CERTIFICATE OF SURVEY

**GOVERNMENT LOT 1 AND PART OF GOVERNMENT LOT 2,
SECTION 31, TOWNSHIP 145 NORTH, RANGE 28 WEST,
CASS COUNTY, MINNESOTA**

LEGEND

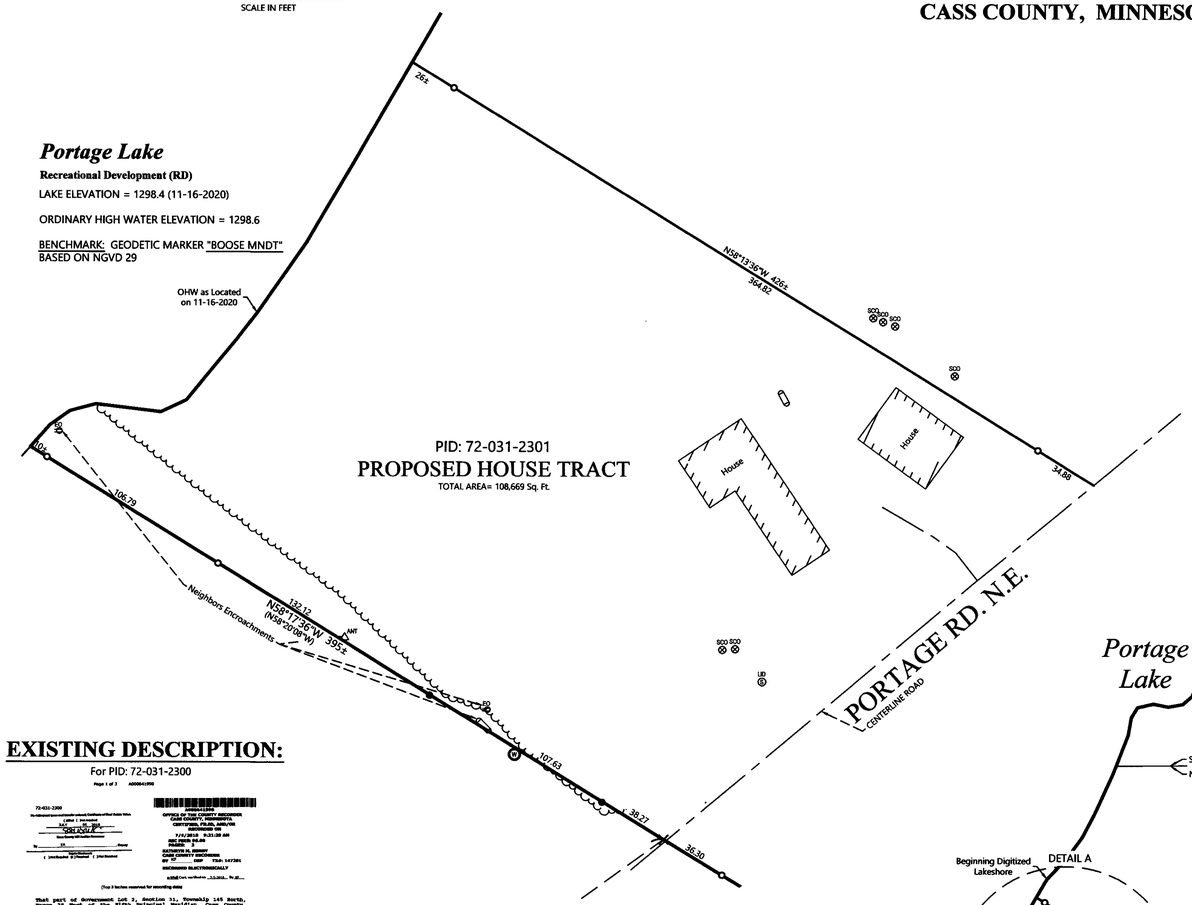
- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- DENOTES CALCULATED POSITION
- DENOTES EXISTING WELL
- DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- DENOTES EXISTING LP TANK
- DENOTES EXISTING ANTENNA
- DENOTES EXISTING ELECTRIC OUTLET
- DENOTES EDGE OF TREELINE
- DENOTES EXISTING BUILDING

