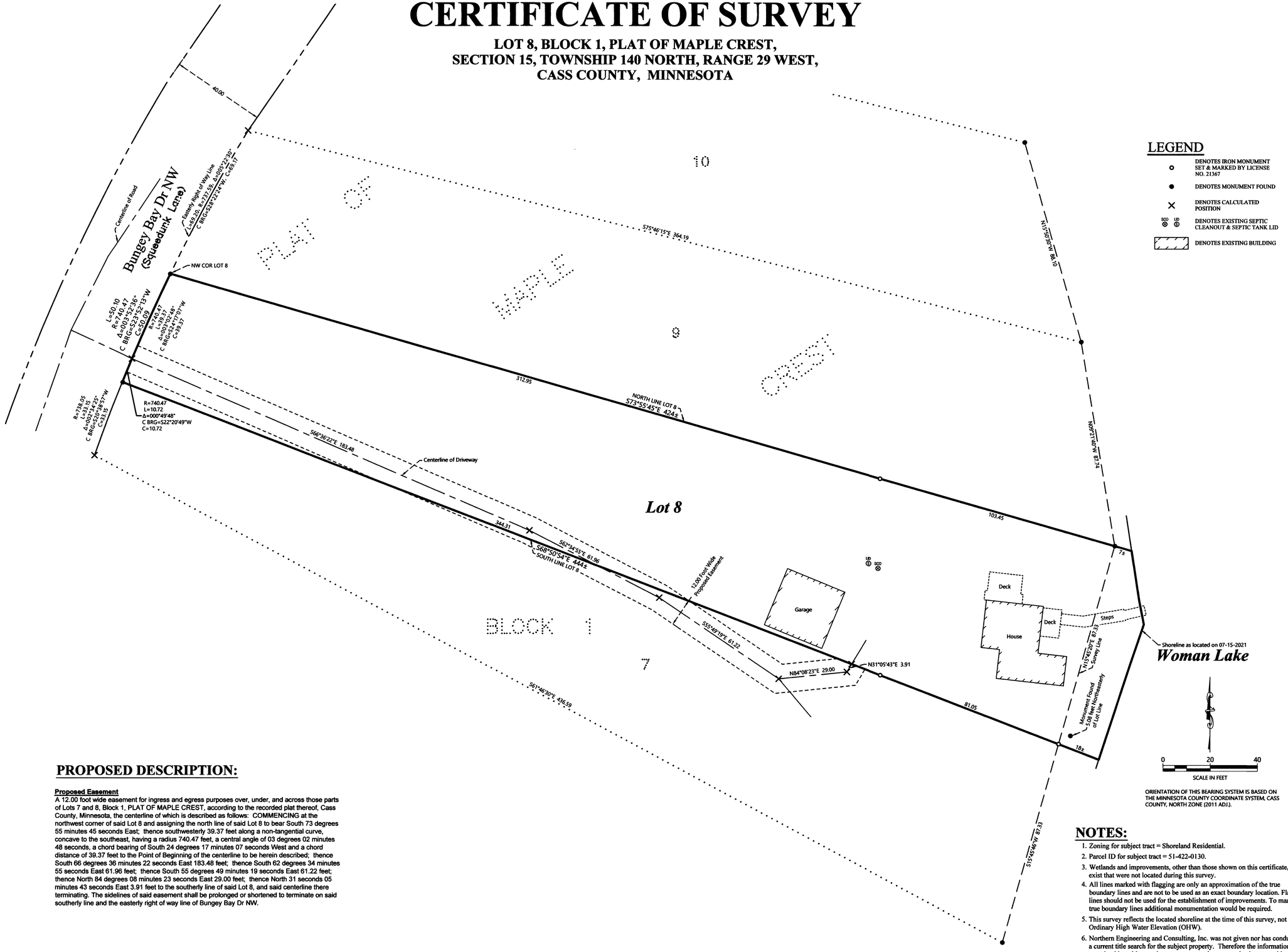
CERTIFICATE OF SURVEY

LOT 8, BLOCK 1, PLAT OF MAPLE CREST,
SECTION 15, TOWNSHIP 140 NORTH, RANGE 29 WEST,
CASS COUNTY, MINNESOTA



LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- DENOTES CALCULATED POSITION
- DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- DENOTES EXISTING BUILDING

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE MINNESOTA COUNTY COORDINATE SYSTEM, CASS COUNTY, NORTH ZONE (2011 ADJ.).

PROPOSED DESCRIPTION:

Proposed Easement
A 12.00 foot wide easement for ingress and egress purposes over, under, and across those parts of Lots 7 and 8, Block 1, PLAT OF MAPLE CREST, according to the recorded plat thereof, Cass County, Minnesota, the centerline of which is described as follows: COMMENCING at the northwest corner of said Lot 8 and assigning the north line of said Lot 8 to bear South 73 degrees 55 minutes 45 seconds East; thence southwesterly 39.37 feet along a non-tangential curve, concave to the southeast, having a radius 740.47 feet, a central angle of 03 degrees 02 minutes 48 seconds, a chord bearing of South 24 degrees 17 minutes 07 seconds West and a chord distance of 39.37 feet to the Point of Beginning of the centerline to be herein described; thence South 66 degrees 36 minutes 22 seconds East 183.48 feet; thence South 62 degrees 34 minutes 55 seconds East 61.96 feet; thence South 55 degrees 49 minutes 19 seconds East 61.22 feet; thence North 84 degrees 08 minutes 23 seconds East 29.00 feet; thence North 31 seconds 05 minutes 43 seconds East 3.91 feet to the southerly line of said Lot 8, and said centerline there terminating. The sidelines of said easement shall be prolonged or shortened to terminate on said southerly line and the easterly right of way line of Bungey Bay Dr NW.

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 51-422-0130.
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 shoreline at the time of this survey, not the Ordinary High Water Elevation (OHW).
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.

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.

7/22/21

TERRY L. FREEMAN — LIC. NO. 21367

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

CERTIFICATE OF SURVEY
David Madison
5424 Grove Street
Edina, MN 55436

JOB NO. 21-224
DATE: 07-21-2021

SHEET NO.
1 OF 1