

CERTIFICATE OF SURVEY

**THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, AND PART OF GOVERNMENT LOT 2,
SECTION 15, TOWNSHIP 140 NORTH, RANGE 29 WEST,
CASS COUNTY, MINNESOTA**

NO.	DATE	DESCRIPTION
1.	01-18-2021	Revised Tract A and Remainder Tract

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.

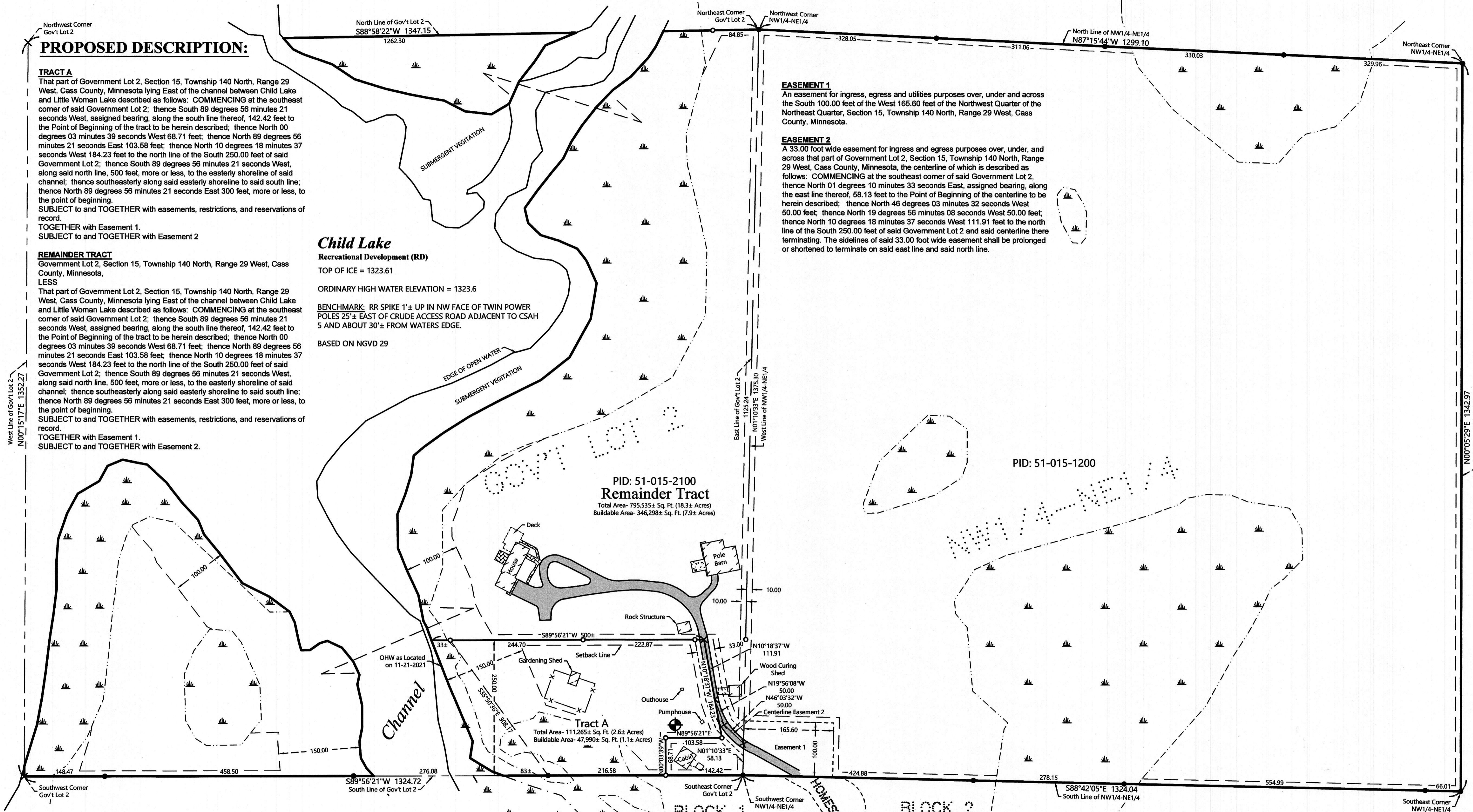
TERRY L. FREEMAN
 LIC. NO. 21367

NORTHERN ENGINEERING & CONSULTING, INC.
 P.O. Box 292, Walker, MN 56484
 Phone: 218-547-1236, Fax: 218-547-2272
 web: www.necusa.com

CERTIFICATE OF SURVEY

Leon Wessels
 950 Co Rd 5 NW
 Hackensack, MN 56452

JOB NO. 20-277
 DATE: 10-29-2020
 SHEET NO. 1 OF 1



PROPOSED DESCRIPTION:

