

# CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 1,  
SECTION 22, TOWNSHIP 140 NORTH, RANGE 28 WEST,  
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:  
DEED RECORD No. 51 63

Filed for record this 6th day of Dec  
A. D. 1921 at 9 o'clock A. M.  
By Clifford J. Wabedo & his wife Register of Deeds  
Township of Wabedo Deputy.

This Indenture, Made this 6th day of December in the year of our Lord one thousand nine hundred and twenty one between Clifford J. Wabedo and his wife of the County of Cass and State of Minnesota parties of the first part, and Township of Wabedo of the County of Cass and State of Minnesota part 2 of the second part,  
WITNESSETH, That the said parties of the first part, in consideration of the sum of Twenty DOLLARS, Twenty in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey unto the said parties of the second part their heirs and assigns, FOREVER, all that tract or parcel of land lying and being in the County of Cass and State of Minnesota, described as follows, to-wit:

*A strip of land containing or more located in the northeast corner of Govt Lot 1 - sec. 22 - Twp. 140 N. - R. 28 W. - Cass County, Minnesota - said strip of land to be sixteen (16) rods in length North and South along Little Boy Lake and Ten rods (10) in width East and West from Little Boy Lake.*

## PROPOSED DESCRIPTION:

**Town Hall Tract**  
That part of Government Lot 1, Section 22, Township 140 North, Range 28 West, Cass County, Minnesota, described as follows: COMMENCING at the northwest corner said Government Lot 1; thence South 89 degrees 03 minutes 06 seconds East, assigned bearing, along the North line thereof 532.13 feet to the East right of way line of County State Aid Highway Number 54 and the Point of Beginning of the tract to be herein described; thence South 04 degrees 40 minutes 06 seconds East, along said East right of way line 265.28 feet to the South line of the North 264.00 feet of said Government Lot 1; thence South 89 degrees 03 minutes 06 seconds East, along said South line 240 feet, more or less, to the shoreline of Little Boy Lake; thence northerly along said shoreline to the intersection with said North line; thence North 89 degrees 03 minutes 06 seconds West, along said North line 222 feet, more or less, to the point of beginning. SUBJECT to easements, restrictions, and reservations of record.

## NOTES:

- Zoning for subject tract = Shoreland Residential.
- Parcel ID for subject tract = 46-022-2101.
- Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey.
- 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.
- This survey reflects the approximate shoreline as shown drawn in from aerial photography, not the Ordinary High Water Elevation (OHW).
- 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.

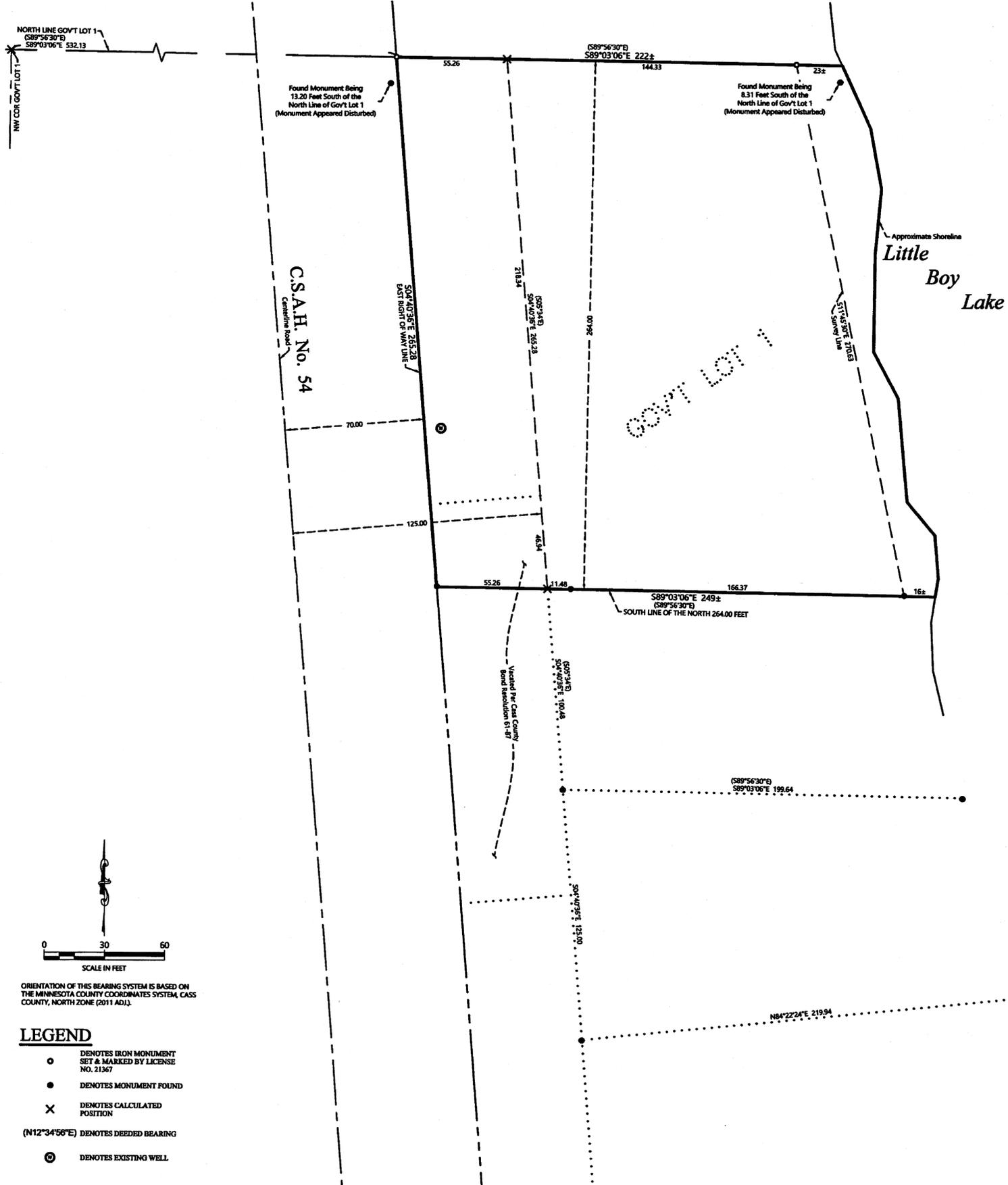
NO.	DATE	DESCRIPTION

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.  
Terry L. Freeman 5/19/21  
LIC. NO. 21367

**NORTHERN ENGINEERING AND CONSULTING, INC.**  
P.O. Box 292, Walker, MN, 56484  
Phone: 218-547-1596, Fax: 218-547-2272  
Web: www.necinc.com

CERTIFICATE OF SURVEY  
Wabedo Township  
1535 Bargen Ln. NE  
Longville, MN 56655

JOB NO. 21-119  
DATE: 05-19-2021  
SHEET NO. 1 OF 1



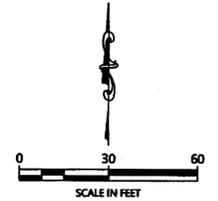
NORTH LINE GOV'T LOT 1  
(S89°56'30\"/>

Found Monument Being  
13.20 Feet South of the  
North Line of Gov't Lot 1  
(Monument Appeared Disturbed)

Found Monument Being  
8.31 Feet South of the  
North Line of Gov't Lot 1  
(Monument Appeared Disturbed)

Approximate Shoreline  
Little  
Boy  
Lake

C.S.A.H. No. 54  
Catherine Road



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

### LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- (N12°34'56\"/>