

# CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 12,  
SECTION 25, TOWNSHIP 143 NORTH, RANGE 29 WEST,  
CASS COUNTY, MINNESOTA

## EXISTING DESCRIPTION:

OBTAINED FROM THE CASS COUNTY RECORDERS OFFICE. (Doc. No. A000650059)

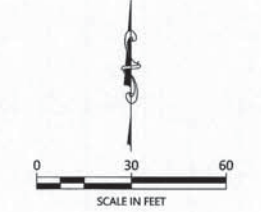
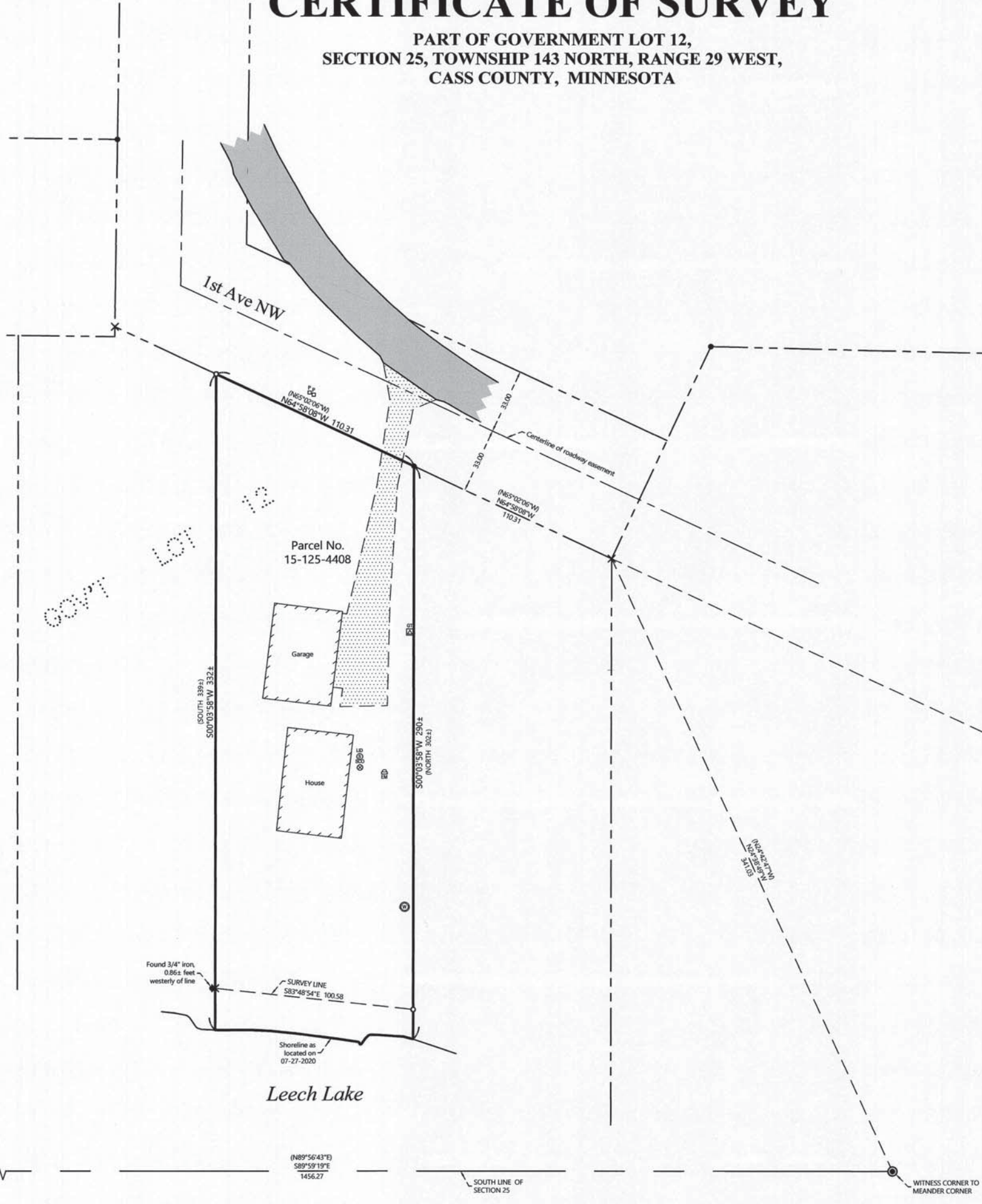


