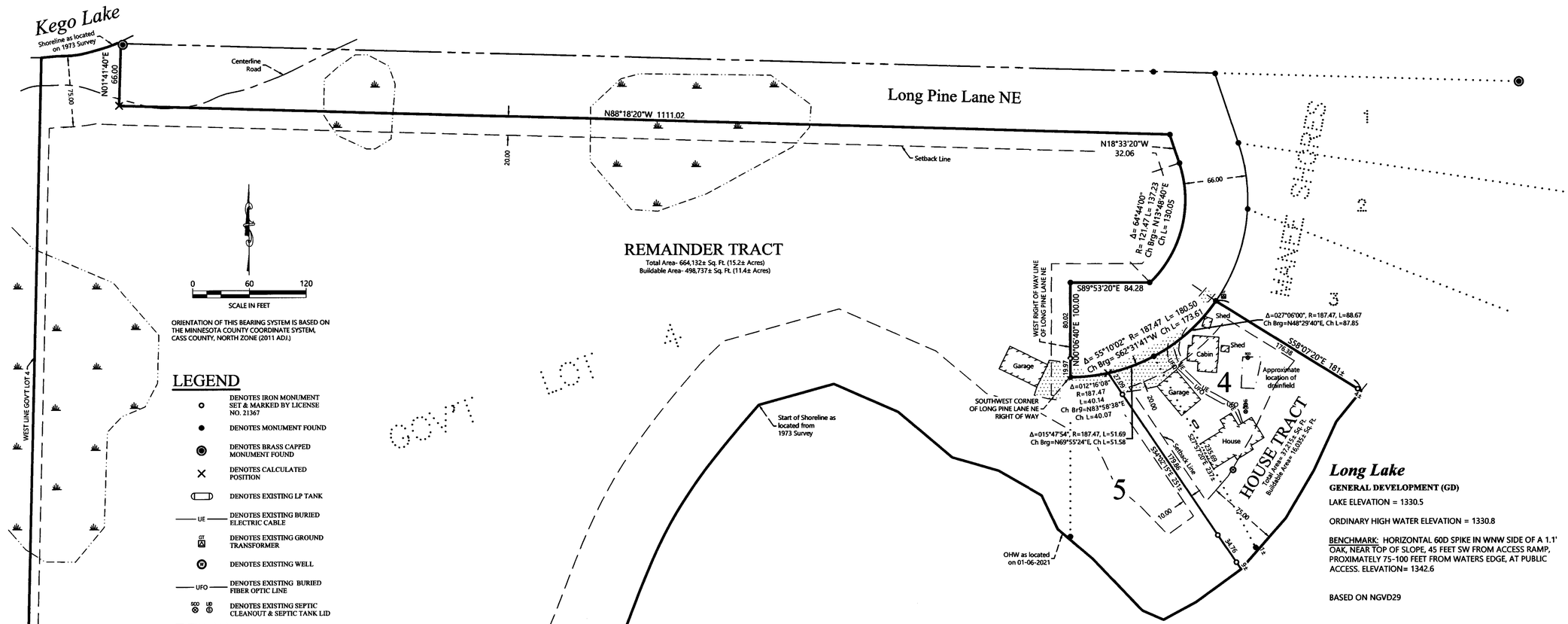
CERTIFICATE OF SURVEY

**LOTS 4 AND 5, MANEE SHORES, AND PART OF GOVERNMENT LOT 4,
SECTION 23, TOWNSHIP 141 NORTH, RANGE 28 WEST,
CASS COUNTY, MINNESOTA**



NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 19-023-4201, 19-418-0140, and 19-418-0150.
3. Improvements other than those shown on this certificate, may exist that were not located during this survey. The National Wetland Inventory was used to draw in Wetlands on Remainder Tract.
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.

EXISTING DESCRIPTION:

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EXHIBIT A
LEGAL DESCRIPTION

Lot Four (4), Block One (1), Manee Shores, according to the plat thereof on file in the office of the County Recorder for Cass County, Minnesota.

