

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 2
SECTION 16, TOWNSHIP 142 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTIONS:

Tract 1

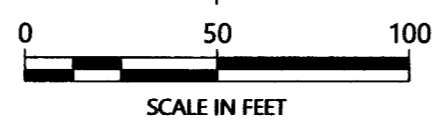
That part of Government Lot 2, Section 16, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the southwest corner of said Government Lot 2; thence North 00 degrees 29 minutes 40 seconds West, assigned bearing, along the west line of said Government Lot 2, a distance of 350.00 feet to the Point of Beginning of the tract to be herein described; thence continue North 00 degrees 29 minutes 40 seconds West, along said west line, 134.93 feet; thence South 71 degrees 05 minutes 12 seconds East 406.07 feet to the intersection with a line that bears North 89 degrees 30 minutes 20 seconds East from the point of beginning; thence North 24 degrees 16 minutes 31 seconds East 396.68 feet to the south line of said Government Lot 2; thence North 89 degrees 07 minutes 21 seconds West, along said south line, 160.00 feet; thence North 00 degrees 29 minutes 40 seconds West 359.17 feet to the intersection with a line that bears North 89 degrees 30 minutes 20 seconds East from the point of beginning; thence South 89 degrees 30 minutes 20 seconds West 383.00 feet to the point of beginning. Subject tract is non-compliant on it's own and shall be attached to an adjacent parcel. SUBJECT to easements, restrictions, and reservations of record. SUBJECT to 63rd Ave NW.

Remainder Tract

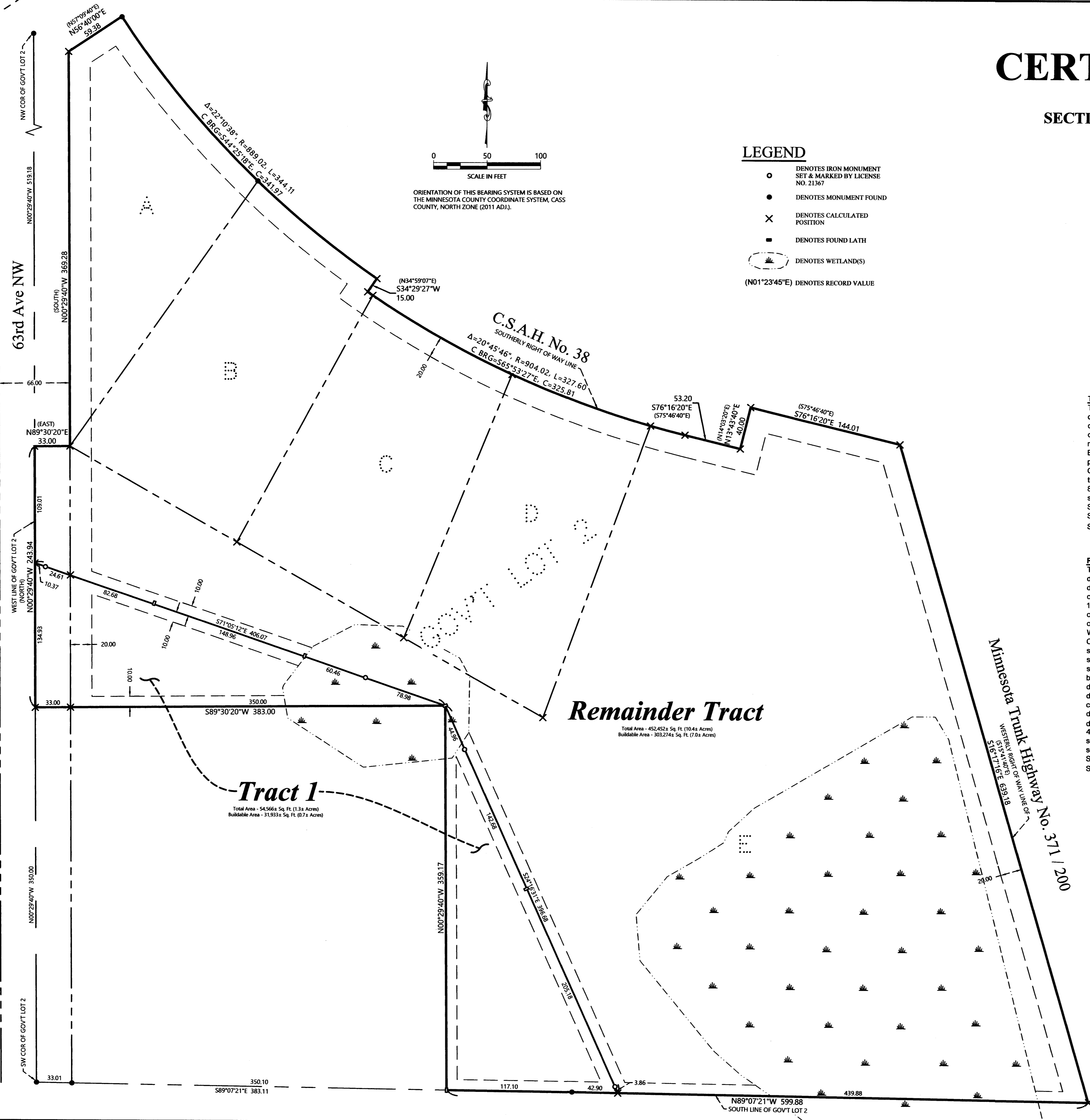
That part of Government Lot 2, Section 16, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the southwest corner of said Government Lot 2; thence North 00 degrees 29 minutes 40 seconds West, assigned bearing, along the west line of said Government Lot 2, a distance of 484.93 feet to the Point of Beginning of the tract to be herein described; thence South 71 degrees 05 minutes 12 seconds East 406.07 feet; thence South 24 degrees 16 minutes 31 seconds East 396.68 feet to the south line of said Government Lot 2; thence South 89 degrees 07 minutes 21 seconds East 439.88 feet to the westerly right of way line of Minnesota Trunk Highway Number 371/200; thence North 16 degrees 17 minutes 16 seconds West, along said westerly right of way line, 639.18 feet to the intersection with the southerly right of way line of County State Aid Highway Number 38; thence North 73 degrees 16 minutes 20 seconds West, along said southerly right of way line, 144.01 feet; thence South 13 degrees 43 minutes 20 seconds West, along said southerly right of way line, 40.00 feet; thence North 76 degrees 16 minutes 20 seconds West, along said southerly right of way line, 53.20 feet; thence northwesterly 327.60 feet along said southerly right of way line being a tangential curve, concave to the northeast, having a radius of 904.02 feet and a central angle of 20 degrees 45 minutes 46 seconds; thence North 34 degrees 29 minutes 27 seconds East, being radial to last described curve, 15.00 feet; thence northwesterly 344.11 feet along said southerly right of way line being compound to the last described curve, concave to the northeast, a radius of 889.02 feet and a central angle of 22 degrees 10 minutes 38 seconds; thence South 56 degrees 40 minutes 00 seconds West, not tangent to last described curve, along 63rd Ave NW easterly right of way line, 59.38 feet; thence South 00 degrees 29 minutes 40 seconds East, along said easterly right of way line, 369.28 feet; thence South 89 degrees 30 minutes 20 seconds West 33.00 feet to the west line of said Government Lot 2; thence South 00 degrees 29 minutes 40 seconds East, along said west line, 109.01 feet to the point of beginning. SUBJECT to easements, restrictions, and reservations of record. SUBJECT to 63rd Ave NW.

