

# CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 3,  
SECTION 1, TOWNSHIP 143 NORTH, RANGE 30 WEST,  
CASS COUNTY, MINNESOTA

## EXISTING DESCRIPTION:

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"Schedule A"

Government Lot 3, Section One (1), Township One Hundred Forty-Three (143), Range Thirty (30),

LESS: That part of the East 200.00 feet of the West 500.00 feet of Government Lot 3, Section 1, Township 143 North, Range 30 West, Cass County, Minnesota, which lies northerly of the northerly township road crossing said Government Lot 3;

AND LESS:  
That part of Government Lot 3, Section 1, Township 143 North, Range 30 West of the Fifth Principal Meridian, in Cass County, Minnesota, described as follows: Beginning at the Southwest corner of said Government Lot 3; thence North 85 degrees 43 minutes 23 seconds East 1273.57 feet along the South line of said Government Lot 3 to the east line of said Government Lot 3; thence North 1 degree 21 minutes 01 seconds West 779.56 feet along said east line to the centerline of the township road; then South 72 degrees 36 minutes 59 seconds West 831.76 feet along said centerline; thence Southwesterly 369.43 feet along said centerline along a tangential curve concave to the southeast having a central angle of 27 degrees 18 minutes 43 seconds and a radius of 775.00 feet; thence South 45 degrees 18 minutes 16 seconds West 206.89 feet along said centerline tangent to the west line of said Government Lot 3; thence South 0 degrees 31 minutes East 291.16 feet along said west line to the point of beginning;

AND LESS:  
That part of the West 300.00 feet of Government Lot 3, Section 1, Township 143 North, Range 30 West, Cass County, Minnesota, which lies northerly of the northerly township road crossing said Government Lot 3.

together with all hereditaments and appurtenances belonging thereto subject to the following: mineral reservations, restrictions, easements and special assessments of record, if any.

## PROPOSED DESCRIPTION:

### Tract A

That part of Government Lot 3, Section 1, Township 143 North, Range 30 West, Cass County, Minnesota, described as follows: COMMENCING at the Southwest corner of said Government Lot 3; thence North 85 degrees 50 minutes 22 seconds East, assigned bearing, along the south line of said Government Lot 3, a distance of 1271.74 feet to the Southeast corner of said Government Lot 3; thence North 01 degrees 12 minutes 25 seconds West, along the east line of said Government Lot 3, a distance of 779.56 feet to centerline of Ottetail Point Drive NW; thence South 72 degrees 45 minutes 35 seconds West, along said centerline, 518.20 feet to the POINT OF BEGINNING of the tract to be herein described; thence continuing South 72 degrees 45 minutes 35 seconds West, along said centerline, 313.56 feet; thence Southwesterly 369.43 feet along said centerline along a tangential curve concave to the southeast having a central angle of 27 degrees 18 minutes 43 seconds and having a radius of 775.00 feet; thence South 45 degrees 26 minutes 52 seconds West, tangent to said curve, along said centerline, 204.54 feet to the west line of said Government Lot 3; thence North 00 degrees 25 minutes 40 seconds West, along said west line, 624.00 feet; thence South 84 degrees 39 minutes 43 seconds East 299.73 feet; thence South 85 degrees 55 minutes 43 seconds East 200.62 feet to the monumented east line of the West 500.00 feet of said Government Lot 3; thence South 00 degrees 25 minutes 43 seconds East, along said east line, 35.04 feet; thence North 77 degrees 38 minutes 14 seconds East 183.98 feet to the intersection with a line bearing North 13 degrees 30 minutes 00 seconds West from the Point of Beginning; thence South 13 degrees 30 minutes 00 seconds East 372.15 feet to the point of beginning.

SUBJECT to easements, restrictions, and reservations of record  
SUBJECT to Ottetail Point Dr. NW and West Shores Rd NW right-of-way.

### Tract B

That part of Government Lot 3, Section 1, Township 143 North, Range 30 West, Cass County, Minnesota, described as follows: COMMENCING at the Southwest corner of said Government Lot 3; thence North 85 degrees 50 minutes 22 seconds East, assigned bearing, along the south line of said Government Lot 3, a distance of 1271.74 feet to the Southeast corner of said Government Lot 3; thence North 01 degrees 12 minutes 25 seconds West, along the east line of said Government Lot 3, a distance of 779.56 feet to centerline of Ottetail Point Drive NW; thence South 72 degrees 45 minutes 35 seconds West, along said centerline, 518.20 feet; thence North 13 degrees 30 minutes 00 seconds West 372.15 feet to the POINT OF BEGINNING of the tract to be herein described; thence South 77 degrees 38 minutes 14 seconds West 183.98 feet to the monumented east line of the West 500.00 feet of said Government Lot 3; thence North 00 degrees 25 minutes 43 seconds West, along said west line, 599 feet, more or less, to the shoreline of Leech Lake; thence northeasterly along said shoreline to the intersection of a line bearing North 00 degrees 25 minutes 43 seconds West from the point of beginning; thence South 00 degrees 25 minutes 43 seconds East 634 feet, more or less, to the point of beginning.

SUBJECT to easements, restrictions, and reservations of record  
SUBJECT to West Shores Rd NW right-of-way.

