CERTIFICATE OF SURVEY

For Dave Purgett
Part of Government Lot 8,
Section 22, T140N, R26W,
Cass County, Minnesota

LEGEND

- ◒ *Capped Rebar set, marked PLS #51766*
- ⊙ *Found County Monument*
- ○ *Found Monument PLS #9672*
- ⊗ *Calculated Position*
- — — — — *Setback*

Setbacks per Ordinace #2018-02:

Lake Shore = 150' for Natural Enviornment Lakes
Property Line = 10'
Trail, Road, or Utility Easement = 10'

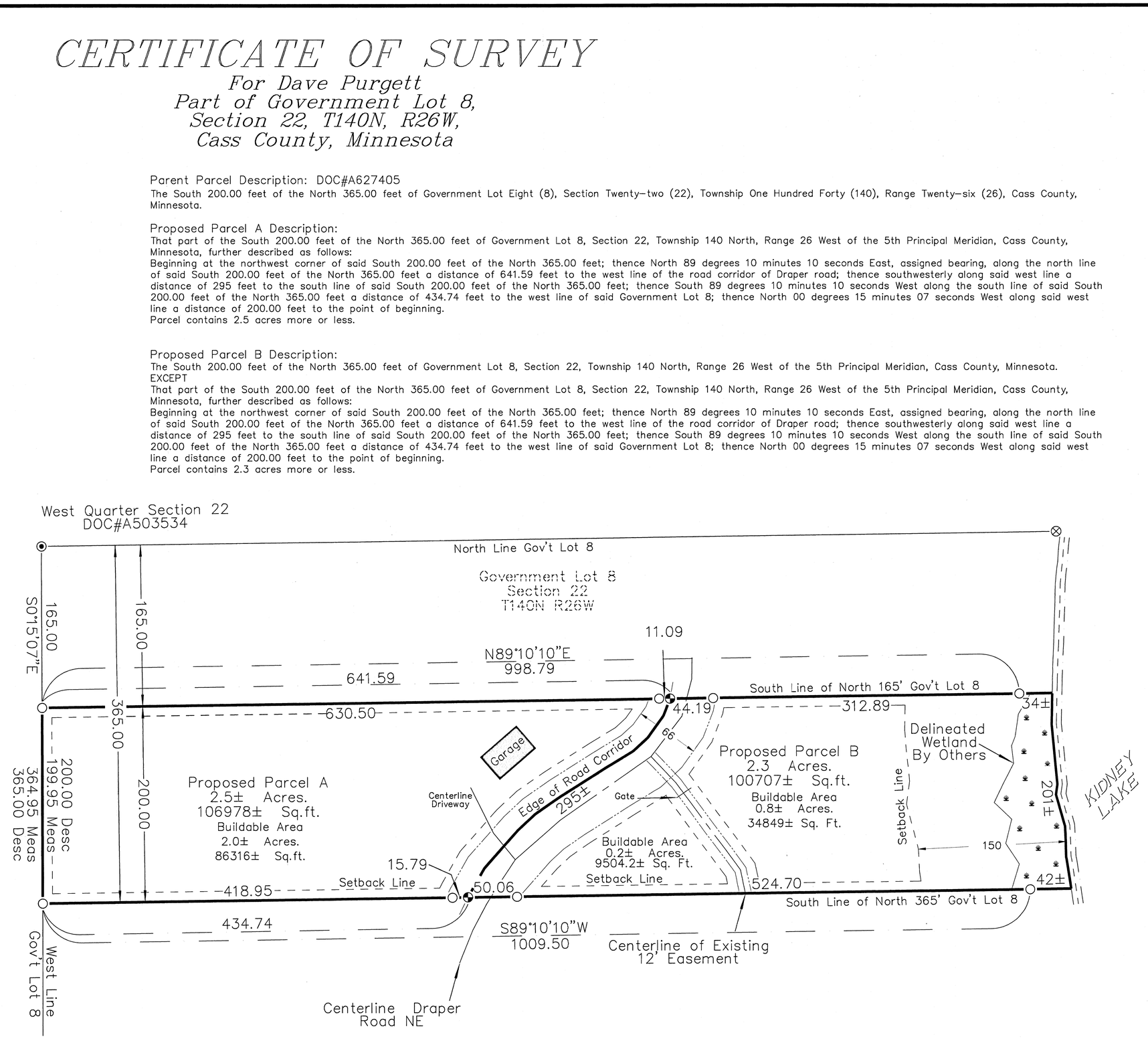
Minimum Lot Sizes (sq ft) per Ordinace #2018-02:

