CERTIFICATE OF SURVEY **PROPOSED DESCRIPTIONS:** LOT 1, BLOCK 1, FOREST AND SHORES ESTATES, SECTION 30, TOWNSHIP 142 NORTH, RANGE 30 WEST, That part of Lot 1, Block 1, FOREST AND SHORES ESTATES, according to the recorded plat thereof, Cass County, Minnesota, lying northerly of the following described line: COMMENCING at the northeast corner of said Lot 1; thence South 00 degrees 43 minutes 11 seconds West, assigned bearing, along the east line of said Lot 1, for a distance of 193.92 feet to the southeast corner of the Northeast Quarter of the Northwest Quarter, Section 30, Township 142 North, Range 30 West, said County, also being the point of beginning of the line to be herein described; CASS COUNTY, MINNESOTA thence North 89 degrees 37 minutes 27 seconds West, along the southerly line of said Northeast Quarter of the Northwest Quarter, 1088.90 feet to the westerly line of said Lot 1 and said described line there terminating. SUBJECT to easements, restrictions, and reservations of record. NOTE: The North Tract will be attached to Parcel No. 45-130-2301. That part of Lot 1, Block 1, FOREST AND SHORES ESTATES, according to the recorded plat thereof, Cass County, Minnesota, lying southerly of the following described line: COMMENCING at the northeast corner of said Lot 1; thence South 00 degrees 43 minutes 11 seconds West, assigned bearing, along the east line of said Lot 1, for a distance of 193.92 feet to the southeast corner of the Northeast Quarter of the Northwest Quarter, Section 30, Township 142 North, Range 30 West, said County, also being the point of beginning of the line to be herein described; thence North 89 degrees 37 minutes 27 seconds West, along the southerly line of said Northeast Quarter of the Northwest Quarter, 1088.90 feet to the westerly line of said Lot 1 and said described line there terminating. SUBJECT to easements, restrictions, and reservations of record. Leech Lake DLOCK! Parcel No. 45-130-2301 OF LOT 1, BLOCK 1 North Tract Total Area = $225,942 \pm \text{ sq.ft.}$ (5.19 ± acres) Buildable Area = $190,050 \pm \text{ sq.ft.}$ ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE MINNESOTA COUNTY COORDINATE SYSTEM, SOUTHEAST CORNER OF THE NE1/4-NW1/4 SOUTH LINE OF THE NE1/4-NW1/4 N89°37'27"W 1088.90 LEGEND DENOTES IRON MONUMENT SET & MARKED BY LICENSE ownor CERTIFICATE Parcel No. 45-130-2301 DENOTES MONUMENT FOUND DENOTES CALCULATED DENOTES DELINEATED South Tract Total Area = $275,330 \pm \text{ sq.ft.}$ (6.32 \pm acres) Buildable Area = $234,497 \pm \text{ sq.ft.}$ **NOTES:** 1. Zoning for subject tract = Shoreland Residential and Rural Residential 2.5. 2. Parcel ID for subject tract = 45-534-0110. 3. Improvements other than those shown on this certificate, may exist that were not located during this survey. The delineated wetlands as shown were taken from the recorded plat of FOREST AND SHORES ESTATES. 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 JOB NO. <u>19-254</u> lines should not be used for the establishment of improvements. To mark DATE: <u>10-30-2019</u> 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 SHEET NO. contained in a title search may or may not be accurately shown on this