

CERTIFICATE OF SURVEY

**PART OF GOVERNMENT LOTS 4 & 5 AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER,
SECTION 27, TOWNSHIP 140 NORTH, RANGE 26 WEST,
CASS COUNTY, MINNESOTA**

EXISTING DESCRIPTION:

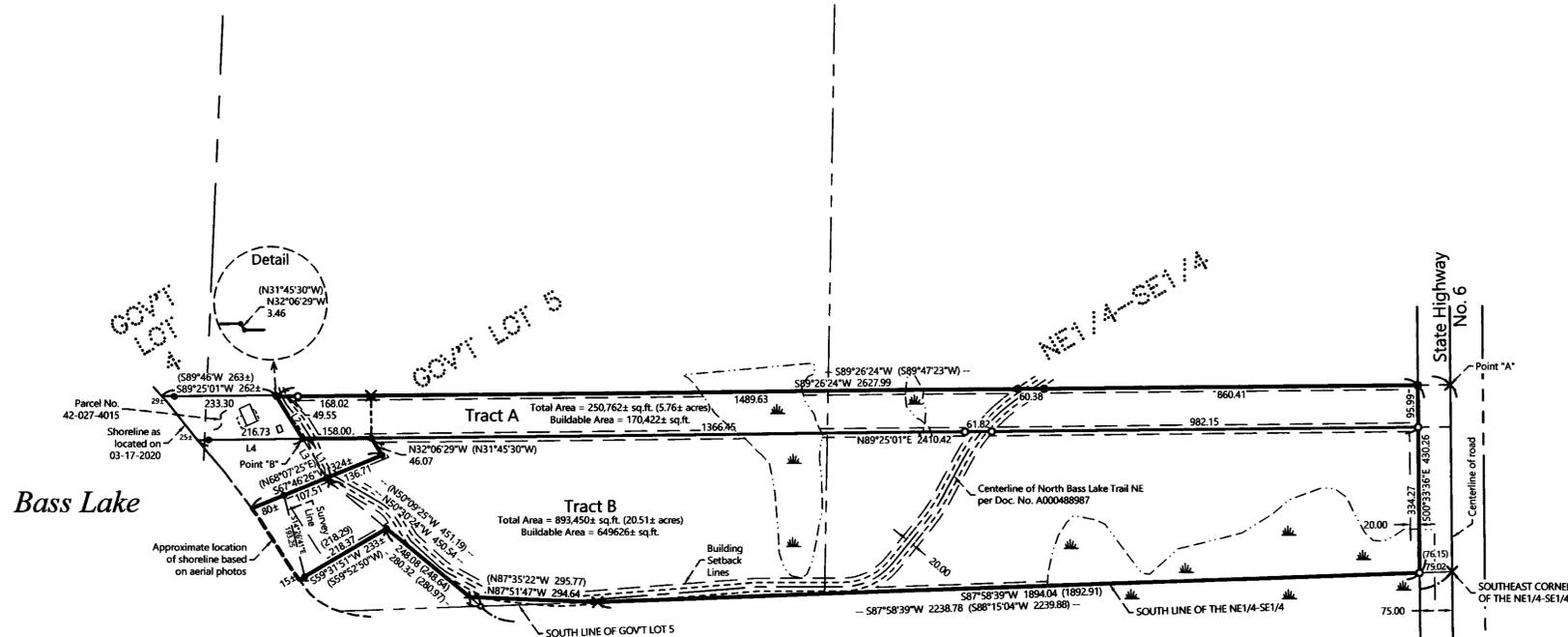
Parcel No. 42-027-4015 Obtained from the Cass County Records Office.

Page 3 of 3 A000651095

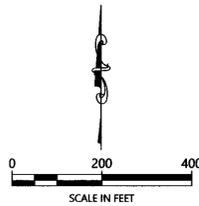
WARRANTY DEED
Individual(s) to Joint Tenants

EXHIBIT A

That part of Government Lots Four (4) and Five (5), Section Twenty-seven (27), Township One Hundred Forty (140) North, Range Twenty-six (26) West, described as follows: Commencing at the Southeast corner of the Northeast Quarter of the Southeast Quarter of said Section 27; thence South 88 degrees 15 minutes 04 seconds West assumed bearing 2239.88 feet along the South line of said Northeast Quarter of the Southeast Quarter and along the South line of said Government Lot 5; thence North 50 degrees 09 minutes 25 seconds West 451.19 feet; thence North 31 degrees 45 minutes 30 seconds West 115.63 feet to a 1/4 inch iron pipe, the point of beginning; thence North 31 degrees 45 minutes 30 seconds West 117.31 feet to a 1/2 inch iron pipe on the Southerly line of the tract decreed to Lambert by the Judgment recorded in Book 119 of Deeds, page 185 in the Office of the Register of Deeds of said County; thence South 89 degrees 46 minutes West 263.00 feet, more or less, along the South line of said Lambert tract to the shore of Bass Lake; thence Southwesterly along said shore to a point that bears South 89 degrees 46 minutes West from the point of beginning; thence North 89 degrees 46 minutes East 242.43 feet to the point of beginning.



