

CERTIFICATE OF SURVEY

LOTS 1, 2, & 3, BLOCK ONE, SPORTSMAN ACRES,
SECTION 32, TOWNSHIP 141 NORTH, RANGE 28 WEST,
CASS COUNTY, MINNESOTA

NO.	DATE	DESCRIPTION
1	08-13-2020	Revised North and South Tracts

I HEREBY CERTIFY THAT THIS SURVEY PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Terry J. Freeman
TERRY J. FREEMAN
LIC. NO. 21367
8/13/2020



CERTIFICATE OF SURVEY
Randy Wallake
P.O. Box 28
Longville, MN 56655

JOB NO. 20-148
DATE: 07-08-2020
SHEET NO. 1 OF 1

PROPOSED DESCRIPTIONS:

NORTH TRACT

That part of Lot 2, Block One, SPORTSMAN ACRES, according to the recorded plat thereof, Cass County, Minnesota, lying northerly of the South 73.10 feet thereof.

SUBJECT TO easements, restrictions, and reservations of record.

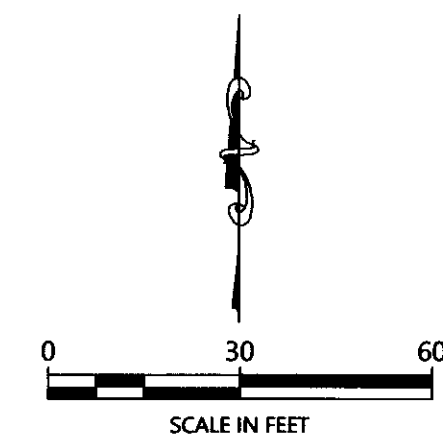
NOTE: The North Tract is a non-conforming tract on its own and shall be attached to adjoining Parcel No. 19-462-0130.

SOUTH TRACT

The South 73.10 feet of Lot 2, Block One, SPORTSMAN ACRES, according to the recorded plat thereof, Cass County, Minnesota.

SUBJECT TO easements, restrictions, and reservations of record.

NOTE: The South Tract is a non-conforming tract on its own and shall be attached to adjoining Parcel No. 19-462-0110.



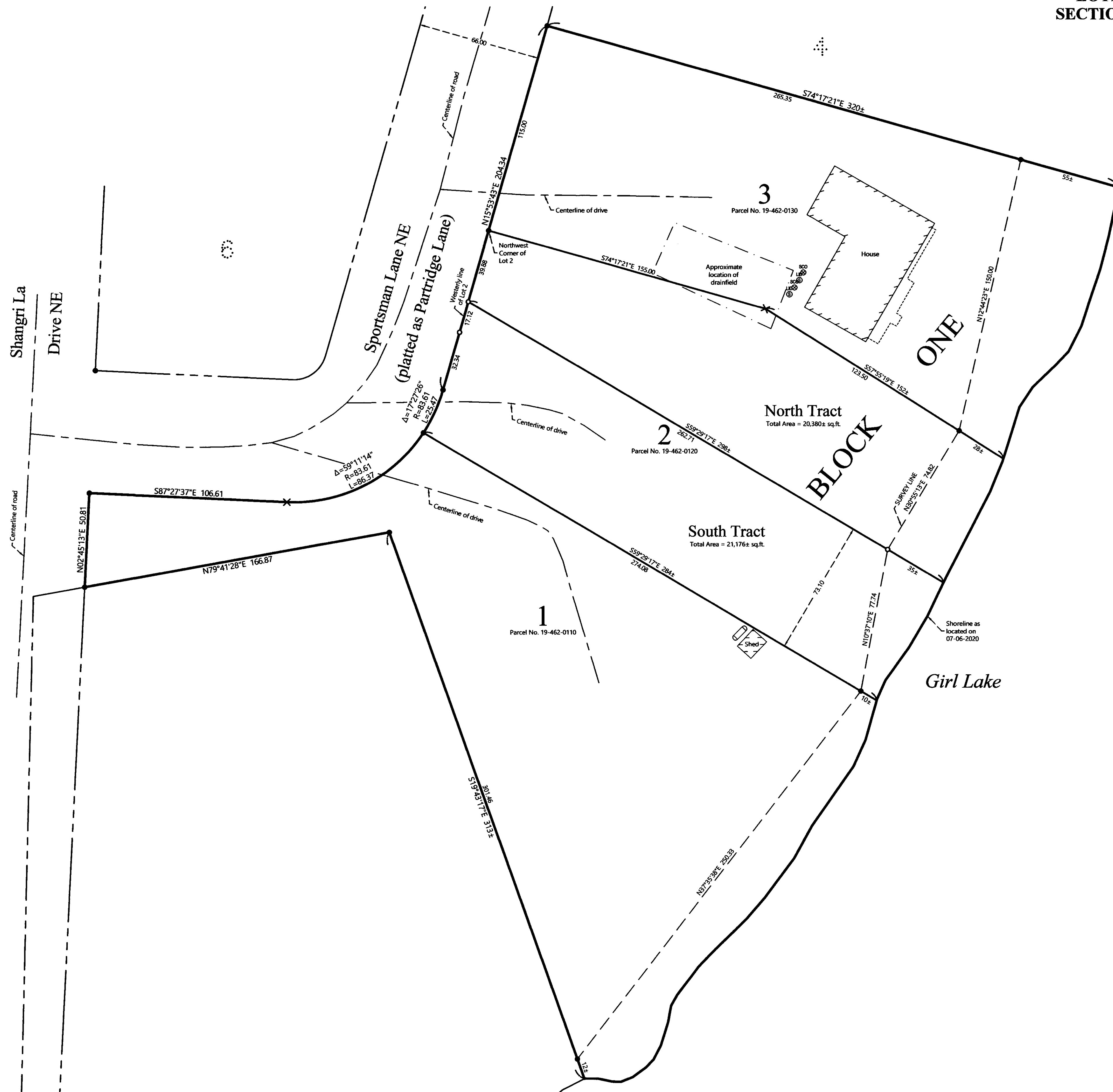
ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE MINNESOTA COUNTY COORDINATE SYSTEM, (CASS COUNTY NORTH ZONE, 2011 Adj).

