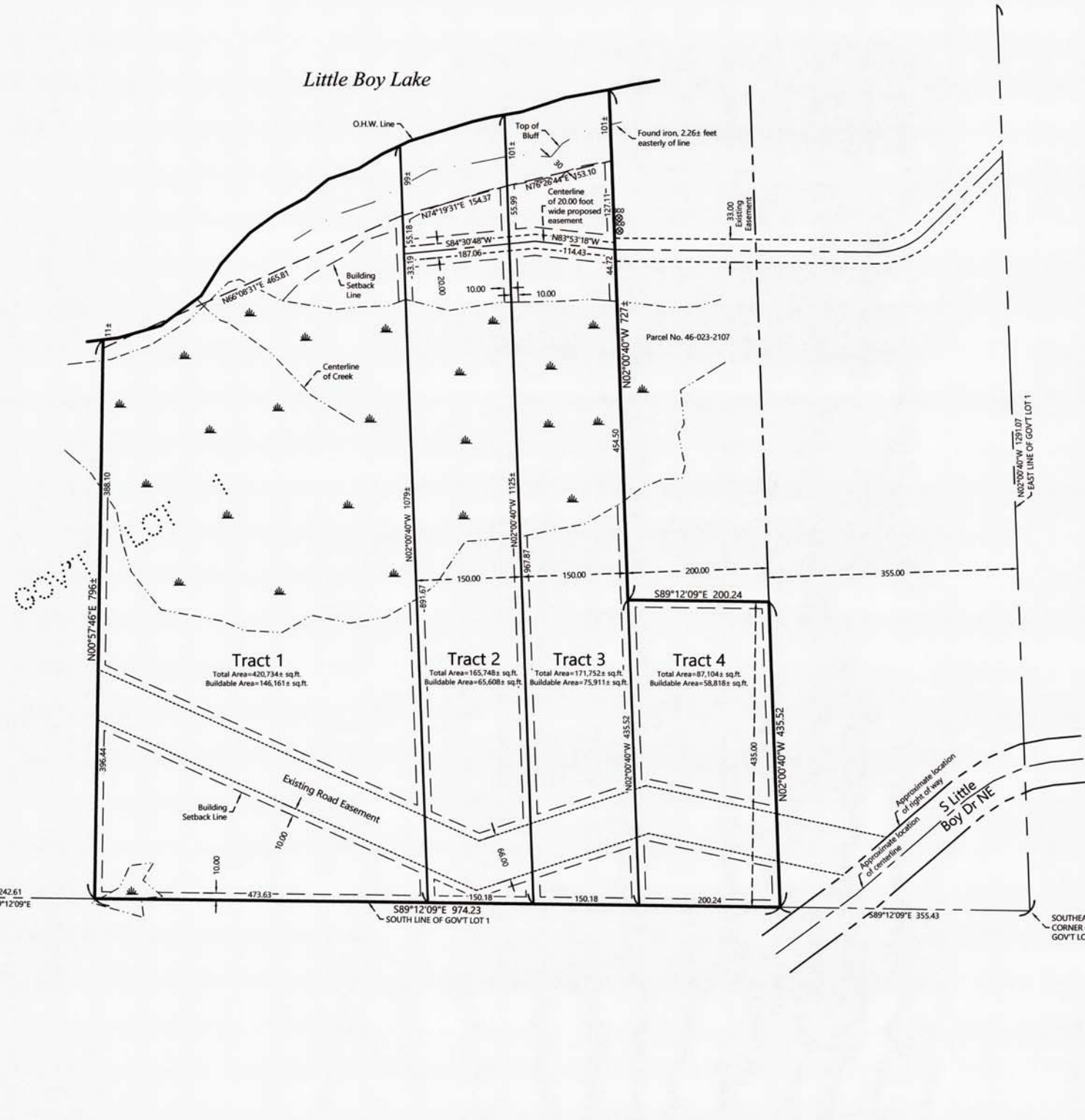


CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 1,
SECTION 23, TOWNSHIP 140 NORTH, RANGE 28 WEST,
CASS COUNTY, MINNESOTA



