

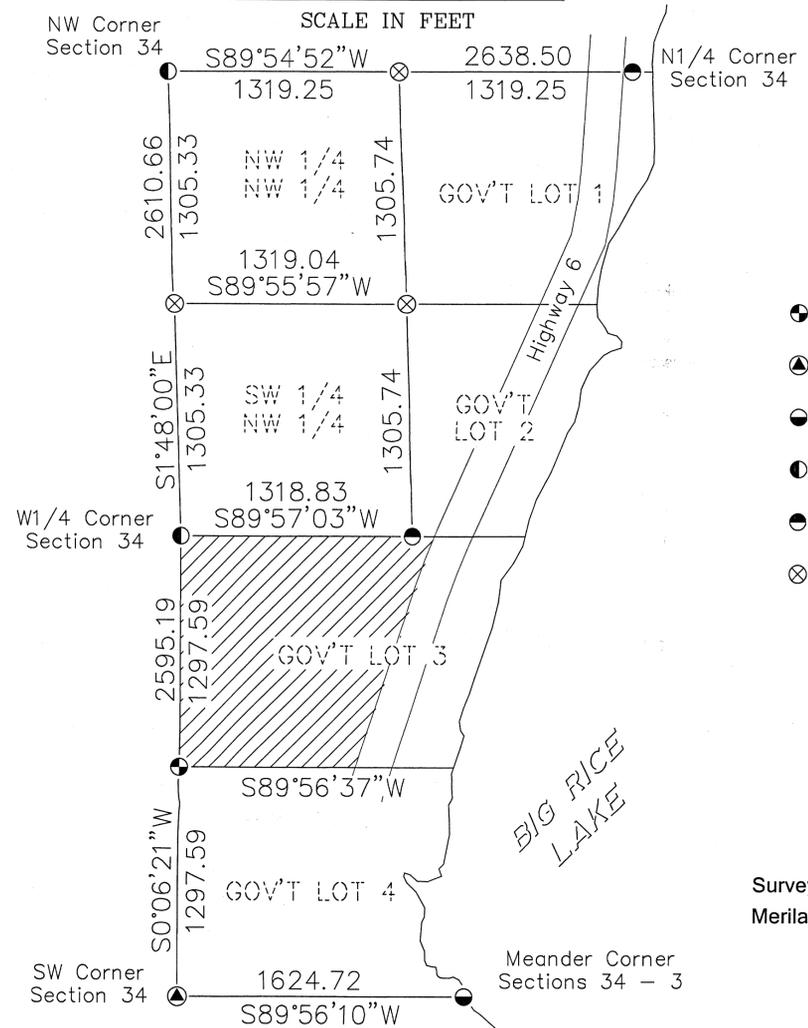
CERTIFICATE OF SURVEY

For Craig Holmer
Part of Government Lot 3,
Section 34, Township 141 North, Range 26 West,
Cass County, Minnesota

