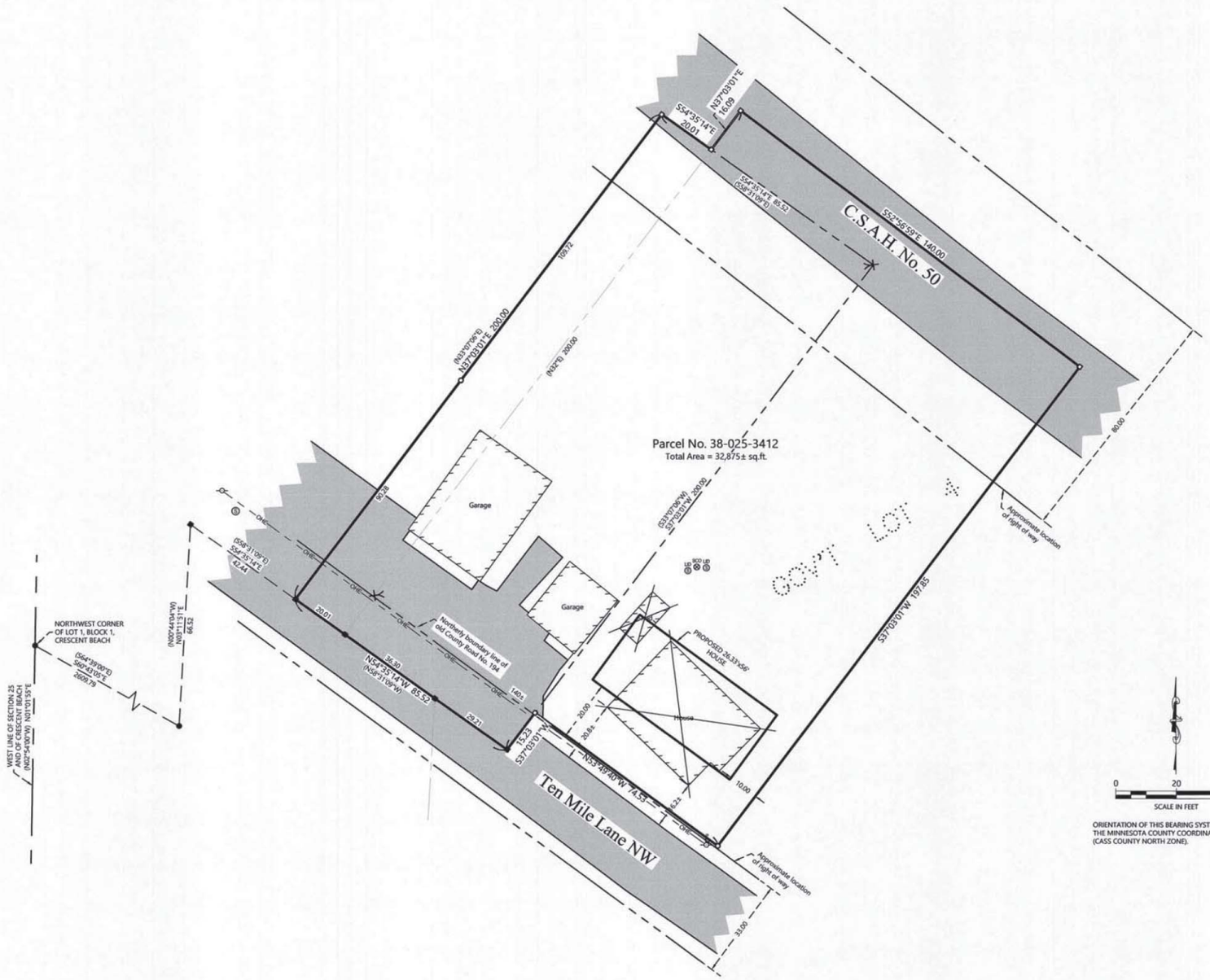
CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 4,
SECTION 25, TOWNSHIP 141 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA



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

EXISTING DESCRIPTION:

OBTAINED FROM THE CASS COUNTY RECORDERS OFFICE.

