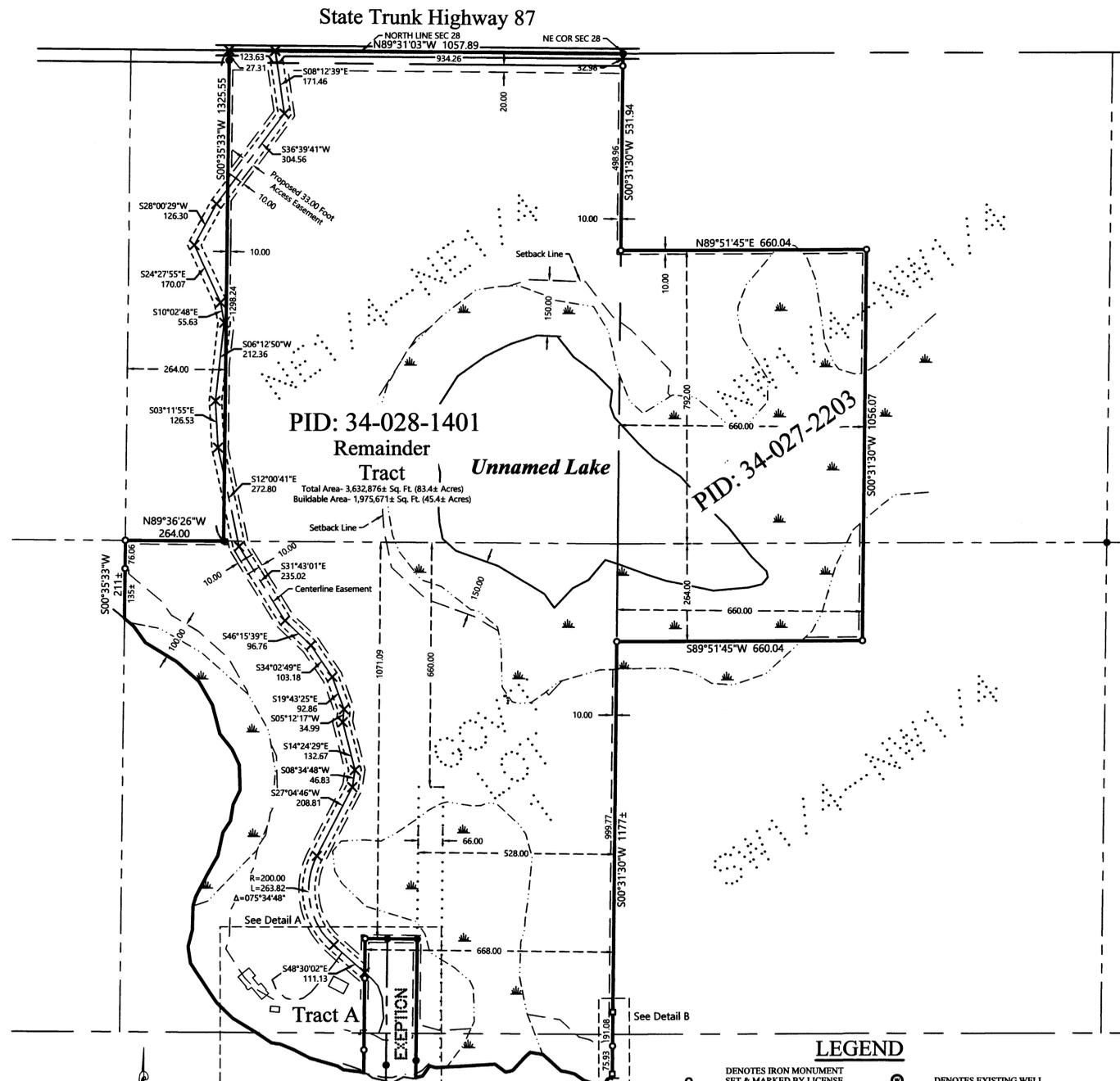


# CERTIFICATE OF SURVEY

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, AND PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 27, AND PART OF THE NORTHEAST QUARTER OF THE NORTH EAST QUARTER, ALL IN TOWNSHIP 139 NORTH, RANGE 30 WEST, CASS COUNTY, MINNESOTA



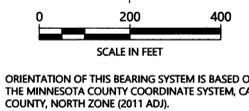
**Lind (Lindsey) Lake**  
Recreational Development (RD)

TOP OF ICE = 1308.94 / 3-17-2021

ORDINARY HIGH WATER ELEVATION = 1309.5

BENCHMARK: Horizontal 3/8" x 8" spike, 0.6' above ground, in SW root of dead 0.9' Elm Stump, 71' E-SE of top of centerline of boat ramp, at public access area.

