

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOTS 6 & 7,
SECTION 2, TOWNSHIP 141 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA

PROPOSED DESCRIPTION:

North Tract
That part of Government Lot 6, Section 2, Township 141 North, Range 31 West, Cass County, Minnesota, described as follows:
COMMENCING at the northwest corner of said Government Lot 6; thence South 87 degrees 04 minutes 46 seconds East, assigned bearing, along the north line of said Government Lot 6 a distance of 1000.04 feet; thence South 03 degrees 27 minutes 03 seconds West 351.14 feet; thence South 40 degrees 58 minutes 03 seconds East 1260.24 feet to the point of beginning of the tract to be herein described; thence North 87 degrees 03 minutes 45 seconds West 301.98 feet; thence South 02 degrees 41 minutes 45 seconds East 42.64 feet to the south line of said Government Lot 6; thence South 87 degrees 03 minutes 45 seconds East, along said south line, 338.63 feet; thence North 40 degrees 58 minutes 03 seconds West 58.89 feet to the point of beginning.
Subject to easements, restrictions and reservations of record.

Leech Lake

Shoreline as located on 06-07-2018

EXISTING DESCRIPTION:

OBTAINED FROM THE CASS COUNTY RECORDERS OFFICE (Doc. No. 365640)
Parcel No. 38-002-2316

N'ly part of tract A
That pt of tract A, Reg. Land Survey #2, Cass Co, Mn, desc as follows: Comm at the SW'ly cor of said tract A thence N 8 deg 19 min E 37.31 ft along the W'ly line of said tract A to the pt of beg. of the parcel to be desc; thence N 8 deg 19 min E 97.31 ft along the W'ly line of said tract A to the northerly line of said Tract A; thence S 76 deg 03 min E 352 ft, more or less along the N'ly line of said tract A to the shore of Leech Lake; thence SW'ly 115 ft, more or less, along said shore to the pt on said shore which is S 73 deg 16 min 57 sec E from the pt of beg; thence N 73 deg 16 min 57 sec W 323 ft, more or less, to the pt of beg.

That part of Government Lot 7, Section 2, Township 141 North, Range 31 West, Cass County, Minnesota, described as follows: Commencing at the southwest corner of said Government Lot 7; thence on an assumed bearing of South 75 degrees 54 minutes 30 seconds East 659.95 feet along the south line of said Government Lot 7; thence North 10 degrees 44 minutes 06 seconds West 62.34 feet; thence North 89 degrees 31 minutes 19 seconds East 458.98 feet; thence North 0 degrees 32 minutes 00 seconds West 82.81 feet; thence North 22 degrees 47 minutes 00 seconds West 20.39 feet; thence South 89 degrees 18 minutes 35 seconds West 469.19 feet; thence North 10 degrees 44 minutes 06 seconds West 427.12 feet; thence North 37 degrees 16 minutes 18 seconds East 557.05 feet to the point of beginning of the tract to be described; thence continue North 17 degrees 16 minutes 18 seconds East 218.32 feet to the north line of said Government Lot 7; thence South 76 degrees 03 minutes 00 seconds East 400.00 feet along the north line of said Government Lot 7; thence South 8 degrees 19 minutes 00 seconds West 201.04 feet; thence North 78 degrees 25 minutes 06 seconds West 432.76 feet to the point of beginning, containing 2.0 acres, more or less.

NOTES:

- Zoning for subject tract = Shoreland Residential.
- Parcel ID for subject tract = 38-002-2316.
- 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.
- The North Tract is designed to be an enhancement to the parcel to the south and is not intended to be a stand alone lot.

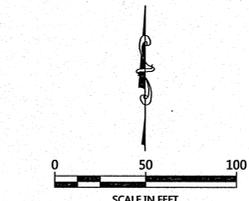
GOV'T LOT 6

GOV'T LOT 7

TRACT B

TRACT C

Parcel No. 38-002-2316
(Total Area = 2.81± acres)



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 (TERRY FREEMAN)
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- (123.45) DENOTES PLAT AND/OR DEEDED MEASURE
- ▭ DENOTES EXISTING LP TANK
- ⊙ DENOTES EXISTING WELL
- ⊕ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- ⊞ DENOTES EXISTING GROUND TRANSFORMER
- ☆ DENOTES EXISTING FLAGPOLE
- ▨ DENOTES EDGE OF EXISTING GRAVEL
- ▩ DENOTES EDGE OF EXISTING BITUMINOUS
- ▧ DENOTES EDGE OF EXISTING CONCRETE

REVISIONS:	NO.	DATE	DESCRIPTION

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAWS OF THE STATE OF MINNESOTA.

Dennis A. Warner
DENNIS A. WARNER
LIC. NO. 42855

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
Douglas & Gail Tuftte
7088 Juneberry Trail NW
Walker, MN 56484

JOB NO. 18-124
DATE: 7-03-2018

SHEET NO.
1 OF 1