Lot Area = 100,000 for Natural Enviornment Lakes
Buildable Area = 40,000 for Natural Enviornment Lakes
50% of Area Must Be Contiguous

Parent Parcel Description: DOC#A627405
The South 200.00 feet of the North 365.00 feet of Government Lot Eight (8), Section Twenty-two (22), Township One Hundred Forty (140), Range Twenty-six (26), Cass County, Minnesota.

Proposed Parcel A Description:
That part of the South 200.00 feet of the North 365.00 feet of Government Lot 8, Section 22, Township 140 North, Range 26 West of the 5th Principal Meridian, Cass County, Minnesota, further described as follows:
Beginning at the northwest corner of said South 200.00 feet of the North 365.00 feet; thence North 89 degrees 10 minutes 10 seconds East, assigned bearing, along the north line of said South 200.00 feet of the North 365.00 feet a distance of 641.59 feet to the west line of the road corridor of Draper road; thence southwesterly along said west line a distance of 295 feet to the south line of said South 200.00 feet of the North 365.00 feet; thence South 89 degrees 10 minutes 10 seconds West along the south line of said South 200.00 feet of the North 365.00 feet a distance of 434.74 feet to the west line of said Government Lot 8; thence North 00 degrees 15 minutes 07 seconds West along said west line a distance of 200.00 feet to the point of beginning.
Parcel contains 2.5 acres more or less.

Proposed Parcel B Description:
The South 200.00 feet of the North 365.00 feet of Government Lot 8, Section 22, Township 140 North, Range 26 West of the 5th Principal Meridian, Cass County, Minnesota.
EXCEPT
That part of the South 200.00 feet of the North 365.00 feet of Government Lot 8, Section 22, Township 140 North, Range 26 West of the 5th Principal Meridian, Cass County, Minnesota, further described as follows:
Beginning at the northwest corner of said South 200.00 feet of the North 365.00 feet; thence North 89 degrees 10 minutes 10 seconds East, assigned bearing, along the north line of said South 200.00 feet of the North 365.00 feet a distance of 641.59 feet to the west line of the road corridor of Draper road; thence southwesterly along said west line a distance of 295 feet to the south line of said South 200.00 feet of the North 365.00 feet; thence South 89 degrees 10 minutes 10 seconds West along the south line of said South 200.00 feet of the North 365.00 feet a distance of 434.74 feet to the west line of said Government Lot 8; thence North 00 degrees 15 minutes 07 seconds West along said west line a distance of 200.00 feet to the point of beginning.
Parcel contains 2.3 acres more or less.



N

Bearings are based on Grid North. CCCS, North Zone, NAD83 (1996)

0 50 100 200
SCALE IN FEET

NORTHERN LIGHTS SURVEYING SERVICES
1007 NW 4th Street
Grand Rapids, MN 55744
Phone: (218) 326-5325
grandrapids@nlsurvey.com

PREPARED FOR:
Dave Purgett

SECTION: 22
TOWNSHIP 140 *NORTH*
RANGE 26 *WEST*
COUNTY: Cass

DATE: 1-21-2021
DRAWN BY: AT
JOB NO: GR2020-139
DRAWING NO: 2020-139

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.

Chris Mattila
Date: 1-21-21 *License No. 51766*

#9432 MJL 02-17-2021