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- DENOTES EXISTING LP TANK
- ⊗ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID

NOTES:

- Zoning for subject tract = Shoreland Residential.
- Parcel ID for subject tracts = 19-462-0110, 19-462-0120, and 19-462-0130.
- Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey.
- 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.
- This survey reflects the located shoreline at the time of this survey, not the Ordinary High Water Elevation (OHW).
- 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

LOTS 1, 2, & 3, BLOCK ONE, SPORTSMAN ACRES,
SECTION 32, TOWNSHIP 141 NORTH, RANGE 28 WEST,
CASS COUNTY, MINNESOTA

REVISIONS:	NO.	DATE	DESCRIPTION	BY

PROPOSED DESCRIPTIONS:

NORTH TRACT

That part of Lot 2, Block One, SPORTSMAN ACRES, according to the recorded plat thereof, Cass County, Minnesota, lying northerly of the following described line: COMMENCING at the northwest corner of said Lot 2; thence South 15 degrees 53 minutes 43 seconds West, assigned bearing, along the westerly line of said Lot 2, for a distance of 57.00 feet to the point of beginning of the line to be herein described; thence South 63 degrees 09 minutes 17 seconds East 294 feet, more or less, to the shoreline of Girl Lake and said described line there terminating. SUBJECT to easements, restrictions, and reservations of record.
NOTE: The North Tract is a non-conforming tract on its own and shall be attached to adjoining Parcel No. 19-462-0130.

