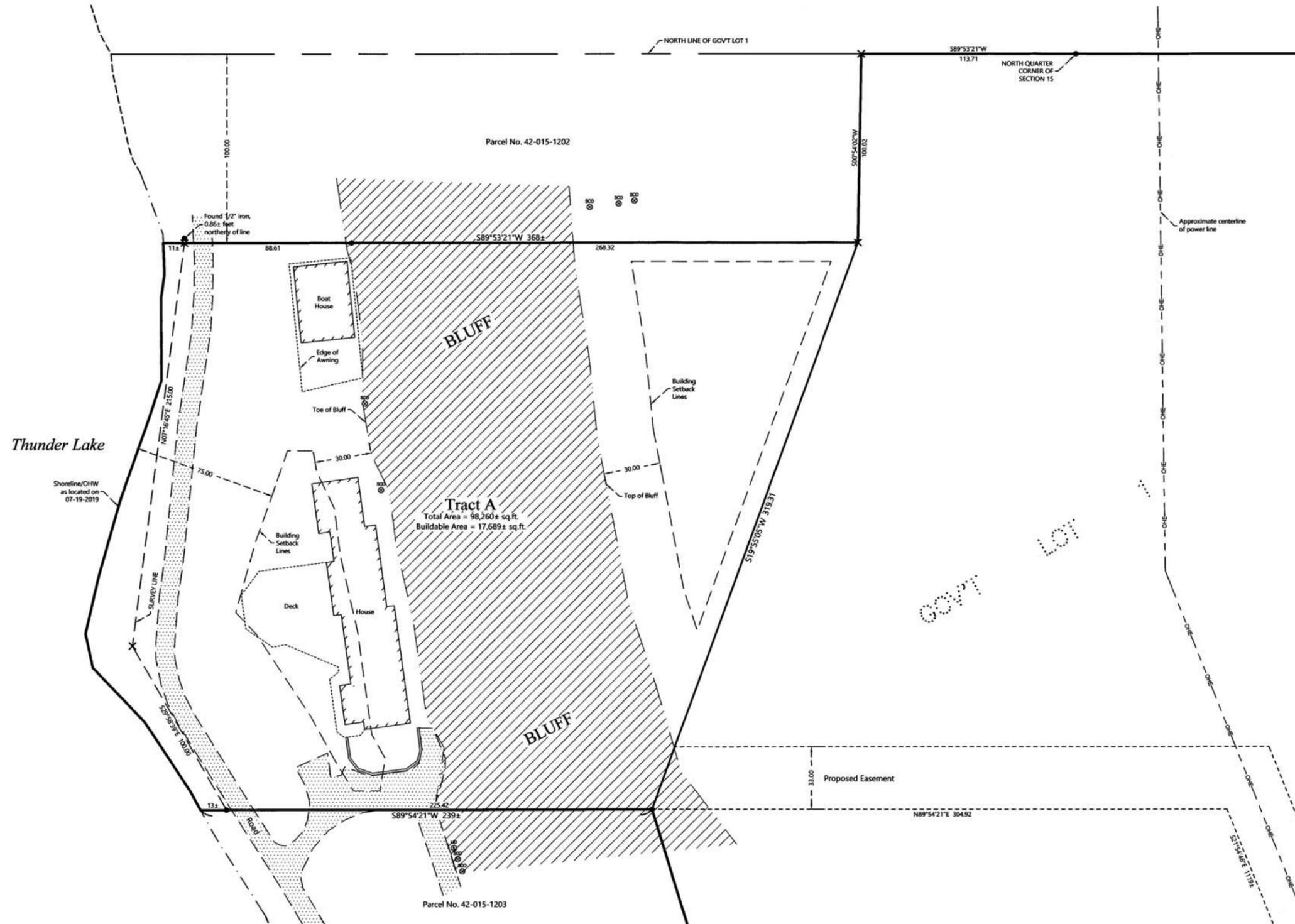


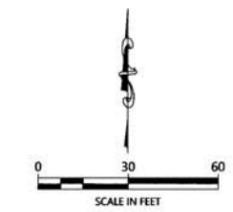
CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 1,
SECTION 15, TOWNSHIP 140 NORTH, RANGE 26 WEST,
CASS COUNTY, MINNESOTA



PROPOSED DESCRIPTION:

TRACT A
That part of Government Lot 1, Section 15, Township 140 North, Range 26 West, Cass County, Minnesota, described as follows: COMMENCING at the north quarter corner of said Section 15; thence South 89 degrees 53 minutes 21 seconds West, assigned bearing, along the north line of said Government Lot 1, for a distance of 113.71 feet; thence South 00 degrees 54 minutes 02 seconds West 100.02 feet to the point of beginning of the tract to be herein described; thence South 19 degrees 55 minutes 05 seconds West 319.31 feet; thence South 89 degrees 54 minutes 21 seconds West 239 feet, more or less, to the shoreline of Thunder Lake; thence northerly along said shoreline to the intersection with a line bearing South 89 degrees 53 minutes 21 seconds West from the point of beginning; thence North 89 degrees 53 minutes 21 seconds East 368 feet, more or less, to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record. TOGETHER with a 33.00 foot wide easement for ingress, egress, and utility purposes over, under and across Government Lots 1 and 2, the southerly and westerly line of said 33.00 foot wide easement is described as follows: COMMENCING at the north quarter corner of said Section 15; thence South 89 degrees 53 minutes 21 seconds West, assigned bearing, along the north line of said Government Lot 1, for a distance of 113.71 feet; thence South 00 degrees 54 minutes 02 seconds West 100.02 feet; thence South 19 degrees 55 minutes 05 seconds West 319.31 feet to the point of beginning of the line to be herein described; thence North 89 degrees 54 minutes 21 seconds East 304.92 feet; thence South 21 degrees 54 minutes 46 seconds East 1119 feet, more or less, to the northerly line of Park Point Road, as platted in the recorded plat of EDELWEISS PARK POINT, now known as McBride Drive NE, and said described line there terminating.
The easterly line of said 33.00 foot easement shall be prolonged or shortened to terminate on said northerly line of McBride Drive NE.



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
- X DENOTES CALCULATED POSITION
- ⊗ ⊕ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- ▨ DENOTES BLUFF AREA
- ⋯ DENOTES EDGE OF EXISTING GRAVEL

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 42-015-1201.
3. Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey. Tract A - See No Wetlands Letter dated August 2019 by Patrick Reardon, Wetland Certificate No. 1295.
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.

NO.	DATE	DESCRIPTION

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.

Theresa L. Freeman
THERESA L. FREEMAN
UC NO. 21367



CERTIFICATE OF SURVEY
Russ Toates
6708 Lakeshore Drive
Dallas, TX 75214

JOB NO. 19-166
DATE: 08-26-2019
SHEET NO. 1 OF 2