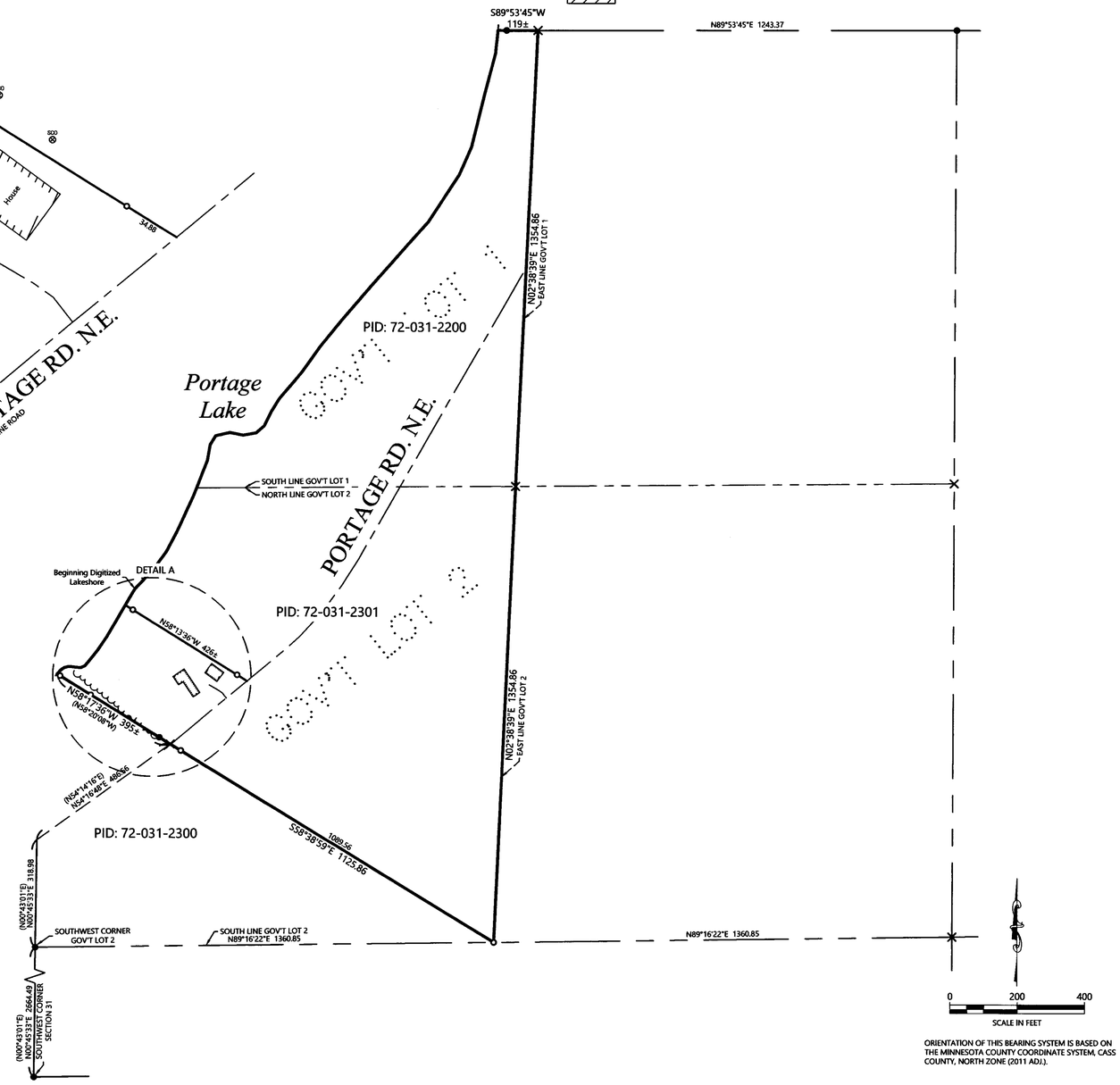
NOTES:

1. Zoning for subject tract = Water-Oriented Commercial.
2. Parcel ID for subject tract = 72-031-2301 and 72-031-2200.
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 Ordinary High Water Elevation (OHW) in the area of the split line, shoreline for the rest of the survey drawn in from county maps .
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.

