CERTIFICATE OF SURVEY

LOT 7, BLOCK 1, MAYERS ESTATES, SECTION 14, TOWNSHIP 140 NORTH, RANGE 31 WEST, CASS COUNTY, MINNESOTA

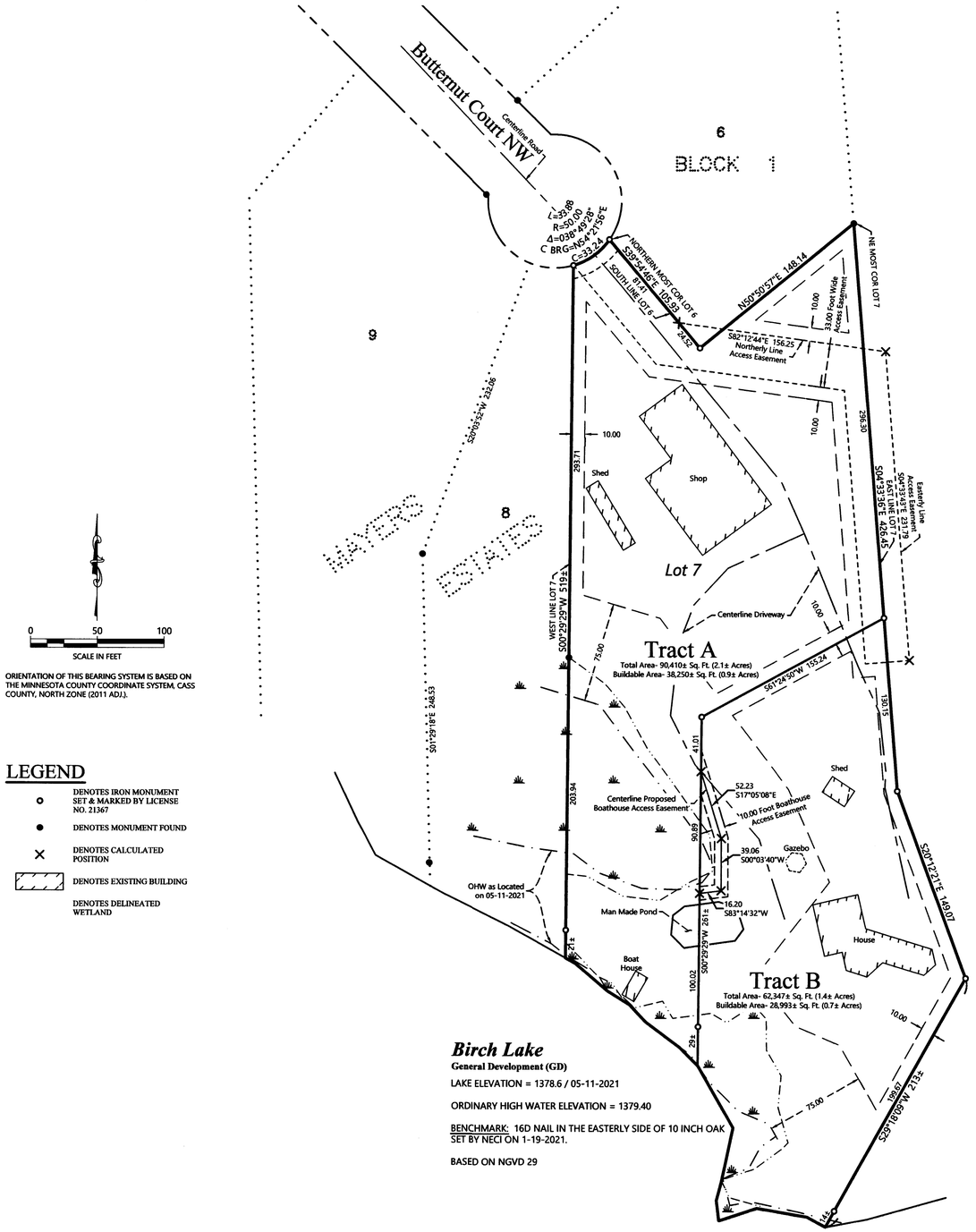
PROPOSED DESCRIPTIONS:

