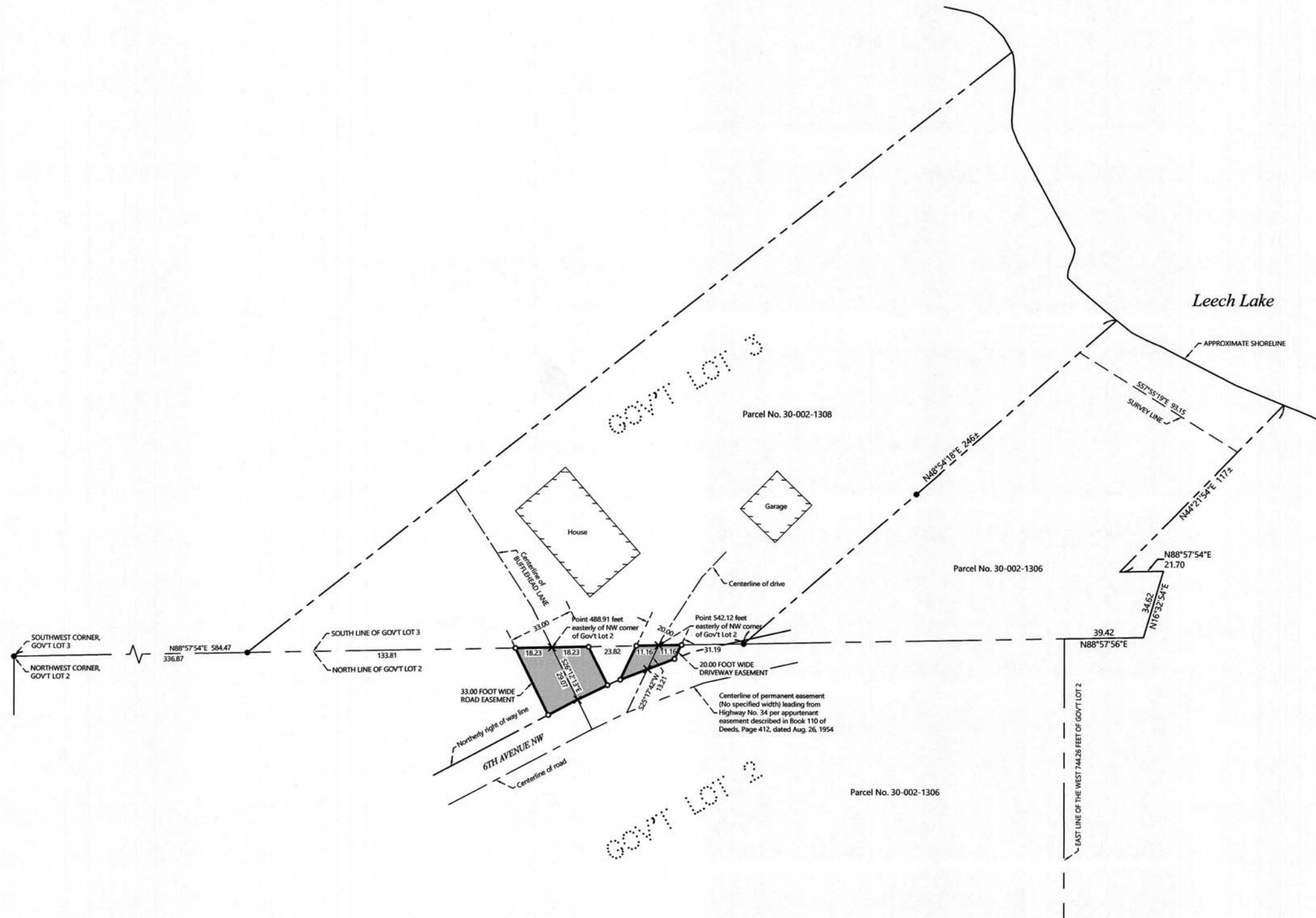


# CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 2,  
SECTION 2, TOWNSHIP 141 NORTH, RANGE 29 WEST,  
CASS COUNTY, MINNESOTA



### PROPOSED EASEMENT DESCRIPTIONS:

#### 33.00 FOOT WIDE ROAD EASEMENT

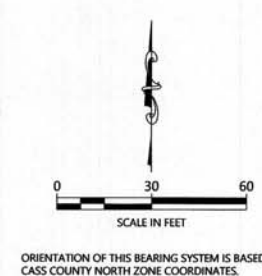
A 33.00 foot wide road easement for ingress, egress and utility purposes over, under and across Government Lot 2, Section 2, Township 141 North, Range 29 West, Cass County, Minnesota, the centerline of said 33.00 foot wide road easement is described as follows:  
COMMENCING at the northwest corner of said Government Lot 2; thence North 88 degrees 57 minutes 54 seconds East, assigned bearing, along the north line of said Government Lot 2, a distance of 488.91 feet to the point of beginning of the centerline to be herein described; thence South 26 degrees 12 minutes 13 seconds East 29.07 feet to the northerly right of way line of 6<sup>th</sup> Avenue NW and said described centerline there terminating.

The sidelines of said 33.00 foot wide road easement shall be prolonged or shortened to terminate on said north line of Government Lot 2 and on said northerly right of way line of 6<sup>th</sup> Avenue NW.

#### 20.00 FOOT WIDE DRIVEWAY EASEMENT

A 20.00 foot wide driveway easement for ingress, egress and utility purposes over, under and across Government Lot 2, Section 2, Township 141 North, Range 29 West, Cass County, Minnesota, the centerline of said 20.00 foot wide driveway easement is described as follows:  
COMMENCING at the northwest corner of said Government Lot 2; thence North 88 degrees 57 minutes 54 seconds East, assigned bearing, along the north line of said Government Lot 2, a distance of 542.12 feet to the point of beginning of the centerline to be herein described; thence South 25 degrees 17 minutes 42 seconds West 13.21 feet to the northerly right of way line of 6<sup>th</sup> Avenue NW and said described centerline there terminating.

The sidelines of said 20.00 foot wide driveway easement shall be prolonged or shortened to terminate on said north line of Government Lot 2 and on said northerly right of way line of 6<sup>th</sup> Avenue NW.




**LEGEND**

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION

- NOTES:**
1. Parcel ID for subject tract = 30-002-1306.
  2. Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey.
  3. 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.
  4. This survey reflects the located shoreline at the time of this survey, not the Ordinary High Water Elevation (OHW).
  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.

NO.	DATE	DESCRIPTION
1	10/03/2020	

I HEREBY CERTIFY THAT THE 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  
 LIC. NO. 21367



NORTHERN ENGINEERING  
& CONSULTING, INC.  
 P.O. Box 392, Walker, MN 56484  
 Phone: 218-547-1295, Fax: 218-547-2272  
 web: www.necusa.com

**CERTIFICATE OF SURVEY**  
**EXHIBIT A - SETTLEMENT AGREEMENT**  
 Bill Adams / James Weldon

JOB NO. 17-227  
 DATE: 12-11-2019  
 SHEET NO.  
 1 OF 1