

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 1,
SECTION 28, TOWNSHIP 140 NORTH, RANGE 30 WEST,
CASS COUNTY, MINNESOTA

EXISTING LEGAL DESCRIPTION OBTAINED FROM THE CASS COUNTY RECORDERS OFFICE
(Doc. No. 464669)

Lot One (1), Section Twenty-eight (28), Township One Hundred Forty (140), Range Thirty (30), less: That part of Government Lot 1, Sec 28-140-30 described as follows: Beginning at the Northwest corner of said Lot 1, thence South 00 degrees 27 minutes 55 seconds West 474.00 feet along the west line of said Lot 1, thence East 65.00 feet, thence North 64 degrees 32'26" East 690 feet, more or less, to the shore of Pleasant Lake, thence Northwesterly 222 feet more or less along said shore to the North line of said Lot 1, thence North 89 degrees 20' West 578 feet, more or less, along the North line of said Lot 1 to the point of beginning, AND EXCEPT, the South 527.66 feet of Lot 1, Section 28, Township 140, Range 30.

INCLUDING all easements, rights of way, appurtenances and improvements that benefit the property referred to above and any development rights and entitlements that are appurtenant to the property referred to above.

PROPOSED LEGAL DESCRIPTIONS

PARCEL A
That part of Government Lot 1, Section 28, Township 140 North, Range 30 West, Cass County, Minnesota described as follows:

COMMENCING at the northwest corner of said Government Lot 1; thence South 00 degrees 27 minutes 55 seconds West, assigned bearing, along the west line of said Government Lot 1, a distance of 474.00 feet; thence South 89 degrees 23 minutes 05 seconds East 65.00 feet to the point of beginning of the tract to be herein described; thence North 89 degrees 23 minutes 05 seconds West 65.00 feet to said west line; thence South 59 degrees 32 minutes 05 seconds East 177.83 feet; thence North 80 degrees 43 minutes 35 seconds East 266.86 feet; thence North 38 degrees 00 minutes 44 seconds East 416.26 feet to the intersection with a line bearing North 65 degrees 09 minutes 21 seconds East from the point of beginning; thence South 65 degrees 09 minutes 21 seconds West 670 feet to the point of beginning. Subject tract is non-conforming on it's own and must be attached to an adjacent parcel.

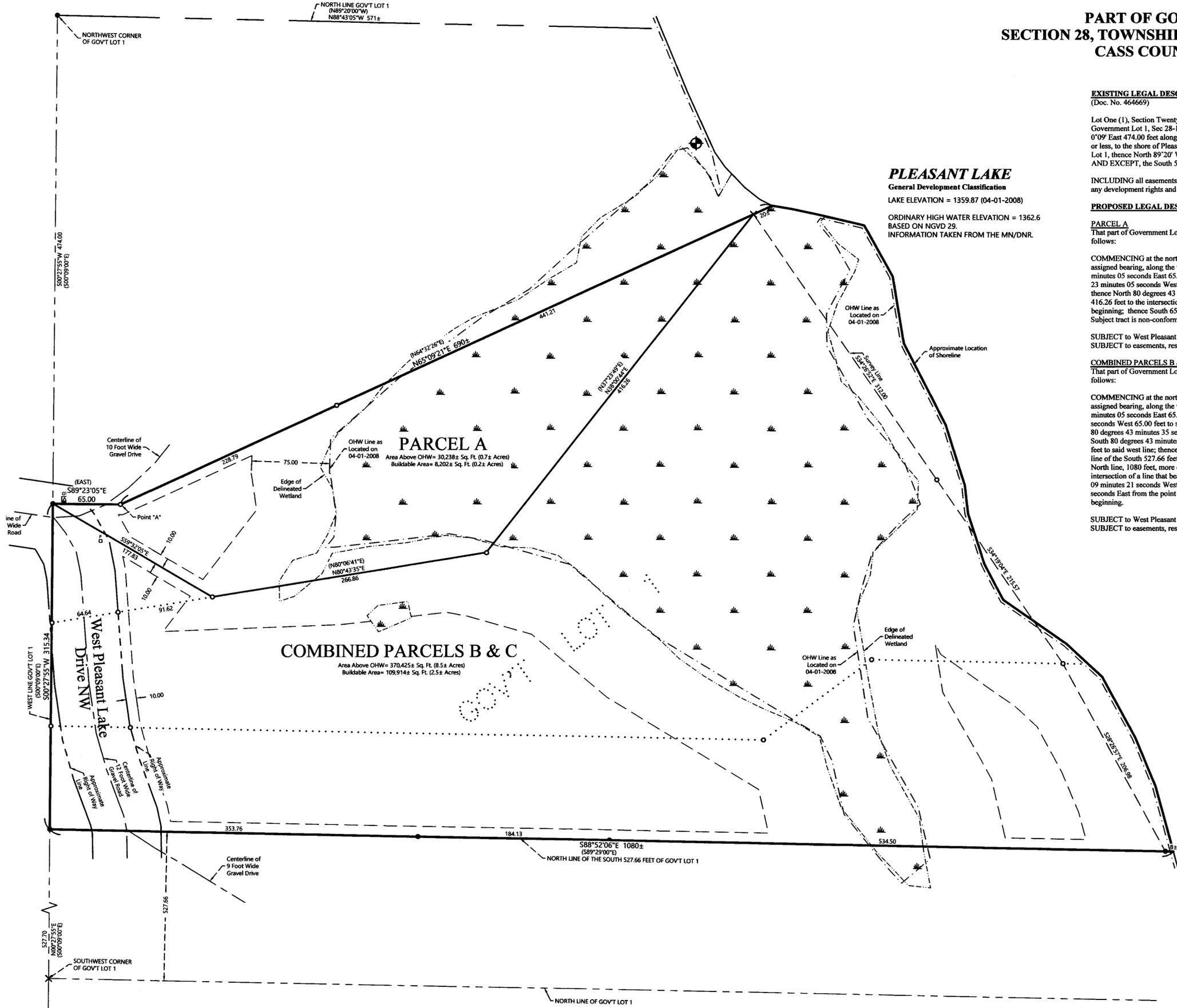
SUBJECT to West Pleasant Lake Drive NW.
SUBJECT to easements, restrictions, and reservations of record.

