

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 5,
SECTION 23, TOWNSHIP 140 NORTH, RANGE 28 WEST,
CASS COUNTY, MINNESOTA

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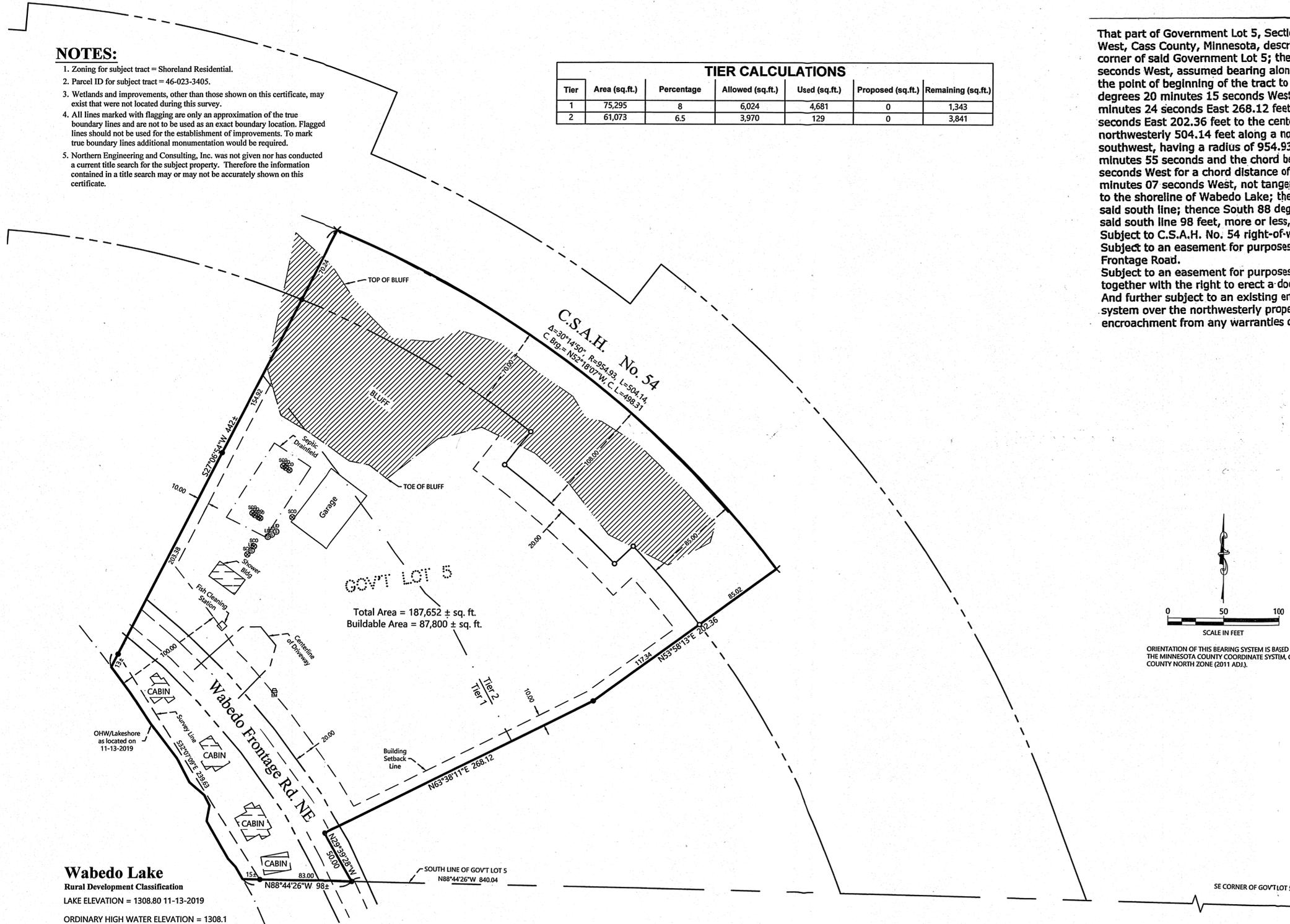
NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 46-023-3405.
3. Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey.
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.

TIER CALCULATIONS						
Tier	Area (sq.ft.)	Percentage	Allowed (sq.ft.)	Used (sq.ft.)	Proposed (sq.ft.)	Remaining (sq.ft.)
1	75,295	8	6,024	4,681	0	1,343
2	61,073	6.5	3,970	129	0	3,841

That part of Government Lot 5, Section 23, Township 140 North, Range 28 West, Cass County, Minnesota, described as follows: Commencing at the SE corner of said Government Lot 5; thence North 88 degrees 25 minutes 13 seconds West, assumed bearing along the south line thereof 840.04 feet to the point of beginning of the tract to be herein described; thence North 20 degrees 20 minutes 15 seconds West 50.00 feet; thence North 63 degrees 57 minutes 24 seconds East 268.12 feet; thence North 54 degrees 17 minutes 26 seconds East 202.36 feet to the centerline of C.S.A.H. No. 54; thence northwesterly 504.14 feet along a non-tangential curve concave to the southwest, having a radius of 954.93 feet, a central angle of 30 degrees 14 minutes 55 seconds and the chord bears North 51 degrees 58 minutes 54 seconds West for a chord distance of 498.31 feet; thence South 27 degrees 26 minutes 07 seconds West, not tangent to said curve, 442 feet, more or less, to the shoreline of Wabedo Lake; thence southeasterly along said shoreline to said south line; thence South 88 degrees 25 minutes 13 seconds East along said south line 98 feet, more or less, to the point of beginning.

Subject to C.S.A.H. No. 54 right-of-way.
Subject to an easement for purposes of ingress and egress to the Wabedo Frontage Road.
Subject to an easement for purposes of ingress and egress to the lake together with the right to erect a dock.
And further subject to an existing encroachment of a building and septic system over the northwesterly property line; sellers expressly except said encroachment from any warranties of title.



LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- ⊗ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- ▨ DENOTES BLUFF AREA
- ⊕ DENOTES EXISTING ELECTRIC METER

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE MINNESOTA COUNTY COORDINATE SYSTEM, CASS COUNTY NORTH ZONE (2011 AD1).

Wabedo Lake

Rural Development Classification
LAKE ELEVATION = 1308.80 11-13-2019
ORDINARY HIGH WATER ELEVATION = 1308.1

BENCHMARK: 60d spike in SSE side of an Ash tree, 1.0 feet above ground, at public access, approximately 60 feet from top of ramp on SW side of the lake.
BASED ON NGVD 29

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 LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Terry L. Freeman
TERRY L. FREEMAN
11/18/19
LIC. NO. 21367



CERTIFICATE OF SURVEY
Loren Properties, LLC
3600 County 54 NE
Longville, MN 56655

JOB NO. 19-248
DATE: 11-18-2019

SHEET NO.
1 OF 1