

CERTIFICATE OF SURVEY

OUTLOT A, SERLEY'S SHORES
SECTION 13, TOWNSHIP 140 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA

PROPOSED DESCRIPTIONS:

NORTHWEST TRACT

That part of Outlot A, SERLEY'S SHORES, according to the recorded plat thereof, Cass County, Minnesota lying northerly and westerly of the following described line:
COMMENCING at the southwest corner of said Outlot A; thence South 88 degrees 40 minutes 36 seconds East, assigned bearing, along the south line of said Outlot A, also being the north line of Pine Drive as dedicated in said plat, 240.00 feet; thence North 01 degrees 19 minutes 24 seconds East 150.57 feet to a point hereinafter referred to as "Point A"; thence North 55 degrees 22 minutes 03 seconds West 289.87 feet to the west line of said Outlot A and the point of beginning of the line to be herein described; thence return South 55 degrees 22 minutes 03 seconds East 289.87 feet to said "Point A"; thence North 01 degrees 19 minutes 24 seconds East 227.10 feet to the north line of said Outlot A, also being the south line of Birch Drive as dedicated in said plat, and said described line there terminating.

Subject to easements, restrictions and reservations of record.

SOUTHWEST TRACT

That part of Outlot A, SERLEY'S SHORES, according to the recorded plat thereof, Cass County, Minnesota lying westerly and southerly of the following described line:
COMMENCING at the southwest corner of said Outlot A; thence South 88 degrees 40 minutes 36 seconds East, assigned bearing, along the south line of said Outlot A, also being the north line of Pine Drive as dedicated in said plat, 240.00 feet to the point of beginning of the line to be herein described; thence North 01 degrees 19 minutes 24 seconds East 150.57 feet; thence North 55 degrees 22 minutes 03 seconds West 289.87 feet to the west line of said Outlot A and said described line there terminating.

Subject to easements, restrictions and reservations of record.

EAST TRACT

That part of Outlot A, SERLEY'S SHORES, according to the recorded plat thereof, Cass County, Minnesota lying easterly of the following described line:
COMMENCING at the southwest corner of said Outlot A; thence South 88 degrees 40 minutes 36 seconds East, assigned bearing, along the south line of said Outlot A, also being the north line of Pine Drive as dedicated in said plat, 240.00 feet to the point of beginning of the line to be herein described; thence North 01 degrees 19 minutes 24 seconds East 377.67 feet to the north line of said Outlot A, also being the south line of Birch Drive as dedicated in said plat, and said described line there terminating.

Subject to easements, restrictions and reservations of record.

REVISIONS:	NO.	DATE	DESCRIPTION

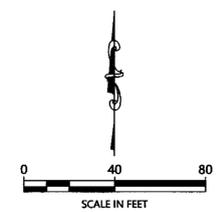
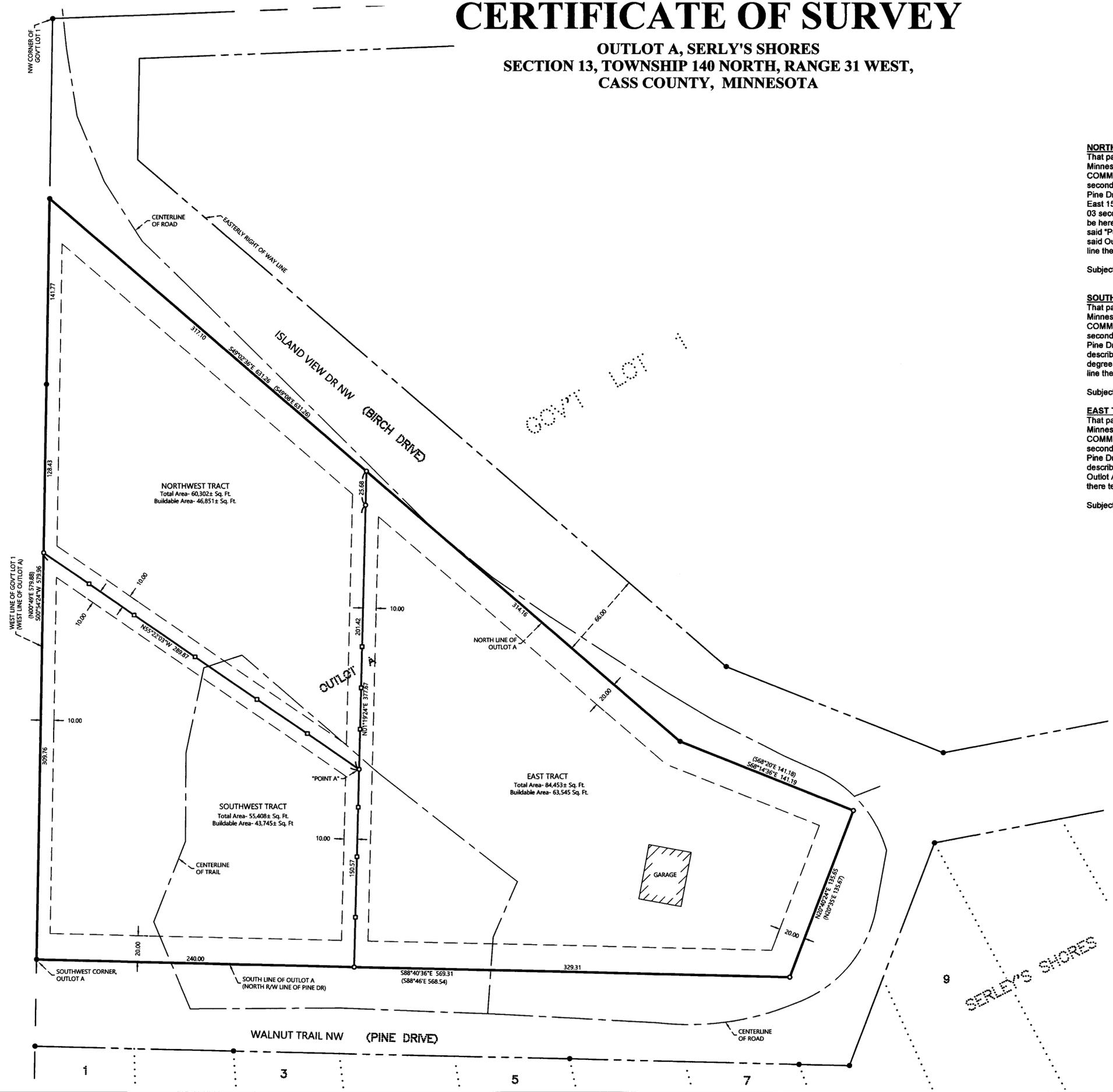
I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Terry L. Freeman
TERRY L. FREEMAN
5/25/21
LIC. NO. 21367



CERTIFICATE OF SURVEY
RICHARD ZASKE
PO BOX 236
HACKENSACK, MN 56452

JOB NO. 21-053
DATE: 4-25-2021
SHEET NO. 1 OF 1



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 SET LATH
- ▨ DENOTES EXISTING BUILDING

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 16-407-0140.
3. Improvements other than those shown on this certificate, may exist that were not located during this survey. See "No Wetlands Letter" dated May 21, 2021 by Patrick Reardon, Wetland Certification No. 1295.
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.