

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 9,
SECTION 35, TOWNSHIP 139 NORTH, RANGE 26 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:

12-035-3402
396,795

OFFICE OF COUNTY RECORDER
State of Minnesota, County of Cass
I hereby certify that the within instrument was filed in this office for record on the 9th day of February, A.D. 19 22 at 11:00 O'clock A.M. and was duly recorded by Minn. Sta. No. 576795
Cass County Recorder

WARRANTY DEED
Conveyance of Part or Whole
to Subordinate

EXHIBIT "A"

The South Six Hundred Sixty (660) feet of Government Lot Nine (9), Section Thirty-five (35), Township One Hundred Thirty-nine (139), Range Twenty-six (26), less the following described public access: All that part of Government Lot Nine (9), Section Thirty-five (35), Township One Hundred Thirty-nine (139), Range Twenty-six (26), Cass County, Minnesota, lying between the center line of the existing township road which intersects the South line of Section 35 at a point 1352 feet West of the South 1/4 corner of said Section, and the East shore line of Smokey Hollow Lake, and lying South of a line which is parallel to the South line of Section 35 and 225.8 feet North therefrom.

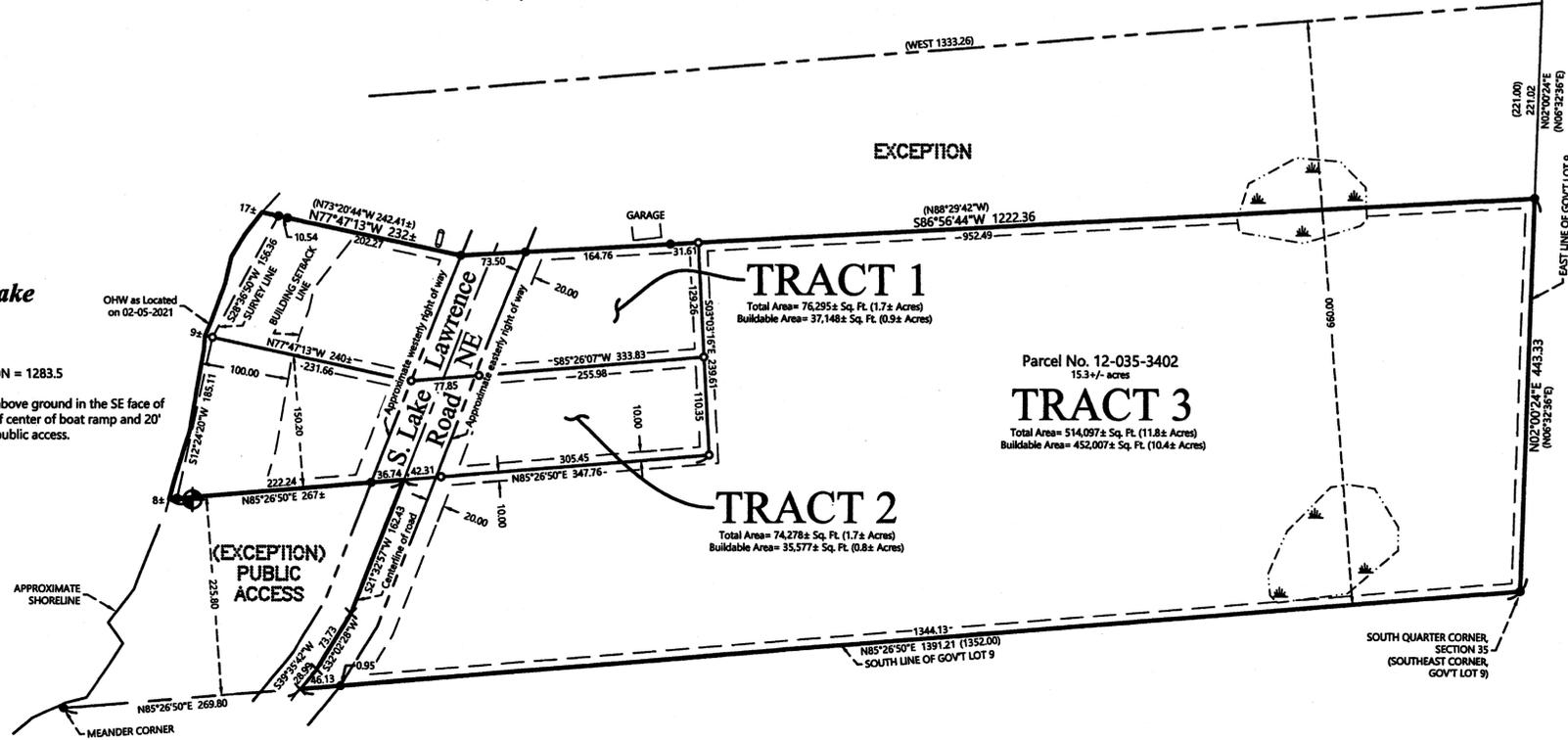
LESS
That part of Government Lot Nine (9), Section Thirty-five (35), Township One Hundred Thirty-nine (139), Range Twenty-six (26), Cass County, Minnesota, described as follows: Commencing at the iron monument at the Southeast corner of said Government Lot 9; thence North 6 degrees 32 minutes 36 seconds East, assumed bearing, 443.33 feet along the East line of said Government Lot 9, to an iron monument; thence North 6 degrees 32 minutes 36 seconds East 221.00 feet continuing along the East line of said Government Lot 9 to an iron monument; thence West 1333.26 feet, more or less, along the North line of the South 660.00 feet of said Government Lot 9 to the shore of Smokey Hollow Lake; thence Southwesterly along said shore to its intersection with a line bearing North 73 degrees 20 minutes 44 seconds West from an iron monument that is North 88 degrees 29 minutes 42 seconds West 1222.36 feet from the point of beginning; thence South 73 degrees 20 minutes 44 seconds East 242.41 feet, more or less, to said iron monument that is North 88 degrees 29 minutes 42 seconds West 1222.36 feet from the point of beginning; thence South 88 degrees 29 minutes 42 seconds East 1222.36 feet to the point of beginning.