To the following described Real Estate situated in  
Cass County, Minnesota:

That part of Government lot 12, Section 25, Township 143 North, Range 29 West, Cass County, Minnesota, described as follows: Commencing at the U.S.G.L.O. brass cap monument marking the south quarter corner of said Section 25; thence on an assumed bearing of South 89 degrees 52 minutes 48 seconds East 666.16 feet along the south line of said Section 25 to the U.S.G.L.O. brass cap monument marking the witness corner to the meander corner of said Section 25; thence North 89 degrees 56 minutes 43 seconds East 1456.27 feet along the south line of said Section 25 to the U.S.G.L.O. brass cap monument marking the witness corner to the meander corner of said Section 25; thence North 24 degrees 42 minutes 47 seconds East 341.03 feet; thence North 65 degrees 02 minutes 06 seconds West 139.31 feet to the point of beginning of the tract to be described; thence continue North 65 degrees 02 minutes 06 seconds West 139.31 feet to a point which is 331.54 feet east of the west line of said Government lot 12 as measured at right angles to said west line; thence south 339 feet, more or less, to the water's edge of Leech Lake; thence easterly 103 feet, more or less, along said water's edge to the intersection with a line which bears South from the point of beginning; thence North 302 feet, more or less, to the point of beginning. Together with a Road easement, described as follows: an easement for roadway purposes 66 ft wide, through part of Gov't Lot 12, Section 25, Township 143 North, Range 29 West, Cass County, Minnesota, the centerline of which is described as follows: Commencing at the U.S.G.L.O. brass cap monument marking the south quarter corner of said Section 25; thence on an assumed bearing of South 89 degrees 52 minutes 48 seconds East 666.16 feet along the south line of said Section 25 to the U.S.G.L.O. brass cap monument marking the witness corner to the meander corner of said Section 25; thence North 89 degrees 56 minutes 43 seconds East 1456.27 feet to the U.S.G.L.O. brass cap monument marking the witness corner to the meander corner of said Section 25; thence North 24 degrees 42 minutes 47 seconds East 341.03 feet; thence South 65 degrees 02 minutes 06 seconds West 100.00 feet; thence North 24 degrees 57 minutes 54 seconds east 33.00 feet to the point of beginning of the centerline to be described; thence North 65 degrees 02 minutes 06 seconds West 355.78 feet; thence north 0 degrees 45 minutes 08 seconds East 640.65 feet; thence South 89 degrees 21 minutes 01 seconds East 583 feet and there termination.

## NOTES:

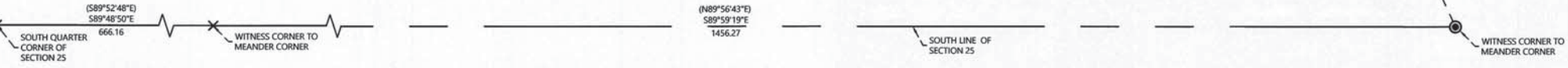
1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 15-125-4408.
3. Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey.
4. All lines marked with flagging are only an approximation of the true boundary 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.



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE MINNESOTA COUNTY COORDINATE SYSTEM, (CASS COUNTY NORTH ZONE, 2011 A4).

## LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- ⊙ DENOTES BRASS CAPPED MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- Ⓜ DENOTES EXISTING ELECTRIC METER
- Ⓣ DENOTES EXISTING GROUND TRANSFORMER
- ⊙ DENOTES EXISTING WELL
- Ⓣ DENOTES EXISTING PHONE PEDESTAL
- Ⓜ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- DENOTES EDGE OF EXISTING GRAVEL
- DENOTES EDGE OF EXISTING BITUMINOUS



NO.	DATE	DESCRIPTION

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  
8/3/2020  
LC NO. 21367



CERTIFICATE OF SURVEY  
Lisa Johnson  
7005 46th Ave N.  
Crystal, MN 55428

JOB NO. 20-186  
DATE: 08-03-2020  
SHEET NO. 1 OF 1