Tract A
That part of Lot 7, Block 1, MAYERS ESTATES, according to the recorded plat thereof, Cass County, Minnesota, lying northwesterly of the following described line: COMMENCING at the northeasterly most corner of said Lot 7; thence South 04 degrees 33 minutes 36 seconds East, assigned bearing, along the east line of said Lot 7, for a distance of 296.30 feet to the Point of Beginning of the line to be herein described; thence South 61 degrees 24 minutes 50 seconds West 155.24 feet; thence South 00 degrees 29 minutes 29 seconds West 261 feet, more or less, to the shoreline of Birch Lake and said line there terminating.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to and TOGETHER with (see access easement).
TOGETHER with (see Boathouse Easement).

Tract B
That part of Lot 7, Block 1, MAYERS ESTATES, according to the recorded plat thereof, Cass County, Minnesota, lying southeasterly of the following described line: COMMENCING at the northeasterly most corner of said Lot 7; thence South 04 degrees 33 minutes 36 seconds East, assigned bearing, along the east line of said Lot 7, for a distance of 296.30 feet to the Point of Beginning of the line to be herein described; thence South 61 degrees 24 minutes 50 seconds West 155.24 feet; thence South 00 degrees 29 minutes 29 seconds West 261 feet, more or less, to the shoreline of Birch Lake and said line there terminating.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to and TOGETHER with (see access easement).
SUBJECT to (see Boathouse Easement).

Access Easement
A 33.00 foot wide easement for ingress and egress purposes over, under, and across that part of Lot 6 and Lot 7, Block 1, MAYERS ESTATES, according to the recorded plat thereof, and that part of Government Lot 1, Section 14, Township 140 North, Range 31 West, all in Cass County, Minnesota, the Northerly and Easterly line of which described as follows: BEGINNING at the northern most corner said Lot 7; thence South 39 degrees 54 minutes 46 seconds East, assigned bearing, along the line common to said Lots 6 and 7, for a distance of 81.41 feet; thence South 82 degrees 12 minutes 44 seconds East 156.25 feet; thence South 04 degrees 33 minutes 36 seconds East 231.79 feet and said Northerly and Easterly line there terminating.

Boathouse Access Easement
A 10.00 foot wide easement for ingress and egress purposes over, under, and across that part of Lot 7, Block 1, MAYERS ESTATES, according to the recorded plat thereof, Cass County, Minnesota, the centerline of which described as follows: COMMENCING at the northeasterly most corner of said Lot 7; thence South 04 degrees 33 minutes 36 seconds East, assigned bearing, along the east line of said Lot 7, for a distance of 296.30 feet; thence South 61 degrees 24 minutes 50 seconds West 155.24 feet; thence South 00 degrees 29 minutes 29 seconds West 41.01 feet to the Point of Beginning of said centerline to be herein described; thence South 17 degrees 05 minutes 08 seconds East 52.23 feet; thence South 00 degrees 03 minutes 40 seconds West 39.06 feet; thence South 83 degrees 14 minutes 32 seconds West 16.20 feet and said centerline there terminating.
The sidelines of said easement shall be prolonged or shortened to terminate on a line that bears South 00 degrees 29 minutes 29 seconds West and North 00 degrees 29 minutes 29 seconds East from the point of terminus.



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

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- DENOTES CALCULATED POSITION
- DENOTES EXISTING BUILDING
- DENOTES DELINEATED WETLAND

Birch Lake
General Development (GD)
LAKE ELEVATION = 1378.6 / 05-11-2021

ORDINARY HIGH WATER ELEVATION = 1379.40

BENCHMARK: 16D NAIL IN THE EASTERLY SIDE OF 10 INCH OAK SET BY NECI ON 1-19-2021.

BASED ON NGVD 29

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 16-421-0135.
3. Improvements other than those shown on this certificate, may exist that were not located during this survey. The wetland delineation was done by Patrick Reardon, Wetland Certification No. 1259, June 2021.
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. 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
1.	6-11-2021	Revise Wetland and Notes	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.

6/11/21

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.neciusa.com

CERTIFICATE OF SURVEY
Charlie Mayer
5281 Butternut CT NW
Hackensack, MN 56452

JOB NO. 21-110
DATE: 05-27-2021

SHEET NO.
1 OF 1