SOUTH TRACT

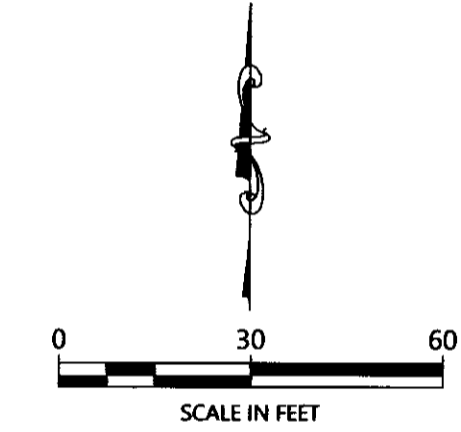
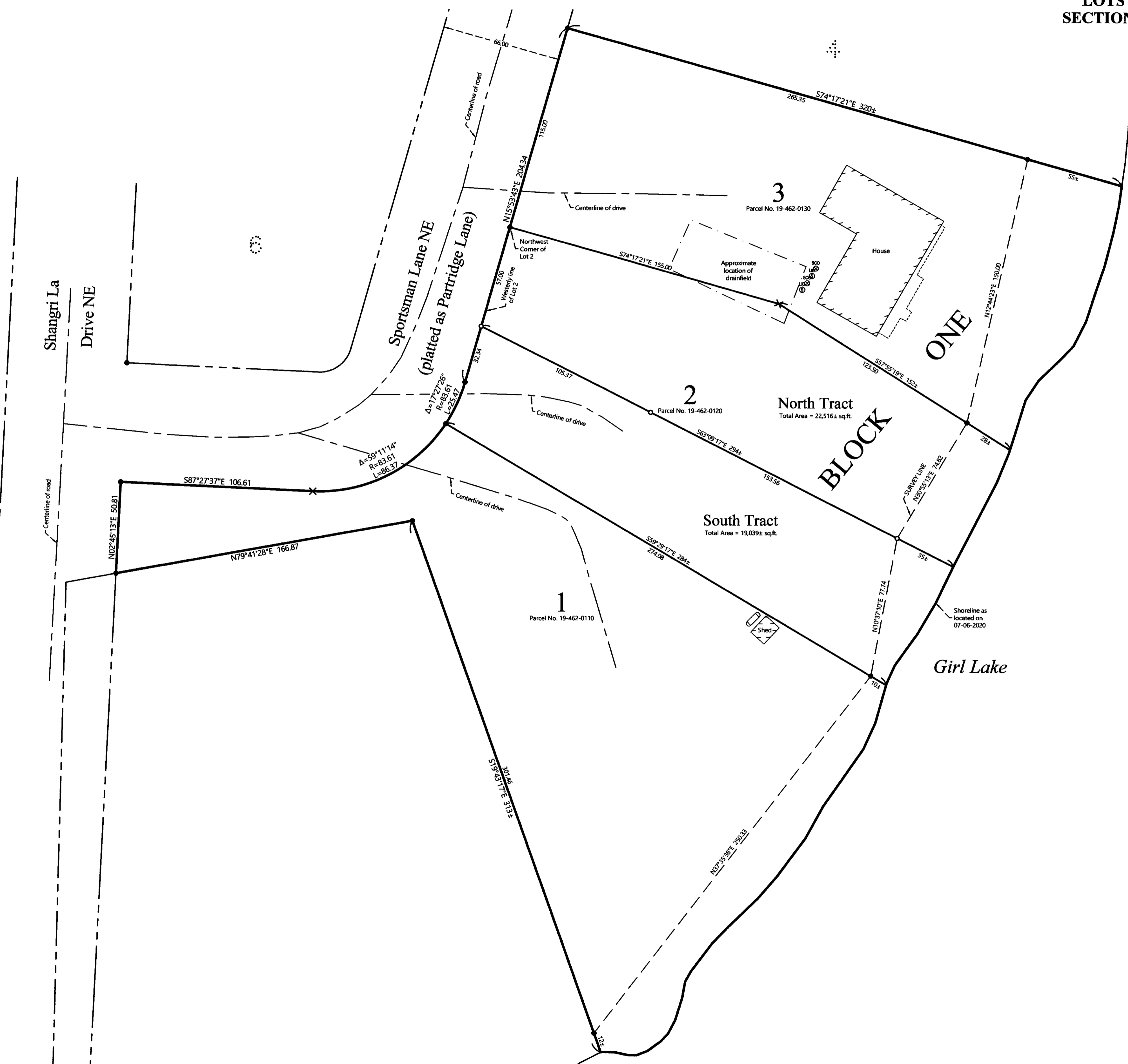
That part of Lot 2, Block One, SPORTSMAN ACRES, according to the recorded plat thereof, Cass County, Minnesota, lying southerly of the following described line: COMMENCING at the northwest corner of said Lot 2; thence South 15 degrees 53 minutes 43 seconds West, assigned bearing, along the westerly line of said Lot 2, for a distance of 57.00 feet to the point of beginning of the line to be herein described; thence South 63 degrees 09 minutes 17 seconds East 294 feet, more or less, to the shoreline of Girl Lake and said described line there terminating. SUBJECT to easements, restrictions, and reservations of record.
NOTE: The South Tract is a non-conforming tract on its own and shall be attached to adjoining Parcel No. 19-462-0110.

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. Freeman
TERRY L. FREEMAN
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JOB NO. 20-148
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