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- DENOTES FOUND LATH
- ◌ DENOTES WETLAND(S)
- (N01°23'45"E) DENOTES RECORD VALUE



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



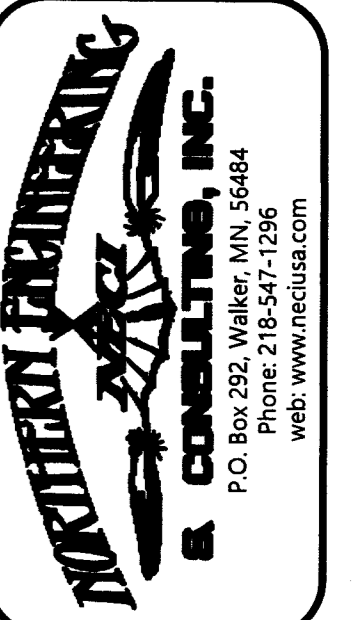
Tract 1
Total Area - 54,566± Sq. Ft. (1.3± Acres)
Buildable Area - 31,933± Sq. Ft. (0.7± Acres)

Remainder Tract
Total Area - 452,482± Sq. Ft. (10.4± Acres)
Buildable Area - 303,274± Sq. Ft. (7.0± Acres)

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 LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Terry L. Freeman
TERRY L. FREEMAN
LIC. NO. 21367
8/23/23



CERTIFICATE OF SURVEY
BERT WOODFORD
6223 COUNTY 38 NW
WALKER, MN 56484

NOTES:

- Zoning for subject tract = Shoreland Residential.
- Parcel ID for subject tract = 38-116-2405.
- Improvements other than those shown on this certificate, may exist that were not located during this survey.
- Wetlands as shown drawn from County National Wetland Inventory maps.
- 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.
- 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.

JOB NO. 23-129
DATE: 08-23-2023
SHEET NO.
1 OF 1