EXHIBIT A
Kay Trusts to Hayes

Tract 1

That part of Government Lot 4, Section 25, Township 141 North, Range 31 West, Cass County, Minnesota, described as follows: Commencing at the point on the west line of said Section 25 which is the Northwest corner of Lot 1, Block 1, CRESCENT BEACH, plat of record, said County and assuming the west line of said plat bears North 2 degrees 54 minutes 00 seconds West; thence South 64 degrees 39 minutes 00 seconds East 2609.79 feet; thence North 0 degrees 44 minutes 04 seconds West 66.52 feet; thence South 58 degrees 31 minutes 09 seconds East 42.44 feet to the point of beginning of the tract to be herein described; thence North 33 degrees 07 minutes 06 seconds East 200.00 feet; thence South 58 degrees 31 minutes 09 seconds East 85.52 feet; thence South 33 degrees 07 minutes 06 seconds West 200.00 feet; thence North 58 degrees 31 minutes 09 seconds West 85.52 feet to the point of beginning.

Subject to CSAH NO. 50.

AND

Tract 2

All that part of the East 40 rods of Government Lot 4, Section 25, Township 141, Range 31, described as follows, to wit, Commencing at the point of intersection of the west boundary line of the East 40 rods of said Lot 4 with the water's edge of Ten Mile Lake; thence run southeasterly along the shoreline of said lakes's distance of 20 feet; thence run north 32 degrees east to the point of intersection with the northerly boundary line of County Road No. 194, which point shall be the point of beginning; thence continue north 32 degrees east a distance of 200 feet to a point; thence run southeasterly at an angle of 90 degrees a distance of 140 feet to a point; thence at a 90 degree angle run southwesterly to the point of intersection with the north boundary line of County Road No. 194; thence run in a westerly direction along the north boundary line of said road a distance of 140 feet, more or less, to the point of beginning. Subject to mineral reservations of record, if any, any easements for utility lines, County Platting and Zoning and other ordinances.

LESS

That part of Government Lot 4, Section 25, Township 141 North, Range 31 West, Cass County, Minnesota, described as follows: Commencing at the point on the west line of said Section 25 which is the Northwest corner of Lot 1, Block 1, CRESCENT BEACH, plat of record, said County and assuming the west line of said plat bears North 2 degrees 54 minutes 00 seconds West; thence South 64 degrees 39 minutes 00 seconds East 2609.79 feet; thence North 0 degrees 44 minutes 04 seconds West 66.52 feet; thence South 58 degrees 31 minutes 09 seconds East 42.44 feet to the point of beginning of the tract to be herein described; thence North 33 degrees 07 minutes 06 seconds East 200.00 feet; thence South 58 degrees 31 minutes 09 seconds East 85.52 feet; thence South 33 degrees 07 minutes 06 seconds West 200.00 feet; thence North 58 degrees 31 minutes 09 seconds West 85.52 feet to the point of beginning.

Subject to CSAH NO. 50.

A00065432E3

LEGEND

○	DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367	—○—	DENOTES EXISTING UTILITY POLE
□	DENOTES SET PK NAIL	- - -OHE- - -	DENOTES OVERHEAD ELECTRIC LINE
■	DENOTES FOUND PK NAIL	Ⓢ	DENOTES EXISTING SANITARY SEWER MANHOLE
●	DENOTES MONUMENT FOUND	SEPTIC CLEANOUT	DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
×	DENOTES CALCULATED POSITION	P	DENOTES EXISTING PHONE PEDESTAL
(123.45)	DENOTES PLAT AND/OR DEEDED MEASURE		DENOTES EXISTING BUILDING TO BE REMOVED

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 38-025-3412.
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.

REVISIONS:								
NO.	DATE	DESCRIPTION	BY					
1	02-24-2020	Right of Way	WAG					
2	03-30-2020	Add Proposed House	GAY					

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.

3/31/2020

TERRY L. FREEMAN — LIC. NO. 21367

NORTHERN ENGINEERING & CONSULTING, INC.
P.O. Box 282, Walker, MN, 56484
Phone: 218-547-1296, Fax: 218-547-2272
web: www.nnciusa.com

CERTIFICATE OF SURVEY
Carson Hayes
2725 North Smith Pike
Bloomington, IN 47404

JOB NO. 19-307
DATE: 12-03-2019

SHEET NO.
1 OF 1

3/31/2020, 9093