PROPOSED DESCRIPTIONS:

TRACT 1
That part of Government Lot 9, Section 35, Township 139 North, Range 26 West, Cass County, Minnesota, described as follows: COMMENCING at the southeast corner of said Government Lot 9; thence North 02 degrees 00 minutes 24 seconds East, assigned bearing, along the east line thereof, 443.33 feet; thence South 86 degrees 56 minutes 44 seconds West 1222.36 feet to the Point of Beginning of the tract to be herein described; thence North 86 degrees 56 minutes 44 seconds East 269.87 feet; thence South 03 degrees 03 minutes 16 seconds East 129.26 feet; thence South 85 degrees 26 minutes 07 seconds West 333.83 feet; thence North 77 degrees 47 minutes 13 seconds West 240 feet, more or less, to the shoreline of Smokey Hollow Lake; thence northeasterly along said shoreline to the intersection with a line bearing North 77 degrees 47 minutes 13 seconds West from the point of beginning; thence South 77 degrees 47 minutes 13 seconds East 232 feet, more or less, to the point of beginning.
SUBJECT to South Lake Lawrence Road NE.
SUBJECT to easements, restrictions, and reservations of record.

TRACT 2
That part of Government Lot 9, Section 35, Township 139 North, Range 26 West, Cass County, Minnesota, described as follows: COMMENCING at the southeast corner of said Government Lot 9; thence North 02 degrees 00 minutes 24 seconds East, assigned bearing, along the east line thereof, 443.33 feet; thence South 86 degrees 56 minutes 44 seconds West 1222.36 feet to the Point of Beginning of the tract to be herein described; thence North 85 degrees 26 minutes 07 seconds West 333.83 feet; thence South 03 degrees 03 minutes 16 seconds East 110.35 feet, to the north line of the South 225.8 feet of said Government Lot 9; thence South 85 degrees 26 minutes 50 seconds West, along said north line, 615 feet, more or less, to the shoreline of Smokey Hollow Lake; thence northeasterly along said shoreline to the intersection with a line bearing North 77 degrees 47 minutes 13 seconds West from the point of beginning; thence South 77 degrees 47 minutes 13 seconds East 240 feet, more or less, to the point of beginning.
SUBJECT to South Lake Lawrence Road NE.
SUBJECT to easements, restrictions, and reservations of record.