DETAIL A

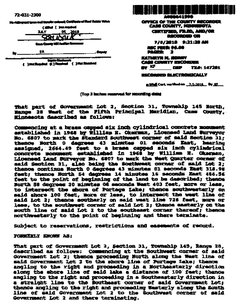
0 40 80
SCALE IN FEET





EXISTING DESCRIPTION:

For PID: 72-031-2300



That part of Government Lot 2, Section 31, Township 145 North, Range 28 West of the Fifth Principal Meridian, Cass County, Minnesota described as follows:

Commencing at a brass capped six inch cylindrical concrete monument established in 1968 by Willis H. Overman, Licensed Land Surveyor and Minnesota Land Surveyor Registration No. 5822; thence North 0 degrees 42 minutes 01 seconds East, bearing assigned, 2664.49 feet to a brass capped six inch cylindrical concrete monument established in 1968 by Willis H. Overman, Licensed Land Surveyor and Reg. 5822 to mark the southwest corner of said Section 31; also being the southwest corner of said Lot 2; thence continue North 0 degrees 43 minutes 01 seconds East 318.98 feet; thence North 64 degrees 14 minutes 16 seconds East 408.56 feet; thence South 58 degrees 38 minutes 39 seconds East 1089.56 feet; thence North 89 degrees 53 minutes 00 seconds East 432 feet, more or less, to intersect the shore of Portage Lake; thence southwesterly on said shore of Portage Lake to intersect the south line of said Lot 2; thence westerly on said south line 1140 feet, more or less, to the southwest corner of said Lot 2; thence westerly on the south line of said Lot 2 to the southwest corner thereof; thence northwesterly to the point of beginning and there terminate.

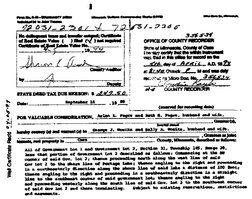
Subject to reservations, restrictions and easements of record.

FORMERLY KNOWN AS:

That part of Government Lot 2, Section 31, Township 145, Range 28, Cass County, Minnesota, described as follows: Commencing at the Southwest Corner of said Lot 2; thence proceeding in a Northeasterly direction along the shore line of said lake a distance of 1320 feet; thence proceeding in a Northwesterly direction at right angles to said shore line a distance of 1320 feet to the Southwest corner of said Government Lot; thence angling to the right and proceeding Easterly along the south line of said Government Lot 2 to the Southwest corner of said Government Lot 2 and there terminating.

EXISTING DESCRIPTION:

For PID's: 72-031-2301 & 72-031-2200



All of Government Lot 1 and Government Lot 2, Section 31, Township 145, Range 28, less that portion of Government Lot 2 described as follows: Commencing at the southwest corner of said Lot 2; thence proceeding in a Northeasterly direction along the shore line of said lake a distance of 1320 feet; thence angling to the right and proceeding in a northwesterly direction at right angles to the southwest corner of said Government Lot; thence angling to the right and proceeding Easterly along the south line of said Lot 2 to the Southwest corner of said Lot 2 and there terminating. Subject to existing reservations, restrictions and easements.

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 — 1/8/21

NORTHERN ENGINEERING & CONSULTING, INC.
P.O. Box 292, Walker, MN. 56484
Phone: 218-547-1266 Fax: 218-547-2272
web: www.neclass.com

CERTIFICATE OF SURVEY
George Wosika
14703 Portage Rd. N.E.
Bena, MN 56626

NO	DATE	DESCRIPTION	BY

JOB NO. 20-299
DATE: 01-04-2021
SHEET NO. 1 OF 1

01/08/2021, 9277