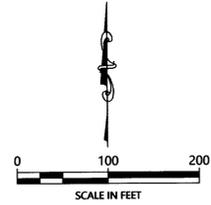


# CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 5, SECTION 32, AND PART OF GOVERNMENT LOT 3, SECTION 33,  
TOWNSHIP 143 NORTH, RANGE 31 WEST,  
CASS COUNTY, MINNESOTA



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 G.L.O. MONUMENT FOUND
- ✕ DENOTES CALCULATED POSITION
- (123.45) DENOTES PLAT AND/OR DEEDED MEASURE

## NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 20-032-4408.
3. Improvements, other than those shown on this certificate, may exist that were not located during this survey. On the West Tract, no wetlands are shown on the National Wetlands Inventory mappings.
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.

## PROPOSED DESCRIPTIONS:

### WEST TRACT

That part of Government Lot 5, Section 32, and that part of Government Lot 3, Section 33, both in Township 143 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the southeast corner of said Government Lot 5; thence North 00 degrees 23 minutes 31 seconds East, assigned bearing, along the east line thereof, 391.39 feet; thence North 27 degrees 26 minutes 31 seconds East 154.36 feet to the point of beginning of the tract to be herein described; thence North 59 degrees 42 minutes 44 seconds West 524.75 feet to the intersection with the southerly right of way line of Birch Drive, as dedicated in the recorded plat of LITTLE PONDEROSA, said County; thence South 63 degrees 55 minutes 31 seconds West, along said southerly right of way, 199.71 feet; thence South 66 degrees 50 minutes 25 seconds West, along said southerly right of way, 466.48 feet; thence North 84 degrees 50 minutes 53 seconds West, along said southerly right of way, 306.46 feet to the intersection with the west line of said Government Lot 5; thence South 00 degrees 03 minutes 55 seconds East, along said west line, 512.90 feet to the southwest corner of said Government Lot 5; thence South 88 degrees 23 minutes 11 seconds East, along said south line, 1094.98 feet to the intersection with a line bearing South 27 degrees 26 minutes 31 seconds West from the point of beginning; thence North 27 degrees 26 minutes 31 seconds East 589.09 feet to the point of beginning.  
SUBJECT to easements, restrictions, and reservations of record.

### EAST TRACT

That part of Government Lot 5, Section 32, and that part of Government Lot 3, Section 33, both in Township 143 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the southeast corner of said Government Lot 5; thence North 00 degrees 23 minutes 31 seconds East, assigned bearing, along the east line thereof, 391.39 feet; thence North 27 degrees 26 minutes 31 seconds East 154.36 feet to the point of beginning of the tract to be herein described; thence continue North 27 degrees 26 minutes 31 seconds East 200.00 feet; thence North 61 degrees 25 minutes 06 seconds West 326.01 feet; thence North 61 degrees 54 minutes 29 seconds West 116.54 feet to the intersection with the southerly right of way line of Birch Drive, as dedicated in the recorded plat of LITTLE PONDEROSA, said County; thence South 49 degrees 36 minutes 31 seconds West, along said southerly right of way, 171.62 feet; thence South 63 degrees 55 minutes 31 seconds West, along said southerly right of way, 28.38 feet to the intersection with a line bearing North 59 degrees 42 minutes 44 seconds West from the point of beginning; thence South 59 degrees 42 minutes 44 seconds East 524.75 feet to the point of beginning.  
SUBJECT to easements, restrictions, and reservations of record.  
The East Tract is not intended to be a stand alone parcel and must be attached to adjoining Parcel No. 20-033-3320.

## EXISTING DESCRIPTION:

OBTAINED FROM THE CASS COUNTY RECORDERS OFFICE.

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## EXHIBIT "A" LEGAL DESCRIPTION

Government Lot One (1), Section Five (5), Township One Hundred Forty-two (142) North, Range Thirty-one (31) West;  
AND

That part of Government Lot Three (3), Section Thirty-three (33), Township One Hundred Forty-three (143) North, Range Thirty-one (31) West, described as follows: Commencing at the southwest corner of said Lot 3; thence North 391.39 feet along the west line of said Lot 3 to the point of beginning of the tract to be described; thence North 421.04 feet along the west line of said Lot 3; thence South 68 degrees 57 minutes East 192.53 feet; thence South 27 degrees 03 minutes West 395.10 feet to the point of beginning;