TRACT 3
That part of Government Lot 9, Section 35, Township 139 North, Range 26 West, Cass County, Minnesota, described as follows: BEGINNING at the southeast corner of said Government Lot 9; thence North 02 degrees 00 minutes 24 seconds East, assigned bearing, along the east line thereof, 443.33 feet; thence South 86 degrees 56 minutes 44 seconds West 952.49 feet; thence South 03 degrees 03 minutes 16 seconds East 239.61 feet, to the north line of the South 225.8 feet of said Government Lot 9; thence South 85 degrees 26 minutes 50 seconds West, along said north line, 347.78 feet to a point on the centerline of the existing township road; thence South 21 degrees 32 minutes 57 seconds West, along said centerline, 162.43 feet; thence South 32 degrees 02 minutes 28 seconds West, along said centerline, 73.73 feet; thence South 39 degrees 35 minutes 42 seconds West, along said centerline, 28.99 feet, to the south line of said Government Lot 9; thence North 85 degrees 26 minutes 50 seconds East along said south line 1391.21 feet to the point of beginning.
SUBJECT to South Lake Lawrence Road NE.
SUBJECT to easements, restrictions, and reservations of record.



Smokey Hollow Lake
Recreational Development (RD)
TOP OF ICE = 1283.4 (02-05-2021)
ORDINARY HIGH WATER ELEVATION = 1283.5
BENCHMARK: 3/8" x 8" spike 0.6' above ground in the SE face of 1.5' Oak, approximately 25' N-NE of center of boat ramp and 20' from top of ice ridge and edge of public access.
BASED ON NGVD 29

TRACT 1
Total Area = 76,295± Sq. Ft. (1.7± Acres)
Buildable Area = 37,148± Sq. Ft. (0.9± Acres)

Parcel No. 12-035-3402
15.3± acres
TRACT 3
Total Area = 514,097± Sq. Ft. (11.8± Acres)
Buildable Area = 452,007± Sq. Ft. (10.4± Acres)

TRACT 2
Total Area = 74,278± Sq. Ft. (1.7± Acres)
Buildable Area = 35,577± Sq. Ft. (0.8± Acres)

NOTES:

- Zoning for subject tract = Shoreland Residential.
- Parcel ID for subject tract = 12-035-3402.
- Improvements other than those shown on this certificate, may exist that were not located during this survey. The National Wetland Inventory map on the county map was used to draw the wetlands.
- 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.
- 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.

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- (123.45) DENOTES PLAT AND/OR DEEDED MEASURE
- ⊕ DENOTES BENCHMARK. See Benchmark information in lake information.
ELEV. = 1288.19
- ▭ DENOTES EXISTING LP TANK
- ⊞ DENOTES WETLAND(S)

REVISIONS	ADD	TRACED	DESCRIPTION	DATE	BY
1.	2-9-2021	Tract 1, Tract 2, and Tract 3			GAY
2.	3-4-2021	Amend Tract 1 Description			GAY

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.

Samantha Croatt
3/4/21
TERRY L. FREEMAN
LIC. NO. 21367



CERTIFICATE OF SURVEY
SAMANTHA CROATT
PO BOX 82
OUTING, MN 56662

JOB NO. 18-248
DATE: 10-10-2018
SHEET NO.
1 OF 1

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 9,
SECTION 35, TOWNSHIP 139 NORTH, RANGE 26 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:

12-035-3402
396.795
OFFICE OF COUNTY RECORDER
State of Minnesota, County of Cass
I hereby certify that the within instrument was filed in this office for record on the 29th day of October, 2018, at 10:28 AM.
I, Sharon H. O'Connell, County Auditor
I, Thomas M. Fink, Deputy
COUNTY RECORDER

WARRANTY DEED
Compliance as Permitted
in Subsection

PROPOSED DESCRIPTIONS:

