

CERTIFICATE OF SURVEY

PART OF GOV'T LOT 6 AND NW1/4 OF THE SE1/4,
SECTION 03, TOWNSHIP 140 NORTH, RANGE 29 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:

EXHIBIT "A"

The Northwest Quarter of Southeast Quarter (NW1/4 SE1/4), Section Three (3), Township One Hundred Forty (140), Range Twenty-nine (29), and that part of Government Lot 6, Section 3, Township 140, Range 29, Cass County, Minnesota, which is bounded on the North by the Southerly line of Deer Pass Trail of the Second Addition to Pine Shore Estates, on the West by the Easterly line of Lot 6, Block 1, Plat of Second Addition to Pine Shore Estates, according to the duly recorded plat thereof on file and of record in the office of the Register of Deeds of Cass County, Minnesota, on the South by the Northerly line of the South 100 feet of said Lot 6, on the East by the Easterly line of said Lot 6.

Subject to minerals and mineral rights heretofore reserved.

Together with and subject to restrictions, reservations and easements of record, if any.

PROPOSED DESCRIPTION:

LAKE TRACT

That part of the Northwest Quarter of the Southeast Quarter and of Government Lot 6, Section 3, Township 140 North, Range 29 West, Cass County, Minnesota, described as follows: COMMENCING at the Northeast corner of said Government Lot 6; thence South 00 degrees 47 minutes 05 seconds West, assigned bearing, along the east line of said Government Lot 6, a distance of 1007.50 feet to a point hereinafter referred to as POINT "A"; thence North 00 degrees 47 minutes 05 seconds East, along said east line, 857.36 feet; thence North 89 degrees 39 minutes 41 seconds West, along the south right-of-way line of Deer Pass Trail as dedicated in SECOND ADDITION TO PINE SHORE ESTATES, plat of record, said County, 400.00 feet to the Northwest corner of Lot 6, Block 1, said plat, and the POINT OF BEGINNING of the tract to be herein described; thence South 89 degrees 39 minutes 41 seconds East, along said South right-of-way line and, its easterly extension, 575.00 feet to the east line of the West 175.00 feet of said Northwest Quarter of the Southeast Quarter; thence South 00 degrees 47 minutes 05 seconds West, along said east line, 947.02 feet; thence North 89 degrees 37 minutes 28 seconds East, along said centerline 92.92 feet, to the intersection of a line bearing South 89 degrees 34 minutes 24 seconds East from said POINT "A", thence North 89 degrees 34 minutes 24 seconds West, passing through said POINT "A", 258 feet more or less, to the shoreline of Mann Lake; thence northwesterly along said shoreline to the intersection with the east line of said Lot 6; thence North 00 degrees 43 minutes 39 seconds East, along last said east line, 557 feet more or less to the point of beginning.

SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to Buxton Road NW.

HOUSE TRACT

That part of the Northwest Quarter of the Southeast Quarter and of Government Lot 6, Section 3, Township 140 North, Range 29 West, Cass County, Minnesota, described as follows: COMMENCING at the Northeast corner of said Government Lot 6; thence South 00 degrees 47 minutes 05 seconds West, assigned bearing, along the east line of said Government Lot 6, a distance of 1007.50 feet to a point hereinafter referred to as POINT "A"; thence North 00 degrees 47 minutes 05 seconds East, along said east line, 857.36 feet to the south right-of-way line of Deer Pass Trail as dedicated in SECOND ADDITION TO PINE SHORE ESTATES, plat of record, said County; thence South 89 degrees 39 minutes 41 seconds East 175.00 feet to the east line of the West 175.00 feet of said Northwest Quarter of the Southeast Quarter; thence South 00 degrees 47 minutes 05 seconds West, along last said east line, 947.02 feet; thence North 89 degrees 37 minutes 28 seconds West 158.98 feet to the centerline of Buxton Road NW; thence North 15 degrees 19 minutes 10 seconds East, along said centerline 92.92 feet, to the intersection of a line bearing South 89 degrees 34 minutes 24 seconds East from said POINT "A", to the POINT OF BEGINNING of the tract to be herein described; thence South 15 degrees 19 minutes 10 seconds West, along said centerline, 92.92 feet; thence South 89 degrees 37 minutes 28 seconds East 158.98 feet to last said east line; thence South 00 degrees 47 minutes 05 seconds West, along last said east line, 260.01 feet to the South line of said Northwest Quarter of the Southeast Quarter; thence North 89 degrees 37 minutes 28 seconds West, along last said South line, 175.00 feet to the Southwest corner of said Northwest Quarter of the Southeast Quarter; thence North 00 degrees 47 minutes 05 seconds East, along said west line, 100.00 feet to the North line of the South 100.00 feet of Government Lot 6; thence North 89 degrees 37 minutes 28 seconds West, along said North line, 199 feet, more or less, to the shoreline of Mann Lake; thence Northerly along said shoreline to the intersection of a line bearing North 89 degrees 34 minutes 24 seconds West from the point of beginning; thence South 89 degrees 34 minutes 24 seconds East 258 feet, more or less, to the point of beginning.

SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to Buxton Road NW.

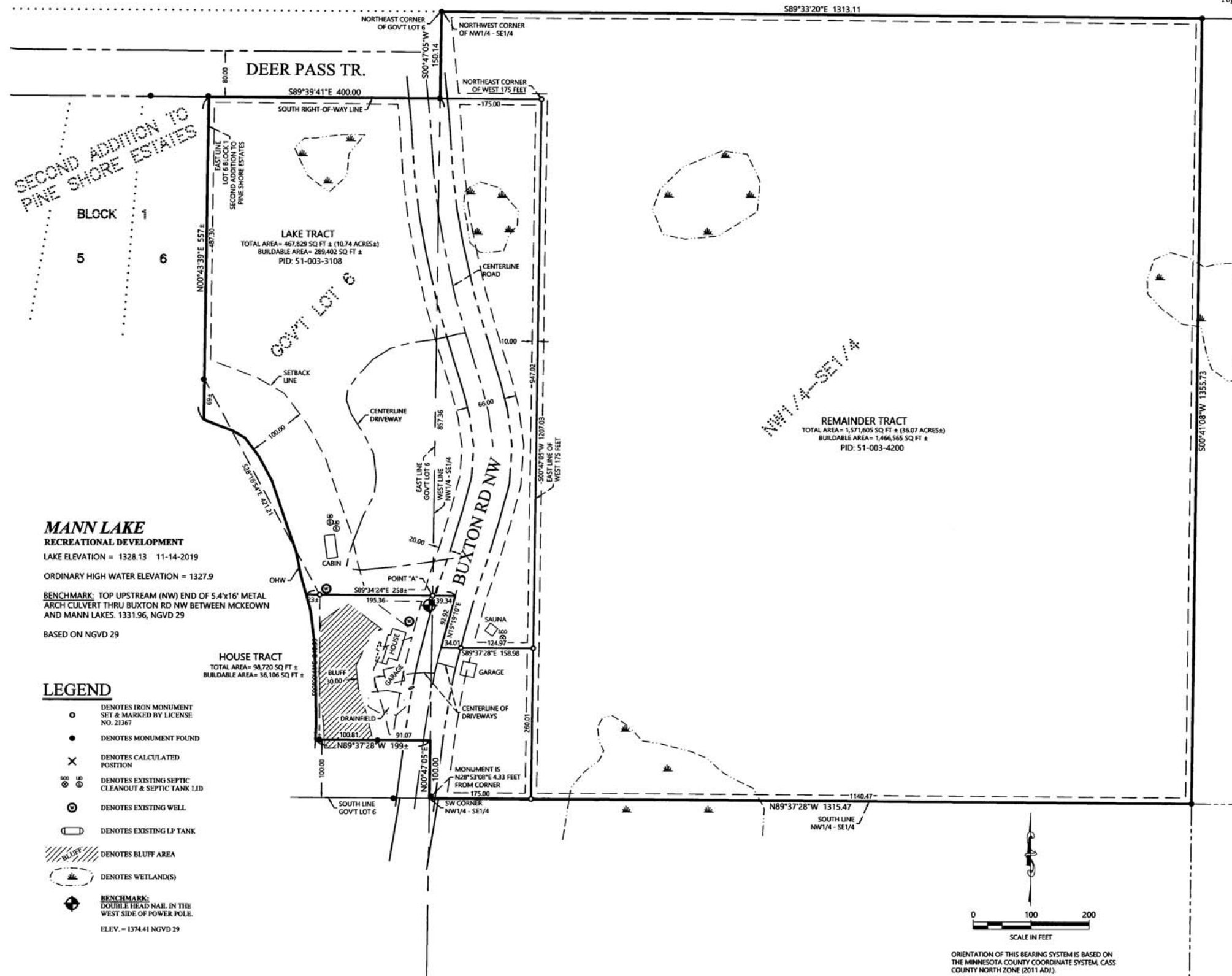
REMAINDER TRACT

That part of the Northwest Quarter of the Southeast Quarter, Section 3, Township 140 North, Range 29 West, Cass County, Minnesota, lying East of a line described as follows: BEGINNING at Northwest corner of said Northwest Quarter of the Southeast Quarter; thence South 00 degrees 47 minutes 05 seconds West, assigned bearing, along the west line thereof, a distance of 150.14 feet; thence South 89 degrees 39 minutes 41 seconds East 175.00 feet to the East line of the West 175.00 feet of said Northwest Quarter of the Southeast Quarter; thence South 00 degrees 47 minutes 05 seconds West, along said east line, 1207.03 feet to the South line of said Northwest Quarter of the Southeast Quarter, and said line there terminating.

SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to Buxton Road NW.

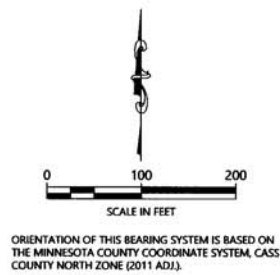
NOTES:

- Zoning for subject tract = Shoreland Residential and Rural Residential 2.5.
- Parcel ID for subject tract = 51-003-3108 & 51-003-4200.
- Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey. The wetlands as shown on the Remainder Tract and the Lake Tract have been taken from the National Wetland Inventory mapping. A "No wetlands letter" for the House Tract has been prepared by Patrick Reardon, Wetland Certificate No. 1295, (November 01, 2019).
- 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.
- 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.



MANN LAKE
RECREATIONAL DEVELOPMENT
LAKE ELEVATION = 1328.13 11-14-2019
ORDINARY HIGH WATER ELEVATION = 1327.9
BENCHMARK: TOP UPSTREAM (NW) END OF 5.4'x16' METAL ARCH CULVERT THRU BUXTON RD NW BETWEEN MCKEOWN AND MANN LAKES. 1331.96, NGVD 29
BASED ON NGVD 29

- LEGEND**
- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
 - DENOTES MONUMENT FOUND
 - × DENOTES CALCULATED POSITION
 - ⊙ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK L.I.D.
 - ⊕ DENOTES EXISTING WELL
 - ⊔ DENOTES EXISTING LP TANK
 - ▨ DENOTES BLUFF AREA
 - ⊖ DENOTES WETLAND(S)
 - ⊕ DENOTES BENCHMARK: DOUBLE HEAD NAIL IN THE WEST SIDE OF POWER POLE. ELEV. = 1374.41 NGVD 29



REVISIONS	ADJUSTED DESCRIPTIONS	DATE	DESCRIPTION
1		12/24/19	

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. FRIEDMAN
12/24/19
LIC. NO. 21367



CERTIFICATE OF SURVEY
Ann Espeland
4545 Buxton Road NW
Hackensack, MN 56452

JOB NO. 19-305
DATE: 11-26-2019

SHEET NO.
1 OF 1