### Tract C

That part of Government Lot 3, Section 1, Township 143 North, Range 30 West, Cass County, Minnesota, described as follows: COMMENCING at the Southwest corner of said Government Lot 3; thence North 85 degrees 50 minutes 22 seconds East, assigned bearing, along the south line of said Government Lot 3, a distance of 1271.74 feet to the Southeast corner of said Government Lot 3; thence North 01 degrees 12 minutes 25 seconds West, along the east line of said Government Lot 3, a distance of 779.56 feet to centerline of Ottetail Point Drive NW; thence South 72 degrees 45 minutes 35 seconds West, along said centerline, 518.20 feet; thence North 13 degrees 30 minutes 00 seconds West 372.15 feet to the POINT OF BEGINNING of the tract to be herein described; thence North 57 degrees 00 minutes 41 seconds East 149.76 feet; thence North 44 degrees 10 minutes 11 seconds East 360.87 feet; thence North 01 degrees 12 minutes 25 seconds West, along said east line, 670 feet, more or less to the shoreline of Leech Lake; thence Southwesterly along said shoreline to the intersection of a line bearing North 00 degrees 25 minutes 43 seconds West from the point of beginning; thence South 00 degrees 25 minutes 43 seconds East 634 feet, more or less, to the point of beginning.

SUBJECT to easements, restrictions, and reservations of record  
SUBJECT to West Shores Rd NW right-of-way.

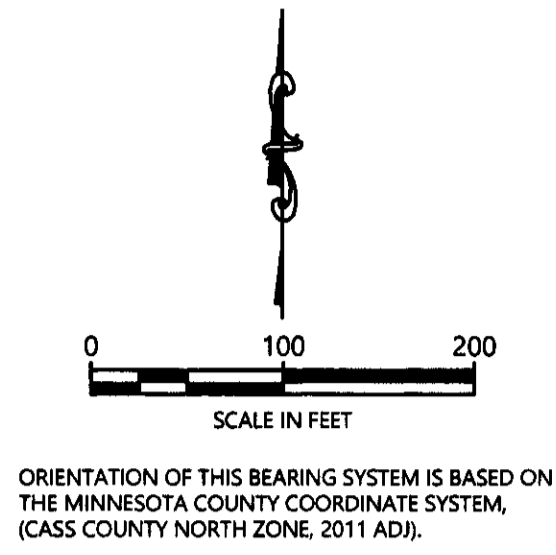
### Tract D

That part of Government Lot 3, Section 1, Township 143 North, Range 30 West, Cass County, Minnesota, described as follows: COMMENCING at the Southwest corner of said Government Lot 3; thence North 85 degrees 50 minutes 22 seconds East, assigned bearing, along the south line of said Government Lot 3, a distance of 1271.74 feet to the Southeast corner of said Government Lot 3; thence North 01 degrees 12 minutes 25 seconds West, along the east line of said Government Lot 3, a distance of 779.56 feet to centerline of Ottetail Point Drive NW, and the POINT OF BEGINNING of the tract to be herein described; South 72 degrees 45 minutes 35 seconds West, along said centerline, 518.20 feet; thence North 13 degrees 30 minutes 00 seconds West 372.15 feet; thence North 57 degrees 00 minutes 41 seconds East 149.76 feet; thence North 44 degrees 10 minutes 11 seconds East 360.87 feet; thence North 01 degrees 12 minutes 25 seconds East 241.94 feet, to the east line of said Government Lot 3; thence South 01 degrees 12 minutes 25 seconds East, along said east line, 653.82 feet to the point of beginning.

SUBJECT to easements, restrictions, and reservations of record  
SUBJECT to Ottetail Point Dr. NW and West Shores Rd NW right-of-way.

## NOTES:

- Zoning for subject tract = Shoreland Residential.
- Parcel ID for subject tract = 28-201-4201.
- Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey. The wetlands shown on the East Tract and West Tract have been delineated by Patrick Reardon, Wetland Certificate No. 1295 (October, 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.



## LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- ✕ DENOTES CALCULATED POSITION
- ◌ DENOTES WETLAND(S)
- (123.45) DENOTES PLAT AND/OR DEEDED MEASURE

## Leech Lake

GENERAL DEVELOPMENT CLASSIFICATION

LAKE ELEVATION = 1296.20, 11-13-2019

ORDINARY HIGH WATER ELEVATION = 1294.9

BASED ON NGVD 29

OHW/LAKESHORE

CENTERLINE TRAIL

SURVEY LINE

SETBACK LINE

W. SHORES RD. NW

OTTETAILED POINT DR. NW

CENTERLINE ROAD

26TH AVE. NW

SW CORNER GOVT LOT 3

SOUTH LINE GOVT LOT 3

EAST LINE GOVT LOT 3

SE CORNER GOVT LOT 3

WEST LINE GOVT LOT 3

SE CORNER GOVT LOT 3

WEST LINE GOVT LOT 3

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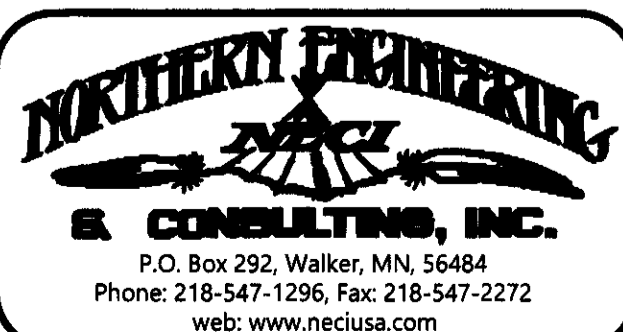
WEST LINE GOVT LOT 3

EAST LINE GOVT LOT 3

WEST LINE GOVT LOT 3

## CERTIFICATE OF SURVEY

Richard Schiebe  
10715 Old County Rd 15  
Plymouth, MN 55441



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. Freeman 12/13/19  
TERRY L. FREEMAN LIC. NO. 21367

REVISIONS:			
NO.	DATE	DESCRIPTION	BY

12/17/2019, 9103

SHEET NO.  
1 OF 1

JOB NO. 19-286  
DATE: 12-13-2019