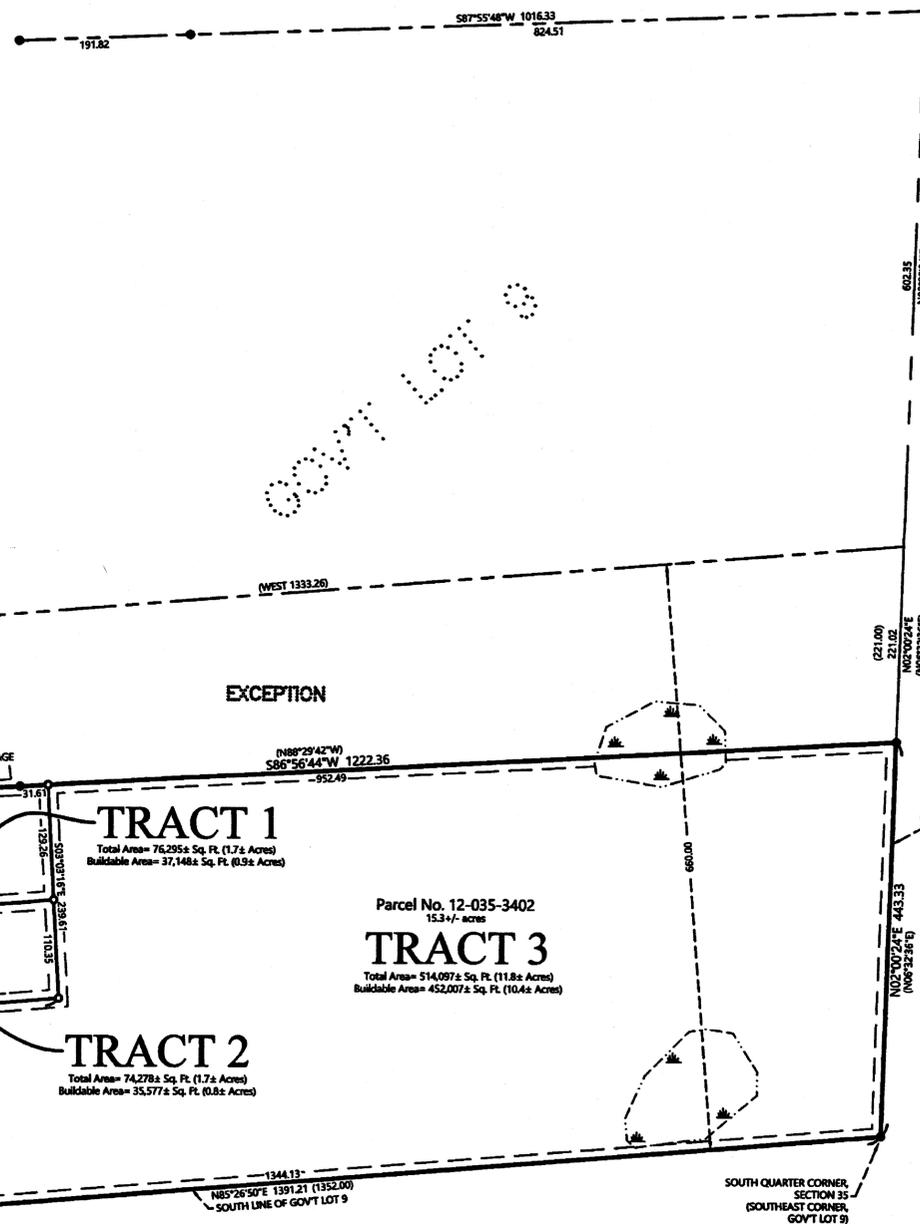
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BASED ON NGVD 29

APPROXIMATE SHORELINE
MEANDER CORNER
(EXCEPTION) PUBLIC ACCESS

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

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NO.	DATE	DESCRIPTION	BY
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Sharon O'Connell
TERRYL FRIEMAN
LIC. NO. 21367



CERTIFICATE OF SURVEY
SAMANTHA CROATT
PO BOX 82
OUTING, MN 56662

JOB NO. 18-248
DATE: 10-10-2018

SHEET NO.
1 OF 1