COMBINED PARCELS B & C
That part of Government Lot 1, Section 28, Township 140 North, Range 30 West, Cass County, Minnesota described as follows:

COMMENCING at the northwest corner of said Government Lot 1; thence South 00 degrees 27 minutes 55 seconds West, assigned bearing, along the west line of said Government Lot 1, a distance of 474.00 feet; thence South 89 degrees 23 minutes 05 seconds East 65.00 feet to a point hereinafter referred to as Point "A"; thence North 89 degrees 23 minutes 05 seconds West 65.00 feet to said west line; thence South 59 degrees 32 minutes 05 seconds East 177.83 feet; thence North 80 degrees 43 minutes 35 seconds East 266.86 feet to the point of beginning of the tract to be herein described; thence South 80 degrees 43 minutes 35 seconds West 266.86 feet; thence North 59 degrees 32 minutes 05 seconds West 177.83 feet to said west line; thence South 00 degrees 27 minutes 55 seconds West, along said west line, 315.34 feet to the North line of the South 527.66 feet of said Government Lot 1; thence South 88 degrees 52 minutes 06 seconds East, along said North line, 1080 feet, more or less, to shoreline of Pleasant Lake; thence northwesterly, along said shoreline, to the intersection of a line that bears North 65 degrees 09 minutes 21 seconds East from said Point "A"; thence South 65 degrees 09 minutes 21 seconds West 20 feet, more or less, to the intersection with a line that bears North 38 degrees 00 minutes 44 seconds East from the point of beginning; thence South 38 degrees 00 minutes 44 seconds West 416.26 feet to the point of beginning.

SUBJECT to West Pleasant Lake Drive NW.
SUBJECT to easements, restrictions, and reservations of record.

PLEASANT LAKE
General Development Classification
LAKE ELEVATION = 1359.87 (04-01-2008)
ORDINARY HIGH WATER ELEVATION = 1362.6
BASED ON NGVD 29.
INFORMATION TAKEN FROM THE MN/DNR.



LEGEND

- DENOTES WETLAND(S)
 - DENOTES EXISTING GROUND TRANSFORMER
 - DENOTES EXISTING PHONE PEDESTAL
 - DENOTES PLAT AND/OR DEEDED MEASURE
 - DENOTES MONUMENT FOUND
 - DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
 - DENOTES CALCULATED POSITION
 - BENCHMARK:** 604 SPIKE IN SOUTHERLY SIDE OF A 1" WHITEPINE
ELEV. = 1365.64, NGVD29
- ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE MINNESOTA COUNTY COORDINATE SYSTEM, CASS COUNTY, NORTH ZONE (2011 ADJ.).

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 05-028-2101.
3. Improvements other than those shown on this certificate, may exist that were not located during this survey. Wetland delineation was completed on 04-17-2008, by Ben Meister, Landecker & Associates, Inc.
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.

NO.	DATE	DESCRIPTION
1.	05-05-2008	adjusted parcels A and B
2.	4-14-2021	combine parcels B and C and adjust parcel A

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. Freeman
TERRY L. FREEMAN
LIC. NO. 21367



CERTIFICATE OF SURVEY
William Johnson
P.O. Box 248
Hackensack, MN 56452

JOB NO.	082037
DATE:	04-30-2008
SHEET NO.	1 OF 1