

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 7,
SECTION 9, TOWNSHIP 140 NORTH, RANGE 29 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:

A PORTION OF DOC. NO. A000651699 OBTAINED FROM THE CASS COUNTY RECORDERS OFFICE.

EXHIBIT "A" LEGAL DESCRIPTION

All that part of Government Lot Seven (7), Section Nine (9), Township One Hundred Forty (140) North, Range Twenty-nine (29) West lying southerly of the following described line: Commencing at the Southwest corner of said Government Lot 7; thence North 1 degree 30 minutes 39 seconds East 601.60 feet, along the West line of said Government Lot 7, to the point of beginning of the line to be described; thence South 66 degrees 02 minutes 51 seconds East 280 feet, more or less, to the shoreline of Child Lake and there terminating.

The above described property was formerly described as follows: Government Lot 7, Section 9, Township 140, Range 29 described as follows: Starting at the Southwest corner of said Lot 7, run thence East approximately 208 feet to the road and lakeshore of Child Lake; thence North and Westerly along the shore of said lake and road to the West line of said Lot 7, about 600 feet; thence South along the West line of said Lot 7, to the place of beginning.

The first above described legal description is the result of the Boundary Line Agreement dated July 1, 1975 and recorded October 21, 1975 by Document No. 222812

Subject to and together with easements of record.

PROPOSED DESCRIPTION:

NORTH TRACT

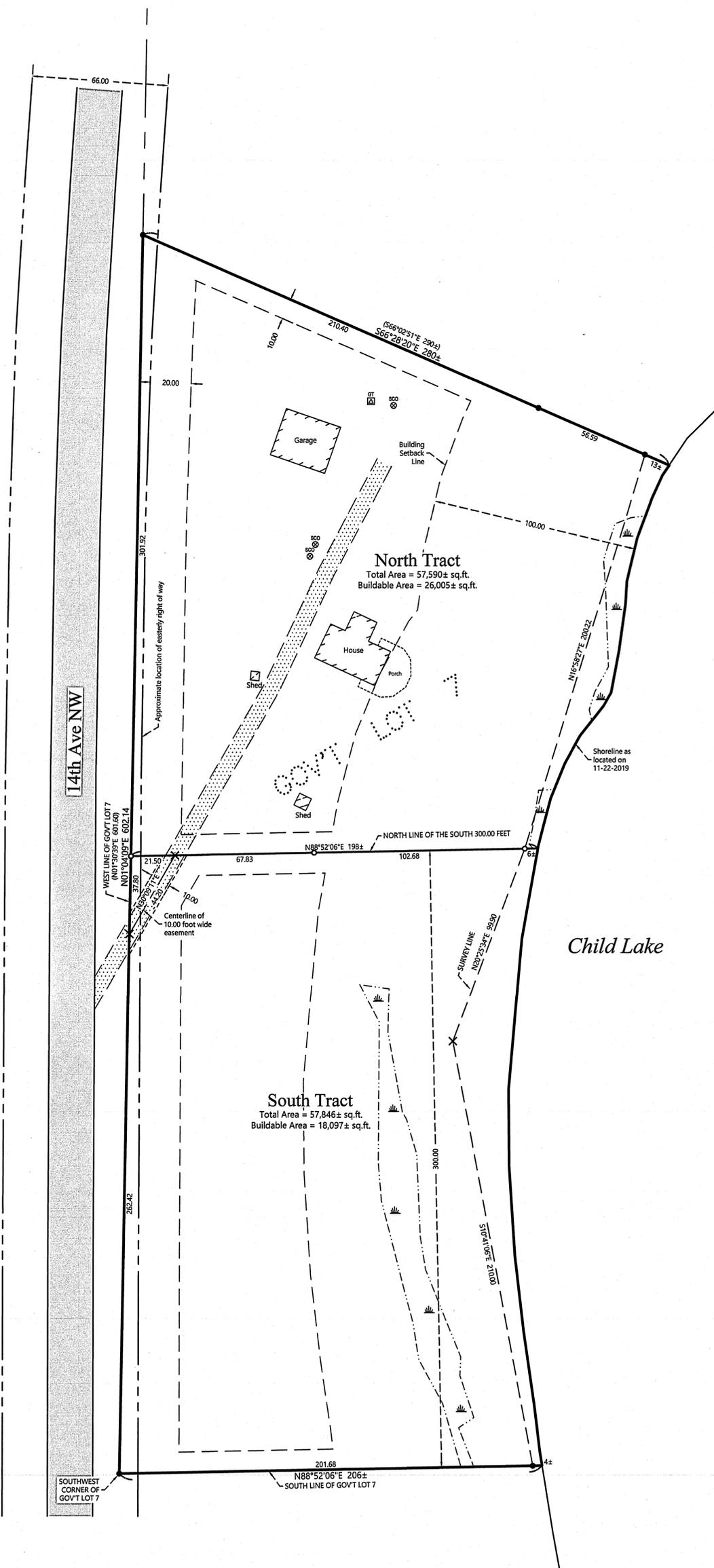
That part of Government Lot 7, Section 9, Township 140 North, Range 29 West, Cass County, Minnesota, lying northerly of the South 300.00 feet thereof and lying southerly of the following described line: COMMENCING at the southwest corner of said Government Lot 7; thence North 01 degrees 04 minutes 09 seconds East, assigned bearing, along the west line thereof, 602.14 feet to the point of beginning of the line to be herein described; thence South 66 degrees 28 minutes 20 seconds East 280 feet, more or less, to the shoreline of Child Lake and said described line there terminating.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to 14th Avenue NW right of way.
TOGETHER with a 10.00 foot wide easement.

