

# CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 1,  
SECTION 10, TOWNSHIP 140 NORTH, RANGE 29 WEST,  
CASS COUNTY, MINNESOTA

## EXISTING DESCRIPTIONS:

OBTAINED FROM THE CASS COUNTY RECORDERS OFFICE.

Parcel No. 51-010-1112  
(Wickett to Trauger 2001)

### EXHIBIT "A" LEGAL DESCRIPTION

That part of Government Lot One (1), Section Ten (10), Township One Hundred Forty (140) North, Range Twenty-nine (29) West, Cass County, Minnesota, as follows: Commencing at the Southeast corner of said Lot 1; thence Westerly along the South line of said Lot 1 to the shoreline of McKeown Lake at low water mark; thence Northerly along the shoreline of McKeown Lake at low water mark a distance of 125 feet to the point of beginning; thence Northerly along the shoreline of McKeown Lake to a point which bears South 70 degrees 22 minutes 20 seconds West from a point on the East line of said Government Lot 1 which lies 350 feet North of the Southeast corner of said Lot 1; thence North 70 degrees 22 minutes 20 seconds East to said point on the East line of said Government Lot 1; thence South along said East line 175 feet; thence West to the Point of beginning.

Parcel No. 51-010-1111  
(Wickett to Pattee 1992)

That portion of Lot One (1), Section Ten (10), Township One Hundred Forty (140), Range Twenty-nine (29), Cass County, Minnesota, commencing at the Southeast corner of said Lot One (1), thence westerly to the shoreline of McKeown Lake at low water mark; thence northerly along the shoreline of McKeown Lake at low water mark a distance of 125 feet; thence northeasterly to a point 175 feet north of the point of beginning; thence south 175 feet to point of beginning;

Subject however, to the easement for ingress and egress to the property north of the above described real estate, which easement is presently existing and as now laid out and constructed.