EXISTING DESCRIPTIONS:

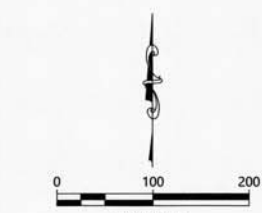
TRACT 1
That part of Government Lot 1, Section 23, Township 140 North, Range 28 West, Cass County, Minnesota, lying westerly of the East 855.00 feet thereof, AND ALSO lying easterly of the following described line; COMMENCING at the west quarter corner of said Section 23; thence South 89 degrees 10 minutes 24 seconds East, assigned bearing, along the east-west quarter line of said Section 23, for a distance of 842.65 feet; thence North 00 degrees 52 minutes 06 seconds East 1316.37 feet to the intersection with the south line of said Government Lot 1; thence South 89 degrees 12 minutes 09 seconds East, along said south line 242.61 feet to the point of beginning of the line to be herein described; thence North 00 degrees 57 minutes 46 seconds East 796 feet, more or less, to the shoreline of Little Boy Lake and said line there terminating.
SUBJECT to and TOGETHER with easements, restrictions, and reservations of record.
TOGETHER with a 20.00 foot wide easement.

TRACT 2
The West 150.00 feet of the East 855.00 feet of Government Lot 1, Section 23, Township 140 North, Range 28 West, Cass County, Minnesota.
SUBJECT to and TOGETHER with easements, restrictions, and reservations of record.
SUBJECT to and TOGETHER with a 20.00 foot wide easement.

TRACT 3
The West 150.00 feet of the East 705.00 feet of Government Lot 1, Section 23, Township 140 North, Range 28 West, Cass County, Minnesota.
SUBJECT to and TOGETHER with easements, restrictions, and reservations of record.
SUBJECT to and TOGETHER with a 20.00 foot wide easement.

TRACT 4
The West 200.00 feet of the East 555.00 feet of the South 435.00 feet of Government Lot 1, Section 23, Township 140 North, Range 28 West, Cass County, Minnesota.
SUBJECT to and TOGETHER with easements, restrictions, and reservations of record.
Subject tract is to be combined with PID No. 46-023-2107.

20.00 FOOT WIDE EASEMENT
A 20.00 foot wide easement for ingress, egress, and utility purposes over, under and across that part of Government Lot 1, Section 23, Township 140 North, Range 28 West, Cass County, Minnesota, the centerline of said 20.00 foot wide easement is described as follows: COMMENCING at the southeast corner of said Government Lot 1; thence North 89 degrees 12 minutes 09 seconds West, assigned bearing, along the south line thereof, 555.67 feet to the southwest corner of the East 555.00 feet of said Government Lot 1; thence North 02 degree 00 minutes 40 seconds West, along the west line of said East 555.00 feet, a distance of 934.74 feet to the point of beginning of the centerline to be herein described; thence North 83 degrees 53 minutes 18 seconds West 114.43 feet; thence South 84 degrees 30 minutes 48 seconds West 187.06 feet to the west line of the East 855.00 feet of said Government Lot 1 and said described centerline there terminating.
The sidelines of said 20.00 foot easement shall be prolonged or shortened to terminate on said west line of the East 555.00 feet and on said west line of the East 855.00 feet.



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
- ⊙ DENOTES CALCULATED POSITION
- ⊙ DENOTES EXISTING SEPTIC CLEANOUT
- ⊙ DENOTES WETLANDS

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 46-023-2105.
3. Improvements other than those shown on this certificate, may exist that were not located during this survey. The wetlands as shown were delineated in 2018 by Patrick Reardon, Wetland Registration 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.

REVISIONS:	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. REEDMAN
12/5/19
LIC. NO. 21367



CERTIFICATE OF SURVEY
Troy Peterson
7812 Queensland Land N.
Maple Grove, MN 55311

JOB NO. 18-158
DATE: 12-05-2019
SHEET NO. 1 OF 1

12/6/2019, 9098