LINE TABLE				
Line Segment	Bearing	Distance	Deed Bearing	Deed Distance
L1	N32°06'29\"/>			



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 CALCULATED POSITION
- (123.45) DENOTES PLAT AND/OR DEEDED MEASURE
- DENOTES EXISTING LP TANK
- ⊕ DENOTES EXISTING GROUND TRANSFORMER
- ⊞ DENOTES EXISTING PHONE PEDESTAL
- ◻ DENOTES WETLAND(S)

NOTES:

1. Zoning for subject tract = Shoreland Residential and Rural Residential 2.5.
2. Parcel ID for subject tract = 42-027-4017 and 42-027-4015.
3. Improvements, other than those shown on this certificate, may exist that were not located during this survey. Wetlands as shown on Tract A per wetland delineation by Patrick Readon, Certification No. 1295, done in June 2020. The wetlands on Tract B are taken from the National Wetland 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. This survey reflects the located shoreline at the time of this survey, not the Ordinary High Water Elevation (OHWE).
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.

PROPOSED DESCRIPTIONS:

TRACT A
That part of the Northeast Quarter of the Southeast Quarter and that part of Government Lot 5, both in Section 27, Township 140 North, Range 26 West, Cass County, Minnesota, described as follows: COMMENCING at the southeast corner of said Section 27; thence North 00 degrees 33 minutes 36 seconds West, assigned bearing, along the east line of said Section 27, for a distance of 1753.00 feet to a point hereinafter referred to as Point "A"; thence COMMENCING at said southeast corner; thence North 00 degrees 33 minutes 36 seconds West, along said east line, 1324.65 feet to the southeast corner of said Northeast Quarter of the Southeast Quarter; thence South 87 degrees 58 minutes 39 seconds West, along the south line of said Northeast Quarter of the Southeast Quarter and along the south line of said Government Lot 5, for a distance of 2238.78 feet; thence North 50 degrees 30 minutes 24 seconds West 450.54 feet; thence North 32 degrees 06 minutes 29 seconds West 115.63 feet to the point of beginning of the tract to be herein described; thence continue North 32 degrees 06 minutes 29 seconds West 113.85 feet to the intersection with a line bearing South 89 degrees 24 seconds East 2627.99 feet from said Point "A"; thence North 89 degrees 26 minutes 24 seconds East 2627.99 feet to the westerly right of way line of State Highway No. 6; thence South 00 degrees 33 minutes 36 seconds East, along said westerly right of way line, 95.99 feet to the intersection with a line bearing North 89 degrees 25 minutes 01 seconds East from the point of beginning; thence South 89 degrees 25 minutes 01 seconds West 2568.42 feet to the point of beginning. SUBJECT TRACT (Tract A) is non-conforming on its own and must be attached to PID No. 42-027-4015. SUBJECT to easements, restrictions, and reservations of record. SUBJECT to and TOGETHER with a 20.00 foot wide easement described in Doc. No. A000488987.

TRACT B
That part of the Northeast Quarter of the Southeast Quarter and that part of Government Lot 5, both in Section 27, Township 140 North, Range 26 West, Cass County, Minnesota, described as follows: COMMENCING at the southeast corner of said Section 27; thence North 00 degrees 33 minutes 36 seconds West, assigned bearing, along the east line of said Section 27, for a distance of 1324.65 feet to the southeast corner of said Northeast Quarter of the Southeast Quarter; thence South 87 degrees 58 minutes 39 seconds West, along the south line of said Northeast Quarter of the Southeast Quarter and along the south line of said Government Lot 5, for a distance of 2238.78 feet; thence North 50 degrees 30 minutes 24 seconds West 450.54 feet; thence North 32 degrees 06 minutes 29 seconds West 10.41 feet to the point of beginning of the tract to be herein described; thence continue North 32 degrees 06 minutes 29 seconds West 105.22 feet to a point hereinafter referred to as Point "B"; thence from the point of beginning North 67 degrees 46 minutes 26 seconds East 136.71 feet; thence North 32 degrees 06 minutes 29 seconds West 46.07 feet to the intersection with a line bearing North 89 degrees 25 minutes 01 seconds East 2410.42 feet to the westerly right of way line of State Highway No. 6; thence South 00 degrees 33 minutes 36 seconds East, along said westerly right of way line, 334.27 feet to said south lines; thence South 87 degrees 58 minutes 39 seconds West, along said south lines 1894.04 feet; thence North 87 degrees 51 minutes 47 seconds West 294.64 feet; thence North 50 degrees 30 minutes 24 seconds West 248.08 feet; thence South 59 degrees 31 minutes 51 seconds West 233 feet, more or less, to the shoreline of Bass Lake; thence northwesterly along said shoreline to the intersection with a line bearing South 67 degrees 46 minutes 26 seconds West from the point of beginning; thence North 67 degrees 46 minutes 26 seconds East 188 feet, more or less, to the point of beginning. SUBJECT to easements, restrictions, and reservations of record. SUBJECT to and TOGETHER with a 20.00 foot wide easement described in Doc. No. A000488987.

NO.	DATE	DESCRIPTION

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IN ACCORDANCE WITH THE LAWS OF THE STATE OF MINNESOTA.

8/7/2020
TERRY L. FREEMAN
LIC. NO. 21367

NORTHERN ENGINEERING & CONSULTING, INC.
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web: www.necusa.com

CERTIFICATE OF SURVEY
William Lewis
8583 Upland Lane N
Maple Grove, MN 55331

JOB NO. 20-036
DATE: 06-29-2020
SHEET NO. 1 OF 1