

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 2,
SECTION 8, TOWNSHIP 140 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:

Page 4 of 4 A000649813 Minnesota Uniform Conveyance Blanks Form 10.1.1

EXHIBIT "A" LEGAL DESCRIPTION

That part of Government Lot Two (2), Section Eight (8), Township One Hundred Forty (140) North, Range Thirty-one (31) West, Cass County, Minnesota described as follows: Commencing at the southwest corner of said Government Lot 2; thence North 89 degrees 39 minutes 33 seconds East, assigned bearing, along the south line of said Government Lot 2, a distance of 510.64 feet; thence North 29 degrees 51 minutes 19 seconds West 192.04 feet; thence North 88 degrees 20 minutes 55 seconds East 284.25 feet; thence North 30 degrees 31 minutes 29 seconds East 200 feet to the point of beginning of the tract to be herein described; thence South 30 degrees 31 minutes 29 seconds West 200.00 feet; thence South 88 degrees 20 minutes 55 seconds West 108.81 feet; thence North 00 degrees 14 minutes 52 seconds East 66.40 feet; thence North 00 degrees 14 minutes 52 seconds East 530.31 feet; thence South 50 degrees 27 minutes 20 seconds East 350.48 feet; thence South 00 degrees 00 minutes 00 seconds East 124 feet, more or less, to the shoreline of Ten Mile Lake; thence southerly along said shoreline to the intersection with a line bearing South 89 degrees 45 minutes 08 seconds East from the point of beginning; thence North 89 degrees 45 minutes 08 seconds West 156 feet, more or less, to the point of beginning;

AND
That part of Government Lot Two (2), Section Eight (8), Township One Hundred Forty (140) North, Range Thirty-one (31) West, Cass County, Minnesota described as follows: Commencing at the southwest corner of said Government Lot 2; thence North 89 degrees 39 minutes 33 seconds East, assigned bearing, along the south line of said Government Lot 2, a distance of 510.64 feet; thence North 29 degrees 51 minutes 19 seconds West 192.04 feet; thence North 88 degrees 20 minutes 55 seconds East 284.25 feet; thence North 30 degrees 31 minutes 29 seconds East 200 feet to the point of beginning of the tract to be herein described; thence continue North 30 degrees 31 minutes 29 seconds East 115.58 feet; thence South 89 degrees 45 minutes 08 seconds East 38.21 feet; thence South 30 degrees 31 minutes 29 seconds West 138.19 feet; thence North 53 degrees 40 minutes 46 seconds West 33.17 feet to the point of beginning;

LESS That part of Government Lot 2, Section 8, Township 140 North, Range 31 West, Cass County, Minnesota described as follows: Commencing at the southwest corner of said Government Lot 2; thence North 89 degrees 39 minutes 33 seconds East, assigned bearing, along the south line of said Government Lot 2, a distance of 510.64 feet; thence North 29 degrees 51 minutes 19 seconds West 192.04 feet; thence North 88 degrees 20 minutes 55 seconds East 284.25 feet to a point hereinafter referred to as Point "A"; thence South 88 degrees 20 minutes 55 seconds West 108.81 feet; thence North 00 degrees 14 minutes 52 seconds East 66.40 feet; thence northeasterly 44.54 feet, along a nontangential curve, concave to the northwest, having a radius of 273.00 feet, a central angle of 8 degrees 20 minutes 51 seconds, a chord distance of 44.49 feet, and a chord bearing of North 52 degrees 31 minutes 13 seconds East to the point of beginning of the tract to be herein described; thence continue northeasterly 54.52 feet, on said 273.00 foot radius curve, concave to the northwest, having a central angle of 11 degrees 31 minutes 34 seconds, a chord distance of 54.83 feet, and a chord bearing of North 42 degrees 05 minutes 01 second East; thence South 53 degrees 40 minutes 46 seconds East, not tangent to said last described curve, 98.43 feet to a point on a line distant 84.42 feet and bearing North 30 degrees 31 minutes 29 seconds East from said Point "A"; thence South 30 degrees 31 minutes 29 seconds West 84.42 feet to said Point "A"; thence North 39 degrees 00 minutes 27 seconds West 116.25 feet to the point of beginning.

Cass County, Minnesota

PROPOSED DESCRIPTION:

TRACT A

That part of Government Lot 2, Section 8, Township 140 North, Range 31 West, Cass County, Minnesota described as follows:

COMMENCING at the southwest corner of said Government Lot 2; thence North 89 degrees 39 minutes 33 seconds East, assigned bearing, along the south line of said Government Lot 2, a distance of 510.64 feet; thence North 29 degrees 51 minutes 19 seconds West 192.04 feet; thence North 88 degrees 20 minutes 55 seconds East 284.25 feet; thence North 30 degrees 31 minutes 29 seconds East 84.42 feet; thence South 53 degrees 40 minutes 46 seconds East 33.17 feet to the Point of Beginning of the tract to be herein described; North 53 degrees 40 minutes 46 seconds West 131.50 feet; thence northeasterly 40.14 feet, along a nontangential curve, concave to the northwest, having a radius of 273.00 feet, a central angle of 8 degrees 20 minutes 51 seconds, a chord distance of 40.11 feet, and a chord bearing of North 32 degrees 06 minutes 28 seconds East; thence South 53 degrees 40 minutes 46 seconds East, not tangent to said last described curve, 115.48 feet; thence North 78 degrees 25 minutes 21 seconds East 20.11 feet; thence South 30 degrees 31 minutes 29 seconds West 55.21 feet to the point of beginning.