## PROPOSED DESCRIPTIONS:

### Parcel No. 51-010-1112

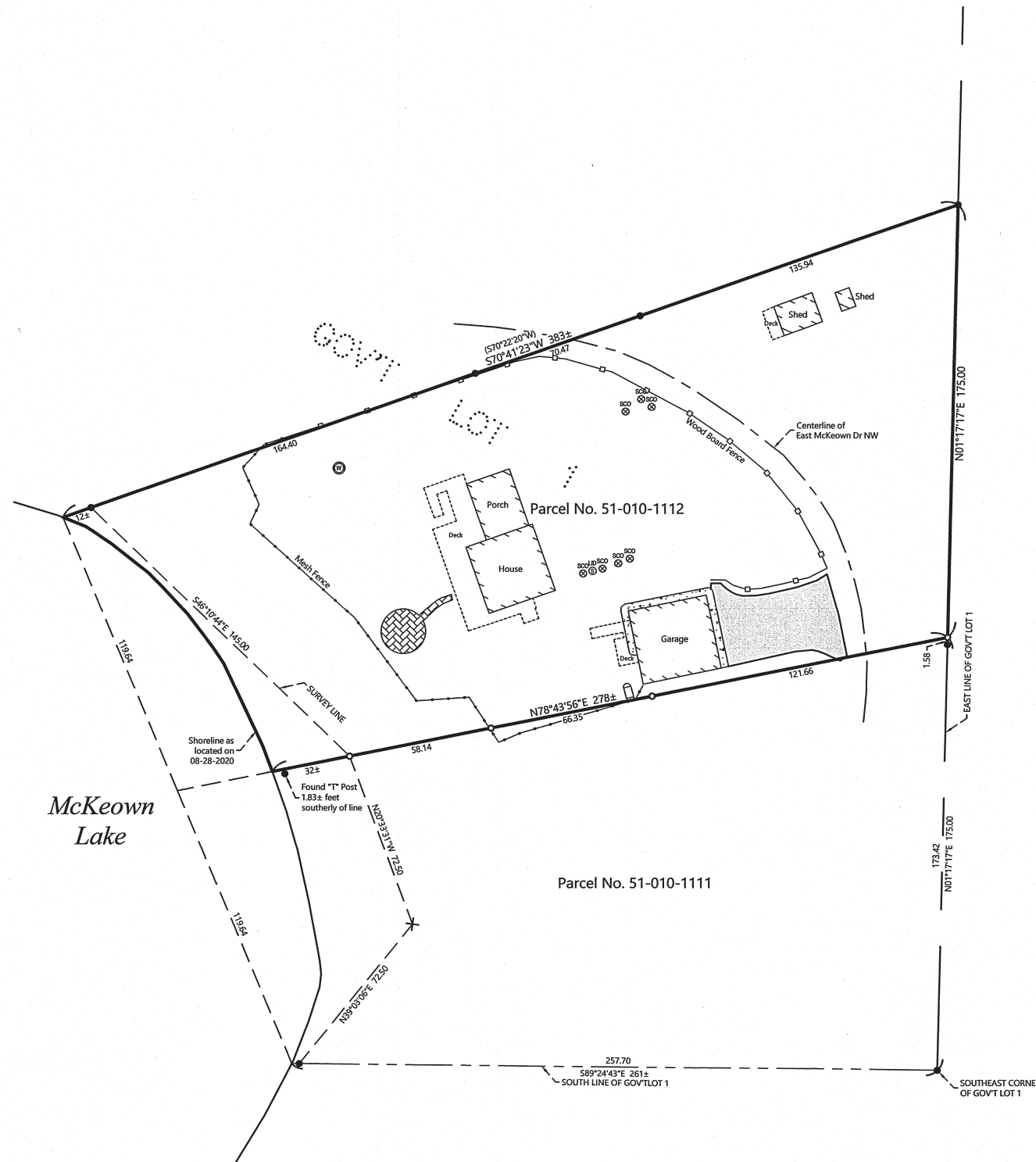
That part of Government Lot 1, Section 10, Township 140 North, Range 29 West, Cass County, Minnesota, described as follows: COMMENCING at the southeast corner of said Government Lot 1; thence North 01 degrees 17 minutes 17 seconds East, assigned bearing, along the east line thereof, 175.00 feet to the point of beginning of the tract to be herein described; thence continue North 01 degrees 17 minutes 17 seconds East, along said east line, 175.00 feet; thence South 70 degrees 41 minutes 23 seconds West 383 feet, more or less, to the shoreline of McKeown Lake; thence southeasterly along said shoreline to the intersection with a line bearing South 78 degrees 43 minutes 56 seconds West from the point of beginning; thence North 78 degrees 43 minutes 56 seconds East 278 feet, more or less, to the point of beginning. SUBJECT to easements, restrictions, and reservations of record. SUBJECT to East McKeown Drive NW right of way.

### Parcel No. 51-010-1111

That part of Government Lot 1, Section 10, Township 140 North, Range 29 West, Cass County, Minnesota, described as follows: BEGINNING at the southeast corner of said Government Lot 1; thence North 01 degrees 17 minutes 17 seconds East, assigned bearing, along the east line thereof, 175.00 feet; thence South 78 degrees 43 minutes 56 seconds West 278 feet, more or less, to the shoreline of McKeown Lake; thence southerly along said shoreline to the intersection with the south line of said Government Lot 1; thence South 89 degrees 24 minutes 43 seconds East, along said south line, 261 feet, more or less, to the point of beginning. SUBJECT to easements, restrictions, and reservations of record. SUBJECT to East McKeown Drive NW right of way.

## NOTES:

- Zoning for subject tract = Shoreland Residential.
- Parcel ID for subject tract = 51-010-1112.
- 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 (OHWE).
- 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.



## 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 WELL
- ⊗ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- DENOTES EXISTING WOOD BOARD FENCE LINE
- - - DENOTES EXISTING MESH FENCE LINE
- ▨ DENOTES EDGE OF EXISTING BITUMINOUS
- ▤ DENOTES EDGE OF EXISTING CONCRETE
- ▥ DENOTES EDGE OF EXISTING PAVING STONES

NO.	DATE	DESCRIPTION

I HEREBY CERTIFY THAT THIS SURVEY PLAN AND 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*  
TERRY L. FREEMAN  
LIC. NO. 21367



CERTIFICATE OF SURVEY  
Daryl Trauger  
7810 W 158th Ter  
Overland Park, KS 66223

JOB NO. 20-245  
DATE: 08-31-2020

SHEET NO.  
1 OF 1