BASED ON NGVD 29

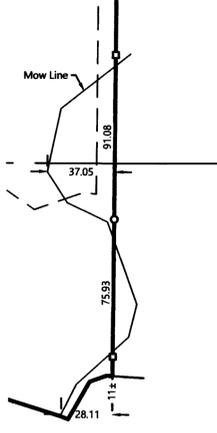


ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE MINNESOTA COUNTY COORDINATE SYSTEM, CASS COUNTY, NORTH ZONE (2011 AD).

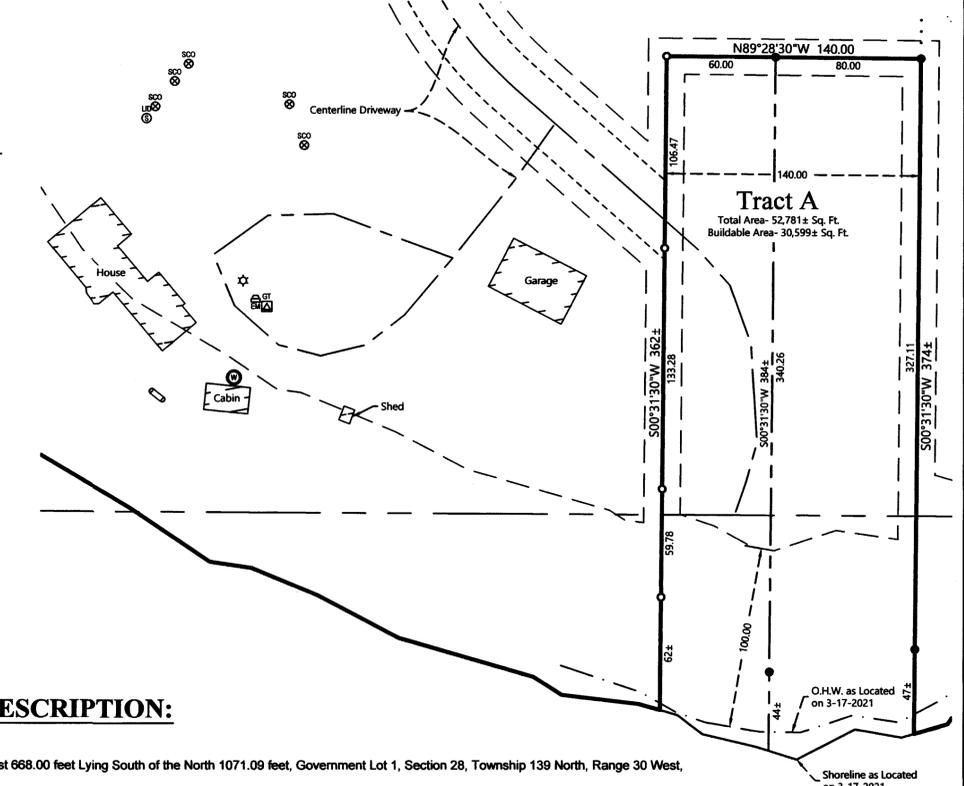
## LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES SET LATH
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- DENOTES EDGE OF EXISTING BITUMINOUS
- ▨ DENOTES EXISTING BUILDING
- ⊙ DENOTES EXISTING WELL
- ⊕ DENOTES SEPTIC CLEANOUT & SEPTIC TANK LID
- ⊔ DENOTES EXISTING LP TANK
- ☆ DENOTES EXISTING MOUNTED LIGHT
- ⊞ DENOTES EXISTING GROUND TRANSFORMER
- ⊚ DENOTES EXISTING ELECTRIC METER
- ⊛ DENOTES WETLAND(S)

## Detail B



## Detail A



## PROPOSED DESCRIPTION:

**Tract A**  
The West 140.00 feet of the East 668.00 feet Lying South of the North 1071.09 feet, Government Lot 1, Section 28, Township 139 North, Range 30 West, Cass County, Minnesota.

TOGETHER with Access Easement.  
SUBJECT TO and TOGETHER with easements, restrictions, and reservations of record.

**Remainder Tract**  
Government Lot 1, Section 28, Township 139 North, Range 30 West, Cass County, Minnesota, LESS the West 140.00 feet of the East 668.00 feet Lying South of the North 1071.09 feet.

SUBJECT TO and TOGETHER with Access Easement.  
SUBJECT TO and TOGETHER with easements, restrictions, and reservations of record.

