 61 degrees 26 minutes 59 seconds East 155.21 feet to the southerly line of said Lot 2; thence South 70 degrees 19 minutes 00 seconds East, along said southerly line, 6 feet, more or less to the shoreline of Long Lake and said described line there terminating. SUBJECT to easements, restrictions, and reservations of record. This tract is non-conforming on it's own and must be attached to an adjacent parcel.

REMAINDER TRACT

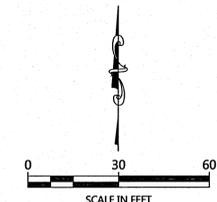
That part of Lot 1, Block One, BARBARY SHORES, and that part of Outlot B, WILDERNESS SHORES, recorded plats in Cass County, Minnesota, described as follows: BEGINNING at the southwest corner of said Lot 1; thence North 64 degrees 07 minutes 00 seconds East, assigned bearing, along the northwesterly line of said Lot 1, for a distance of 75.00 feet to the northwest corner of said Outlot B; thence continue North 64 degrees 07 minutes 00 seconds East 73.43 feet along the westerly line of said Outlot B to an angle point in said westerly line; thence North 34 degree 55 minutes 00 seconds East, along said westerly line, 26.57 feet; thence South 57 degrees 26 minutes 52 seconds East 358.54 feet to the intersection with the southerly line of said Lot 1; thence North 76 degrees 43 minutes 55 seconds West, along said southerly line, 463.33 feet to the point of beginning. AND That part of Lot 2, said Block One, lying northerly of the following described line: COMMENCING at the southwest corner of said Lot 2; thence North 64 degrees 07 minutes 00 seconds East, assigned bearing, along the northwesterly line of said Lot 2, for a distance of 78.00 feet to the point of beginning of the line to be herein described; thence South 20 degree 52 minutes 02 seconds East 60.00 feet; thence South 72 degrees 15 minutes 26 seconds East 110.31 feet; thence South 81 degrees 25 minutes 30 seconds East 52.33 feet; thence South 61 degrees 26 minutes 59 seconds East 155.21 feet to the southerly line of said Lot 2; thence South 70 degrees 19 minutes 00 seconds East, along said southerly line, 6 feet, more or less to the shoreline of Long Lake and said described line there terminating. SUBJECT to easements, restrictions, and reservations of record.

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 19-412-0120.
3. Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey. The National Wetland Inventory mappings do not indicate any wetlands on the subject property.
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. This survey reflects the located shoreline at the time of this survey, not the Ordinary High Water Elevation (OHWE).
6. 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 CALCULATED POSITION
- (123.45) DENOTES PLAT AND/OR DEEDED MEASURE
- ▭ DENOTES EXISTING LP TANK
- ⊗ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- ⊕ DENOTES EXISTING SEPTIC LIFT STATION
- ⊙ DENOTES EXISTING WELL
- ▨ DENOTES EDGE OF EXISTING GRAVEL



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE RECORDED PLAT OF BARBARY SHORES.

Long Lake
General Development Classification

NO.	DATE	DESCRIPTION

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

TERRY L. FRESHMAN
L.C. NO. 21367

NORTHERN ENGINEERING & CONSULTING, INC.

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

CERTIFICATE OF SURVEY
John Hill
5950 MacKenzie Trail NE
Longville, MN 56655

JOB NO. 17-223
DATE: 08-17-2017

SHEET NO.
1 OF 1