AND

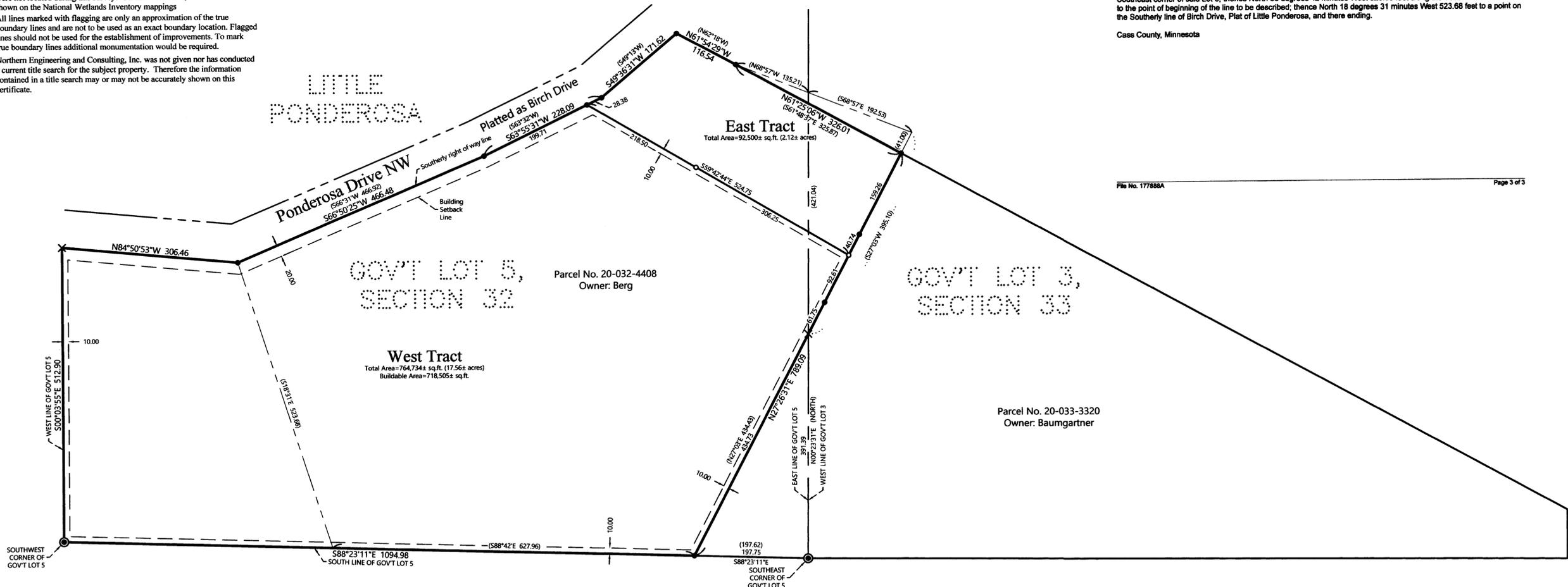
That part of Government Lot Five (5), Section Thirty-two (32), Township One Hundred Forty-three (143) North, Range Thirty-one (31) West, described as follows: Commencing at the Southeast corner of said Lot 5; thence North 391.39 feet along the east line of said Lot 5 to the point of beginning of the tract to be described; thence North 421.04 feet along the east line of said Lot 5; thence North 68 degrees 57 minutes West 135.21 feet; thence North 62 degrees 18 minutes West 116.54 feet to the southerly right of way line of Birch Drive, plat of Little Ponderosa; thence South 49 degrees 13 minutes West 171.62 feet along said right of way line; thence South 63 degrees 32 minutes West 228.08 feet along said right of way line; thence South 66 degrees 31 minutes West 466.92 feet along said right of way line; thence South 18 degrees 31 minutes East 523.68 feet to the south line of said Lot 5; thence South 88 degrees 42 minutes East 627.98 feet along said South line; thence North 27 degrees 03 minutes East 434.43 feet to the point of beginning;

LESS That part of Government Lot 5, Section 32, and of Government Lot 3, Section 33, all in Township 143 North, Range 31 West, Cass County, Minnesota, described as follows: Commencing at the Southeast corner of said Government Lot 5; thence on an assumed bearing of North along the east line of said Government Lot 5, a distance of 812.43 feet to the point of beginning of the tract to be herein described; thence North 68 degrees 57 minutes West 135.21 feet; thence South 61 degrees 48 minutes 37 seconds East 325.87 feet; thence North 27 degrees 03 minutes East 41.00 feet; thence North 68 degrees 57 minutes West 192.53 feet to the point of beginning;

AND

All that part of the unplatted portion of Government Lot Five (5), Section Thirty-two (32), Township One Hundred Forty-three (143) North, Range Thirty-one (31) West, lying West of the following described line: Commencing at the Southeast corner of said Lot 5; thence North 88 degrees 42 minutes West 825.58 feet along the South line of said Lot 5 to the point of beginning of the line to be described; thence North 18 degrees 31 minutes West 523.68 feet to a point on the Southerly line of Birch Drive, Plat of Little Ponderosa, and there ending.

Cass County, Minnesota



NO.	DATE	DESCRIPTION
1	07-24-2020	Adjusted line between West and East Tracts

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  
LIC. NO. 21367  
7/24/2020

**NORTHERN ENGINEERING AND CONSULTING, INC.**  
P.O. Box 283, Walker, MN 56484  
Phone: 218-547-1285 Fax: 218-547-2272  
web: www.necusa.com

CERTIFICATE OF SURVEY  
John Baumgartner  
6394 Ponderosa Dr NW  
Walker, MN 56484

JOB NO. 20-167  
DATE: 07-22-2020  
SHEET NO.  
1 OF 1