SOUTH TRACT

The South 300.00 feet of Government Lot 7, Section 9, Township 140 North, Range 29 West, Cass County, Minnesota.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to 14th Avenue NW right of way.
SUBJECT to a 10 foot wide roadway easement.

10.00 FOOT WIDE EASEMENT

A 10.00 foot wide easement for ingress, egress, and utility purposes over, under, and across that part of Government Lot 7, Section 9, Township 140 North, Range 29 West, the centerline of said 10.00 foot wide easement is described as follows: COMMENCING at the southwest corner of said Government Lot 7; thence North 01 degrees 04 minutes 09 seconds East, assigned bearing, along the west line thereof, 262.42 feet to the point of beginning of the centerline to be herein described; thence North 30 degrees 09 minutes 11 seconds East 44.20 feet to the north line of the South 300.00 feet of said Government Lot 7 and said described centerline there terminating.
The sidelines of said 10.00 foot wide easement shall be prolonged or shortened to terminate on said west line of Government Lot 7 and on said north line of the South 300.00 feet thereof.



LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21567
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- (123.45) DENOTES PLAT AND/OR DEEDED MEASURE
- ⊙ DENOTES EXISTING SEPTIC CLEANOUT
- ⊕ DENOTES EXISTING GROUND TRANSFORMER
- ▨ DENOTES EDGE OF EXISTING GRAVEL
- ▩ DENOTES EDGE OF EXISTING BITUMINOUS
- DENOTES DELINEATED WETLAND(S)

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 51-009-4303.
3. Improvements other than those shown on this certificate, may exist that were not located during this survey. The wetlands as shown were delineated by Patrick Reardon, Wetland Certificate No. 1295, done in June 2020.
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. This survey reflects the located shoreline at the time of this survey, not the Ordinary High Water Elevation (OHW).
6. 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.

CERTIFICATE OF SURVEY

Tom Bishop
15135 38th Ave N.
Plymouth, MN 55446



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 6/29/2020
 LIC. NO. 21367

REVISIONS:

NO.	DATE	DESCRIPTION	BY

JOB NO. 19-2027
DATE 06-29-2020
SHEET NO. 1 OF 1