AND

All the unplatted portion of Government Lot 4, Section 23, Township 141, Range 28, and subject to easements, reservations and restrictions, if any of record

AND

Lot 5, Plat of Manee Shores, according to the plat on file in the office of the County Recorder for Cass County, Minnesota.

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A00054935

PROPOSED DESCRIPTION:

HOUSE TRACT
Lot 4 and that part of Lot 5, Block 1, MANEE SHORES, according to the recorded plat thereof, Cass County, Minnesota, described as follows: COMMENCING at the southwest right of way corner of Long Pine Road as dedicated in said plat and assigning the west line of said road to bear North 00 degrees 06 minutes 40 seconds East; thence easterly 40.14 feet, along a non-tangential curve, concave to the north, having a radius of 187.47 feet, a central angle of 12 degrees 16 minutes 08 seconds, a chord bearing of North 83 degrees 58 minutes 38 seconds East and a chord distance of 40.07 feet to the Point of Beginning of the tract to be herein described; thence continue easterly 51.69 feet, along said 187.47 foot radius curve, a central angle of 15 degrees 47 minutes 54 seconds, a chord bearing of North 69 degrees 55 minutes 24 seconds East and a chord distance of 51.58 feet to the westerly most corner of Lot 4; thence South 27 degrees 57 minutes 20 seconds East, along the common line between said lots 4 and 5 for a distance of 237 feet, more or less, to the shoreline of Long Lake; thence southwesterly along said shoreline to a line bearing South 34 degrees 02 minutes 15 seconds East from the point of beginning; thence North 34 degrees 02 minutes 15 seconds West 252 feet, more or less, to the point of beginning.
SUBJECT to Long Pine Lane NE.
SUBJECT to easements, restrictions, and reservations of record.

REMAINDER TRACT
All the unplatted portion of Government Lot 4, Section 23, Township 141 North, Range 28 West, Cass County, Minnesota.

AND

That part of Lot 5, Block 1, MANEE SHORES, according to the recorded plat thereof, Cass County, Minnesota, lying southwesterly of the following described line: COMMENCING at the southwest right of way corner of Long Pine Road as dedicated in said plat and assigning the west line of said road to bear North 00 degrees 06 minutes 40 seconds East; thence easterly 40.14 feet, along a non-tangential curve, concave to the north, having a radius of 187.47 feet, a central angle of 12 degrees 16 minutes 08 seconds, a chord bearing of North 83 degrees 58 minutes 38 seconds East and a chord distance of 40.07 feet to the Point of Beginning of the line to be herein described; thence South 34 degrees 02 minutes 15 seconds East 252 feet, more or less, to the shoreline of Long Lake and said line there terminating.
SUBJECT to Long Pine Lane NE.
SUBJECT to easements, restrictions, and reservations of record.

Long Lake
GENERAL DEVELOPMENT (GD)
LAKE ELEVATION = 1330.5

ORDINARY HIGH WATER ELEVATION = 1330.8

BENCHMARK: HORIZONTAL 60D SPIKE IN WNW SIDE OF A 1.1' OAK, NEAR TOP OF SLOPE, 45 FEET SW FROM ACCESS RAMP, PROXIMATELY 75-100 FEET FROM WATERS EDGE, AT PUBLIC ACCESS. ELEVATION= 1342.6

BASED ON NGVD29

REVISIONS:

NO.	DATE	DESCRIPTION	BY

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 — 1/11/21

NORTHERN ENGINEERING & CONSULTING, INC.
P.O. Box 292, Walker, MN, 56484
Phone: 218-547-1296, Fax: 218-547-2272
web: www.neciusa.com

CERTIFICATE OF SURVEY
Dan Brockton
1908 Lone Pine Lane NE
Longville, MN 56655

JOB NO. 20-239
DATE: 01-06-2021

SHEET NO.
1 OF 1

01/11/2021, 9278