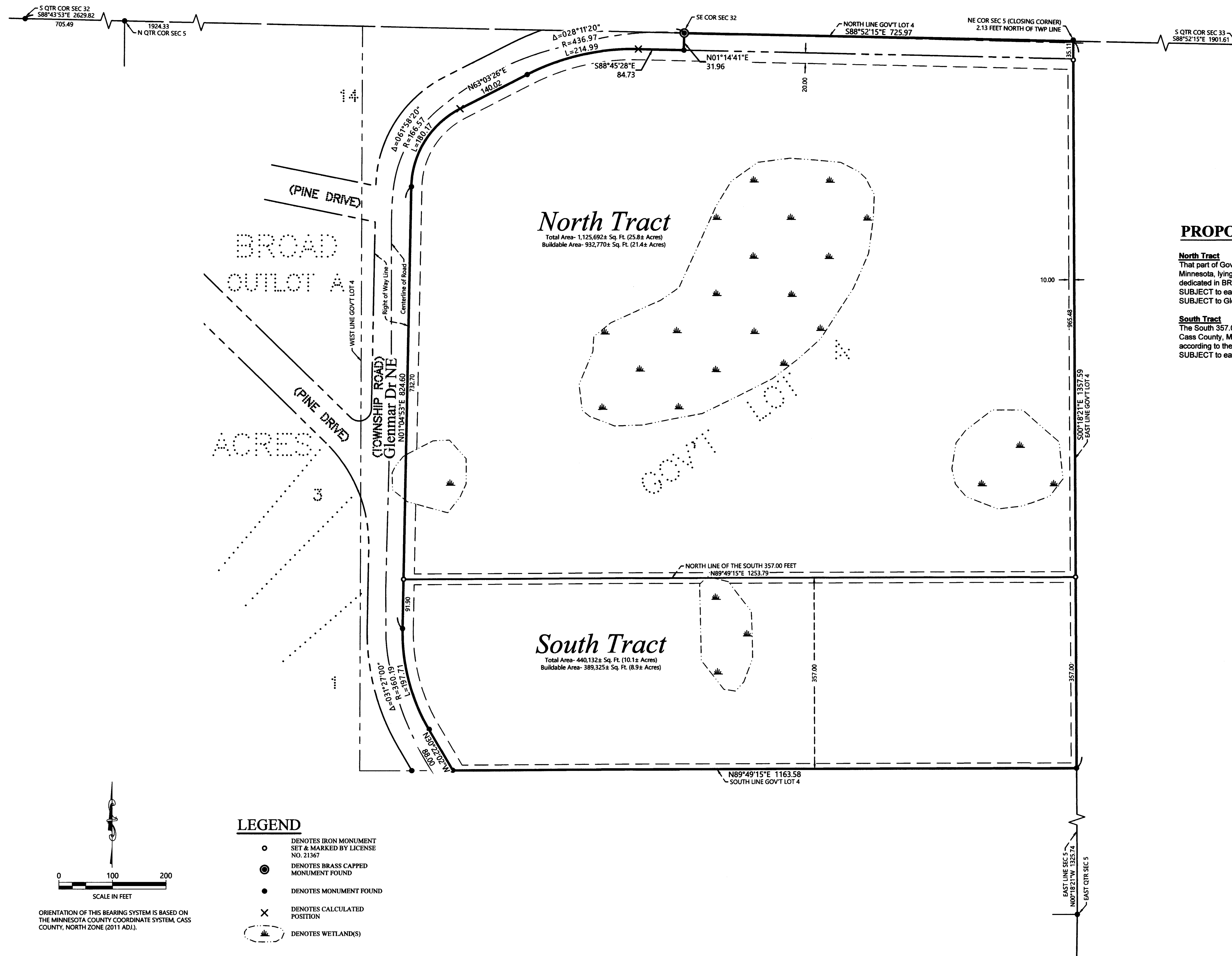


CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 4,
SECTION 5, TOWNSHIP 140 NORTH, RANGE 28 WEST,
CASS COUNTY, MINNESOTA



North Tract
Total Area- 1,125,692± Sq. Ft. (25.8± Acres)
Buildable Area- 932,770± Sq. Ft. (21.4± Acres)

South Tract
Total Area- 440,132± Sq. Ft. (10.1± Acres)
Buildable Area- 389,325± Sq. Ft. (8.9± Acres)

PROPOSED DESCRIPTIONS:

North Tract
That part of Government Lot 4, Section 5, Township 140 North, Range 28 West, Cass County, Minnesota, lying North of the South 357.00 feet thereof and lying East of Township Road as dedicated in BROAD ACRES, according to the recorded plat thereof, said County. SUBJECT to easements, restrictions, and reservations of record. SUBJECT to Glenmar Drive NE.

South Tract
The South 357.00 feet of Government Lot 4, Section 5, Township 140 North, Range 28 West, Cass County, Minnesota, lying East of Township Road as dedicated in BROAD ACRES, according to the recorded plat thereof, said County. SUBJECT to easements, restrictions, and reservations of record.

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES BRASS CAPPED MONUMENT FOUND
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- ☼ DENOTES WETLAND(S)

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 46-005-1101.
3. Improvements other than those shown on this certificate, may exist that were not located during this survey. Wetlands as shown drawn in from National Wetland Inventory maps on County website.
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	BY

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
LIC. NO. 21367



CERTIFICATE OF SURVEY
Paul Koshioi
22838 73rd Ave.
St. Cloud, MN 56301

JOB NO. 21-172
DATE: 06-22-2021

SHEET NO. 1 OF 1