Vicinity Map

Section 34, T141N, R26W

SCALE IN FEET



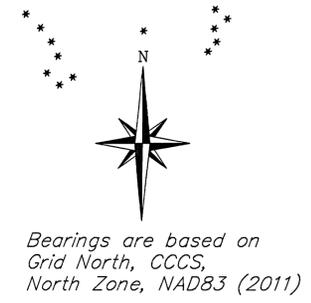
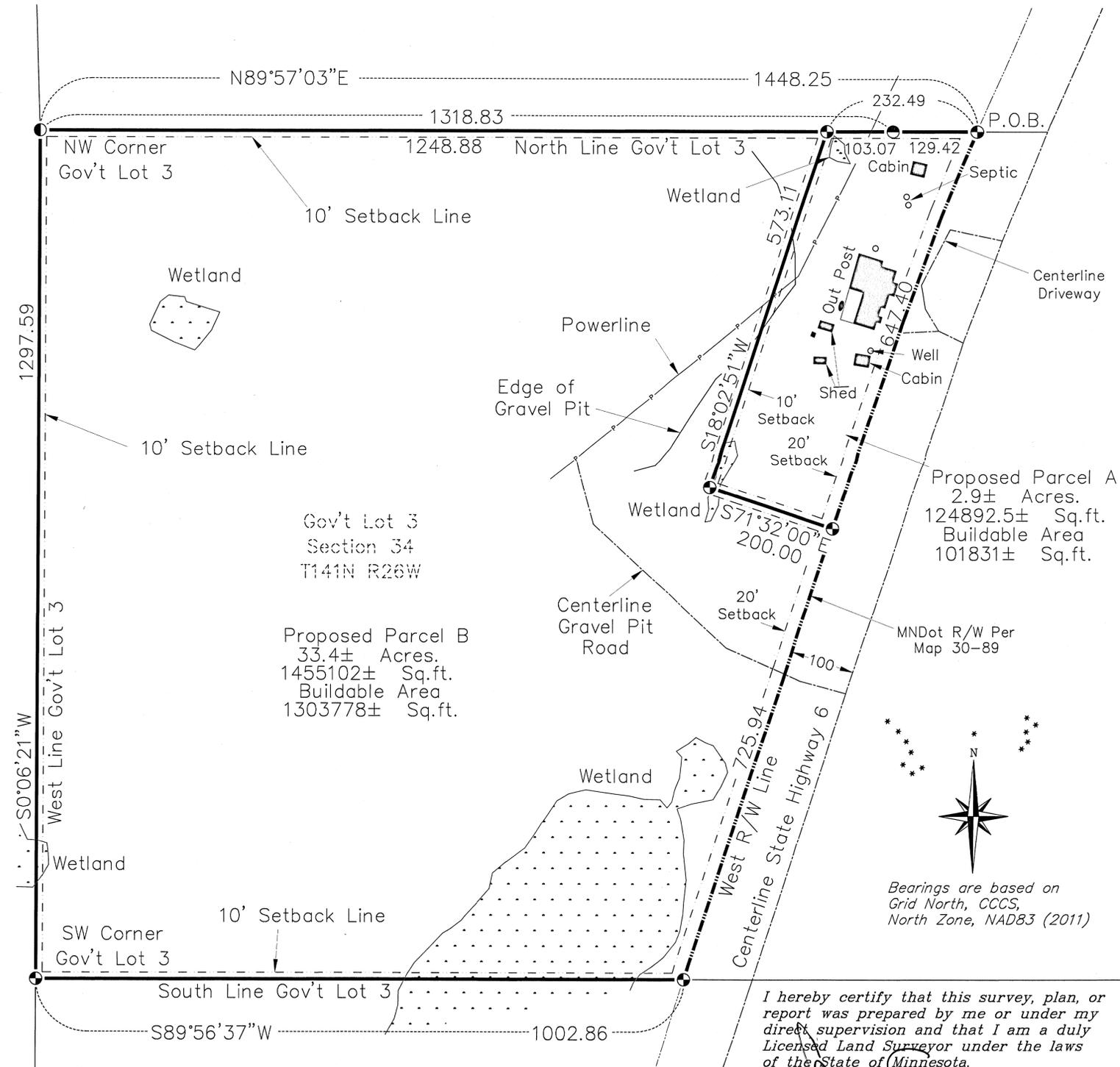
- LEGEND**
- Capped Rebar set, marked PLS #51766
 - ▲ Set PK Nail at Record Ties
 - Found Capped Rebar, marked PLS #17774
 - Found Capped Rebar, marked PLS #11946
 - Found Capped Rebar, marked PLS #12261
 - ⊗ Calculated Position
- Classification = NE Non Riparian
Min Lot Area = 100,000 Sq. Ft.
Min Buildable Area = 40,000 Sq. Ft.
Min Lot Width = 200 Ft.
Setbacks:
Property Lines = 10 feet
Road R/W = 20 feet

Surveyor's Note: All wetlands were delineated by Robert Merila WDC #1087

Parent Parcel Description: DOC#A627629
All of Government Lot Three (3), Section Thirty-four (34), Township One Hundred Forty-one (141) North, Range Twenty-six (26) West, lying West of State Highway Number 6

Proposed Parcel A Description:
That part of Government Lot 3, Section 34, Township 141 North, Range 26 West of the Fifth Principal Meridian, Cass County, Minnesota further described as follows:
Commencing at the Northwest Corner of said Government Lot 3; thence North 89 degrees 57 minutes 03 seconds East, assigned bearing, along the north line of said Government Lot 3 a distance of 1448.25 feet to the westerly right of way of State Highway 6, the point of beginning; thence South 89 degrees 57 minutes 03 seconds West along said north line of Government Lot 3 a distance of 232.49 feet; thence South 18 degrees 02 minutes 51 seconds West a distance of 573.11 feet; thence South 71 degrees 32 minutes 00 seconds East a distance of 200.00 feet to said westerly right of way State Highway 6; thence northeasterly along said right of way a distance of 647.40 feet to the point of beginning.
Parcel contains 2.9 acres more or less.

Proposed Parcel B Description:
Government Lot 3, Section 34, Township 141 North, Range 26 West of the Fifth Principal Meridian, Cass County, Minnesota lying west of State Highway 6.
EXCEPT
That part of Government Lot 3, Section 34, Township 141 North, Range 26 West of the Fifth Principal Meridian, Cass County, Minnesota further described as follows:
Commencing at the Northwest Corner of said Government Lot 3; thence North 89 degrees 57 minutes 03 seconds East, assigned bearing, along the north line of said Government Lot 3 a distance of 1448.25 feet to the westerly right of way of State Highway 6, the point of beginning; thence South 89 degrees 57 minutes 03 seconds West along said north line of Government Lot 3 a distance of 232.49 feet; thence South 18 degrees 02 minutes 51 seconds West a distance of 573.11 feet; thence South 71 degrees 32 minutes 00 seconds East a distance of 200.00 feet to said westerly right of way State Highway 6; thence northeasterly along said right of way a distance of 647.40 feet to the point of beginning.
Parcel contains 33.4 acres more or less.



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.

Chris Mattila
Date: 4-2-21 License No. 51766

SCALE IN FEET

NORTHERN LIGHTS SURVEYING SERVICES
1007 NW 4th Street
Grand Rapids, MN 55744
Phone: (218) 326-5325
grandrapids@nlsurvey.com

PREPARED FOR:
Craig Holmer

SECTION: 34
TOWNSHIP: 141 NORTH
RANGE: 26 WEST
COUNTY: Cass

DATE: 4-02-2021
DRAWN BY: AT
JOB NO: GR2021-009
DRAWING NO: 2021-009