TRACT A
 That part of Government Lot 2, Section 15, Township 140 North, Range 29 West, Cass County, Minnesota lying East of the channel between Child Lake and Little Woman Lake described as follows: COMMENCING at the southeast corner of said Government Lot 2; thence South 89 degrees 56 minutes 21 seconds West, assigned bearing, along the south line thereof, 142.42 feet to the Point of Beginning of the tract to be herein described; thence North 00 degrees 03 minutes 39 seconds West 68.71 feet; thence North 89 degrees 56 minutes 21 seconds East 103.58 feet; thence North 10 degrees 18 minutes 37 seconds West 184.23 feet to the north line of the South 250.00 feet of said Government Lot 2; thence South 89 degrees 56 minutes 21 seconds West, along said north line, 500 feet, more or less, to the easterly shoreline of said channel; thence southeasterly along said easterly shoreline to said south line; thence North 89 degrees 56 minutes 21 seconds East 300 feet, more or less, to the point of beginning.
 SUBJECT TO and TOGETHER with easements, restrictions, and reservations of record.
 TOGETHER with Easement 1.
 SUBJECT TO and TOGETHER with Easement 2

REMAINDER TRACT
 Government Lot 2, Section 15, Township 140 North, Range 29 West, Cass County, Minnesota,
 LESS
 That part of Government Lot 2, Section 15, Township 140 North, Range 29 West, Cass County, Minnesota lying East of the channel between Child Lake and Little Woman Lake described as follows: COMMENCING at the southeast corner of said Government Lot 2; thence South 89 degrees 56 minutes 21 seconds West, assigned bearing, along the south line thereof, 142.42 feet to the Point of Beginning of the tract to be herein described; thence North 00 degrees 03 minutes 39 seconds West 68.71 feet; thence North 89 degrees 56 minutes 21 seconds East 103.58 feet; thence North 10 degrees 18 minutes 37 seconds West 184.23 feet to the north line of the South 250.00 feet of said Government Lot 2; thence South 89 degrees 56 minutes 21 seconds West, along said north line, 500 feet, more or less, to the easterly shoreline of said channel; thence southeasterly along said easterly shoreline to said south line; thence North 89 degrees 56 minutes 21 seconds East 300 feet, more or less, to the point of beginning.
 SUBJECT TO and TOGETHER with easements, restrictions, and reservations of record.
 TOGETHER with Easement 1.
 SUBJECT TO and TOGETHER with Easement 2.

Child Lake

Recreational Development (RD)
 TOP OF ICE = 1323.61
 ORDINARY HIGH WATER ELEVATION = 1323.6
 BENCHMARK: RR SPIKE 1"± UP IN NW FACE OF TWIN POWER POLES 25'± EAST OF CRUDE ACCESS ROAD ADJACENT TO CSAH 5 AND ABOUT 30'± FROM WATERS EDGE.
 BASED ON NGVD 29

**PID: 51-015-2100
 Remainder Tract**
 Total Area- 795,535± Sq. Ft. (18.3± Acres)
 Buildable Area- 346,296± Sq. Ft. (7.9± Acres)

PID: 51-015-1200

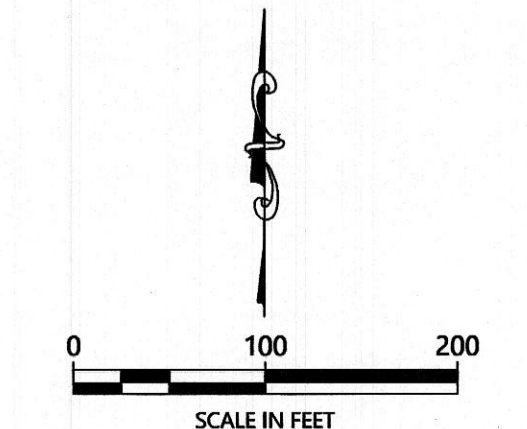
NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 51-015-2100 and 51-015-1200.
3. Improvements other than those shown on this certificate, may exist that were not located during this survey. The wetland delineation for Tract A was done by Patrick Reardon, Wetland Certification No. 1259, October 2020. The wetlands on the Northwest Quarter of the Northeast Quarter and Remainder Tract were drawn in with the National Wetland Inventory map.
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.

Little Woman Lake
 Natural Environment (NE)

LEGEND

<ul style="list-style-type: none"> ○ DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367 ● DENOTES MONUMENT FOUND × DENOTES CALCULATED POSITION ▨ DENOTES EXISTING BUILDING ▬ DENOTES EDGE OF EXISTING BITUMINOUS 	<ul style="list-style-type: none"> ▬ DENOTES EDGE OF EXISTING CONCRETE ▨ DENOTES EDGE OF EXISTING PAVING STONES ○ DENOTES WETLAND(S) —x—x— DENOTES EXISTING FENCE LINE ⊕ BENCHMARK: SET SPIKE IN NW FACE OF 30 INCH NORWAY PINE UP 0.20 FEET. ELEV. = 1335.49 (NGVD 29)
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ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE MINNESOTA COUNTY COORDINATE SYSTEM, CASS COUNTY, NORTH ZONE (2011 ADJ.).