**Access Easement**  
A 33.00 foot easement for ingress, egress and utilities over, under, and across those parts of the Northeast Quarter of the Northeast Quarter, and Government Lot 1, Section 28, Township 139 North, Range 30 West, Cass County, Minnesota, the centerline of which is described as follows:  
COMMENCING at the northeast corner of said Section 28; thence North 89 degrees 31 minutes 03 seconds West, assigned bearing, along the North line thereof 934.26 feet to the Point of Beginning of the centerline to be herein described; thence South 08 degrees 12 minutes 39 seconds East 171.46 feet; thence South 36 degrees 39 minutes 41 seconds West 304.56 feet; thence South 28 degrees 00 minutes 29 seconds West 126.30 feet; thence South 24 degrees 27 minutes 55 seconds East 170.07 feet; thence South 10 degrees 02 minutes 48 seconds East 55.63 feet; thence South 06 degrees 12 minutes 50 seconds West 212.36 feet; thence South 03 degrees 11 minutes 55 seconds East 128.53 feet; thence South 12 degrees 00 minutes 41 seconds East 272.80 feet; thence South 31 degrees 43 minutes 01 seconds East 235.02 feet; thence South 46 degrees 15 minutes 39 seconds East 96.76 feet; thence South 34 degrees 02 minutes 49 seconds East 103.18 feet; thence South 19 degrees 43 minutes 25 seconds East 92.86 feet; thence South 05 degrees 12 minutes 17 seconds West 34.99 feet; thence South 14 degrees 24 minutes 29 seconds East 132.67 feet; thence South 08 degrees 34 minutes 48 seconds West 46.83 feet; thence South 27 degrees 04 minutes 46 seconds West 208.81 feet; thence South 19 degrees 43 minutes 25 seconds East 92.86 feet; thence South 05 degrees 12 minutes 17 seconds West 34.99 feet; thence South 14 degrees 24 minutes 29 seconds East 132.67 feet; thence South 08 degrees 34 minutes 48 seconds West 46.83 feet; thence South 27 degrees 04 minutes 46 seconds West 208.81 feet; thence southerly 263.82 feet along a tangential curve, concave to the east having a radius of 200.00 feet, a central angle of 75 degrees 34 minutes 48 seconds; thence South 48 degrees 30 minutes 02 seconds East, tangent to last curve, 111.13 feet to the West line of the East 668.00 feet of said Government Lot 1 and said centerline there terminating.  
The sidelines of said easement shall be prolonged or shortened to the West line of East 668.00 feet.

## EXISTING DESCRIPTION:

Form No. 111 - Personal Representative's Deed  
Individual Personal Representative to Joint Tenants  
24-027-2203, 34-028-1401 + 34-027-2203

No delinquent taxes, certificates of real estate value received; and transfer entered on October 11, 1990

Sharon A. Anderson  
County Auditor

by [Signature] Deputy

STATE DEED TAX DUE HEREON: \$ 148.50

Date: September, 19 90

FOR VALUABLE CONSIDERATION, Dan Bergerson, Grantor,  
as Personal Representative of the Estate of Lawrence V. Bergerson, Decedent, single [ ] married [ ] at the time of death, hereby conveys to Archie A. Peterson and Myrna L. Peterson, husband and wife, Grantees, as joint tenants, real property in Cass County, Minnesota, described as follows:  
The Northeast Quarter of the Northeast Quarter (NE¼ NE¼), less the West Two Hundred Sixty-four Feet (W. 264') thereof in Section Twenty-eight (28); and the South Forty-eight (S. 48') rods of the West Forty (W. 40) rods of the Northwest Quarter of the Northwest Quarter (NW¼ NW¼) and the North Sixteen (N. 16) rods of the West Forty (W. 40) rods of the Southwest Quarter of the Northwest Quarter (SW¼ NW¼), all in Section Twenty-seven (27); and the East Twenty-eight (E. 28) rods of Government Lot One (1) and the West Four (W. 4) rods of the North Forty (N. 40) rods of the East Thirty-two (E. 32) rods in Government Lot 1, in Section Twenty-eight (28), all in Township One Hundred Thirty-nine (139), Range Thirty (30), according to the government survey thereof on file with the County Recorder of and for said County and State.

## NOTES:

- Zoning for subject tract = Shoreland Residential.
- Parcel ID for subject tract = 34-028-1401 and 34-027-2203.
- Improvements other than those shown on this certificate, may exist that were not located during this survey. Wetlands as shown are from the National Wetland Inventory map on the Cass County website.
- 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 located shoreline at the time of this survey, 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.

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.

[Signature]  
TERRY L. FREEMAN  
LIC. NO. 21367



CERTIFICATE OF SURVEY  
Myrna Peterson  
150 Division St. E  
Buffalo, MN 55313

JOB NO. 21-087  
DATE: 05-05-2021

SHEET NO. 1 OF 1