

# CERTIFICATE OF SURVEY

**LOT 5, BLOCK TWO, SUNSET SHORES,  
SECTION 3, TOWNSHIP 141 NORTH, RANGE 29 WEST,  
CASS COUNTY, MINNESOTA**

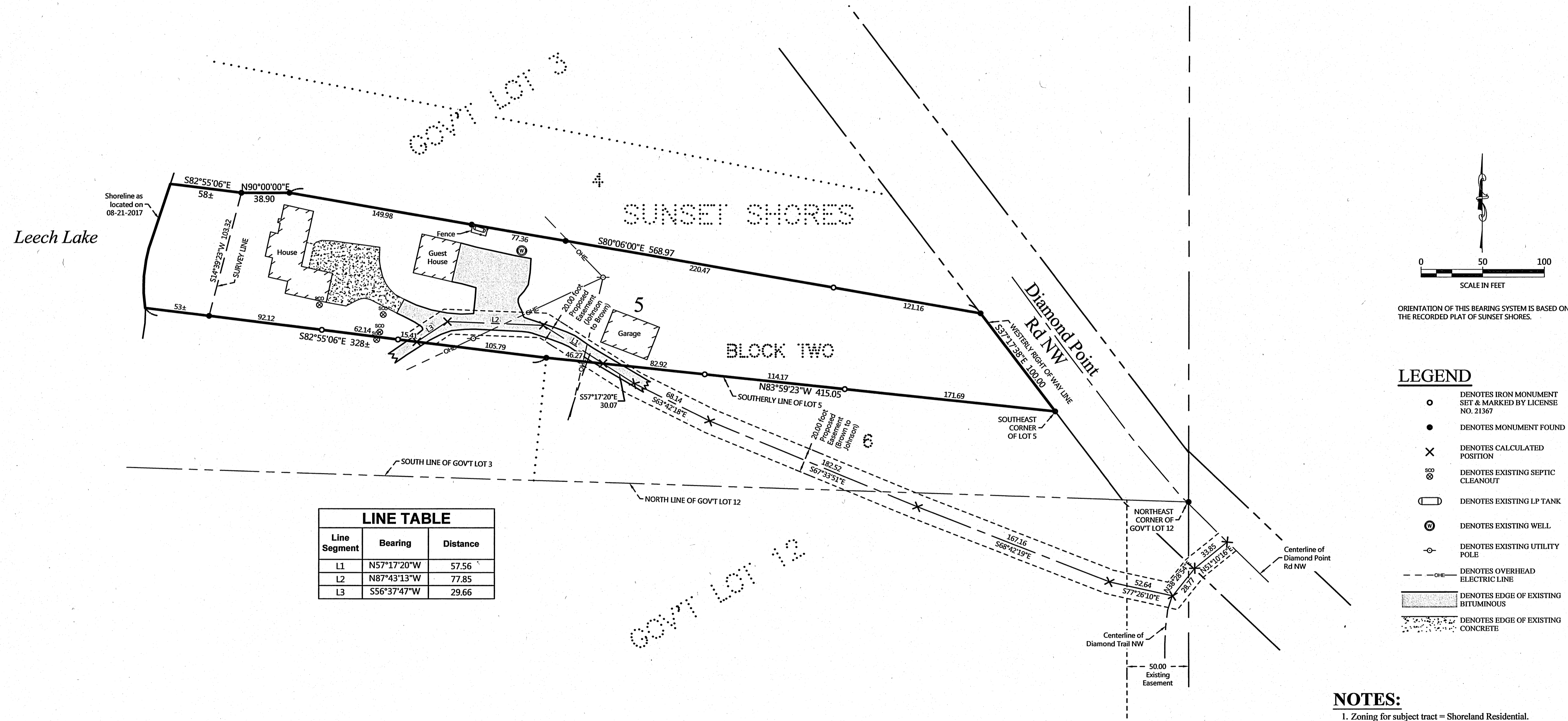
## PROPOSED DESCRIPTIONS:

### 20.00 FOOT WIDE EASEMENT (Johnson to Brown)

A 20.00 foot wide easement for ingress, egress, and utility purposes over, under, and across that part of Lot 5, Block Two, SUNSET SHORES, according to the recorded plat thereof, Cass County, Minnesota, the centerline of said 20.00 foot wide easement is described as follows: COMMENCING at the southeast corner of said Lot 5; thence North 83 degrees 59 minutes 23 seconds West, assigned bearing, along the southerly line of said Lot 5, a distance of 368.78 feet to the point of beginning of the centerline to be described; thence North 57 degrees 17 minutes 20 seconds West 57.56 feet; thence North 87 degrees 43 minutes 13 seconds West 77.85 feet; thence South 56 degrees 37 minutes 47 seconds West 29.66 feet to said southerly line and said described centerline there terminating. The sidelines of said 20.00 foot wide easement shall be prolonged or shortened to terminate on said southerly line of Lot 5.

### 20.00 FOOT WIDE EASEMENT (Brown to Johnson)

A 20.00 foot wide easement for ingress, egress, and utility purposes over, under, and across that part of Lot 6, Block Two, SUNSET SHORES, according to the recorded plat thereof, Cass County, Minnesota, and that part of Government Lot 12, Section 3, Township 141 North, Range 29 West, said County, the centerline of said 20.00 foot wide easement is described as follows: COMMENCING at the southeast corner of Lot 5, said Block Two; thence North 83 degrees 59 minutes 23 seconds West, assigned bearing, along the southerly line of said Lot 5, a distance of 368.78 feet to the point of beginning of the centerline to be described; thence South 57 degrees 17 minutes 20 seconds East 30.07 feet; thence South 63 degrees 42 minutes 18 seconds East 68.14 feet; thence South 67 degrees 33 minutes 51 seconds East 182.52 feet; thence South 68 degrees 42 minutes 19 seconds East 167.16 feet; thence South 77 degrees 26 minutes 10 seconds East 52.64 feet; thence North 38 degrees 28 minutes 54 seconds East 28.77 feet; thence North 51 degrees 10 minutes 16 seconds East 33.85 feet to the centerline of Diamond Point Road NW and said described centerline there terminating. The sidelines of said 20.00 foot wide easement shall be prolonged or shortened to terminate on said southerly line of Lot 5.



LINE TABLE		
Line Segment	Bearing	Distance
L1	N57°17'20"W	57.56
L2	N87°43'13"W	77.85
L3	S56°37'47"W	29.66

## LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- ⊗ DENOTES EXISTING SEPTIC CLEANOUT
- ⊕ DENOTES EXISTING LP TANK
- ⊙ DENOTES EXISTING WELL
- DENOTES EXISTING UTILITY POLE
- DENOTES OVERHEAD ELECTRIC LINE
- ▬ DENOTES EDGE OF EXISTING BITUMINOUS
- ▬ DENOTES EDGE OF EXISTING CONCRETE

## NOTES:

- Zoning for subject tract = Shoreland Residential.
- Parcel ID for subject tract = 30-345-0250.
- Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey.
- 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.
- This survey reflects the located shoreline at the time of this survey, not the Ordinary High Water Elevation (OHWE).
- 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	DESCRIPTION
1	Added easement Brown to Johnson	10-27-2017	
1	Adjusted easement Brown to Johnson	11-13-2017	

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. FRIGMAN  
LIC. NO. 21367

**NORTHERN ENGINEERING & CONSULTING, INC.**

P.O. Box 292, Walker, MN, 56484  
Phone: 218-547-2296, Fax: 218-547-2272  
web: www.necusa.com

CERTIFICATE OF SURVEY  
Tom Johnson  
7093 Diamond Point Rd  
Walker, MN 56484

JOB NO. 17-199  
DATE: 09-12-2017

SHEET NO.  
1 OF 1