Subject tract is non-conforming on it's own and must be attached to an adjacent parcel.

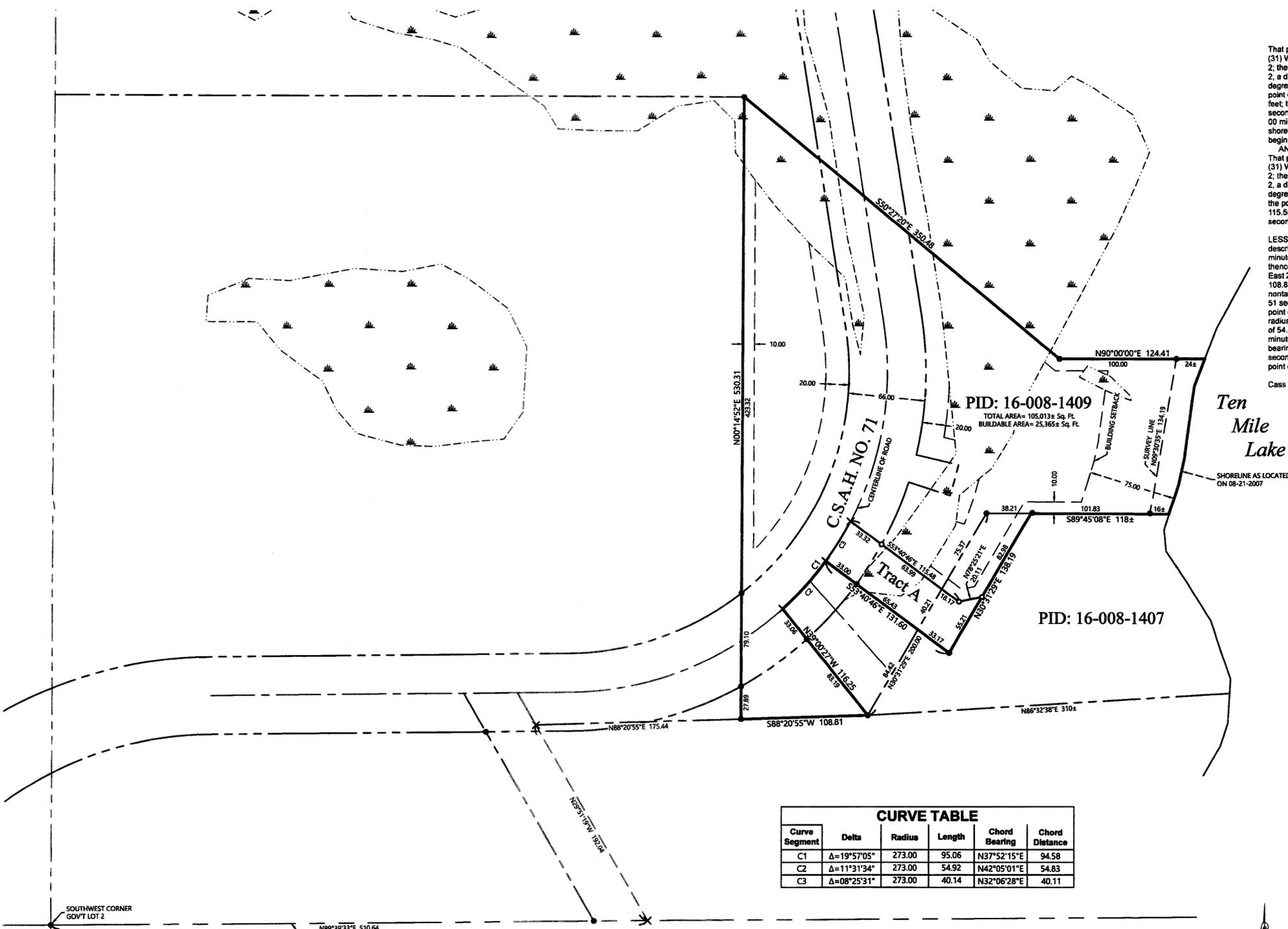
Subject to CSAH No. 71 right of way.

LEGEND

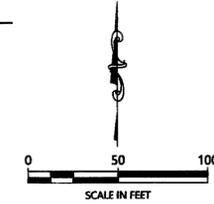
- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- ✕ DENOTES CALCULATED POSITION
- ☼ DENOTES WETLAND(S)

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 16-008-1409.
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.



CURVE TABLE				
Curve Segment	Delta	Radius	Length	Chord Distance
C1	Δ=19°57'05"	273.00	95.06	N37°52'15"E 94.58
C2	Δ=11°31'34"	273.00	54.92	N42°05'01"E 54.83
C3	Δ=08°25'31"	273.00	40.14	N32°06'28"E 40.11



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

REVISION	DATE	DESCRIPTION
1.	12-23-2020	

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. REBERS
 LIC. NO. 11307

NORTHERN ENGINEERING & CONSULTING, INC.

P.O. Box 392, Walker, MN, 56484
Phone: 218-547-1256, Fax: 218-547-2272
web: www.necusa.com

CERTIFICATE OF SURVEY

Denise Rebers
2640 Oakland Rd
Minnnetonka, MN 55305

JOB NO. 20-327
DATE: 12-09-2020

SHEET NO.
1 OF 1