

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 8, SECTION 27, AND PART OF GOVERNMENT LOTS 2 & 3,
SECTION 34, TOWNSHIP 140 NORTH, RANGE 26 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:

EXHIBIT A

Government Lot Eight (8), Section Twenty-seven (27), Township One Hundred Forty (140), Range Twenty-Six (26), and the North Three Hundred (N 300) feet less the South Thirty (S 30) feet of the North Three Hundred (N 300) feet of Government Lot Three (3), Section Thirty Four (34), Township One Hundred Forty (140), Range Twenty-Six (26), bound and described as follows: Beginning at the Northeast corner of said Lot Three (3); thence South along the East line of said Lot a distance of Three Hundred (300) feet; thence West on a line parallel with the North line of said Lot to the water's edge of Big Bass Lake; thence Northerly along the water's edge of said lake to the North line of said Lot Three (3); thence East along said North line to the point of beginning, together with right of ingress and egress to and from said premises over the roadway now laid out and constructed from said premises, running across Government Lot Two (2), Section Thirty-Four (34), Township One Hundred Forty (140), Range Twenty-Six (26), to the Public road and/or Highway Number Six (6), and all subject to mineral reservations and easements, if any of record.

And

Lot Two (2), Section Thirty-four (34), Township One Hundred Forty (140) North, Range Twenty-Six (26) West, described as follows: commencing at the intersection of Lake Street as laid out in the First Addition to Johannesohn Lots and the westerly boundary line of said Government Lot Two (2) to the southwest corner thereof; thence in an easterly direction on and along the southerly boundary line of said Government Lot Two (2) to the point of intersection with existing road as the same appears in the Plat of Johannesohn Lots as recorded in the office of the Register of Deeds of Cass County, Minnesota, in Book _____ on page _____; thence in a northwesterly direction on and along the southerly boundary line of the southwesterly boundary line of existing road and Lake Street as the same now exists in Johannesohn Lots and First Addition to Johannesohn Lots to the point of beginning, subject to mineral reservations, rights of overflow, platting and zoning ordinance regulations, roads and roadway easements, of record or in use.

Bass Lake

Recreational Development (RD)

LAKE ELEVATION = 1229.25 / 7-30-2021

ORDINARY HIGH WATER ELEVATION = 1330.4

BENCHMARK: MNDOT Geodetic Marker "1103 Y"

BASED ON NGVD29

Shoreline as Located on Date of Survey

Tract A

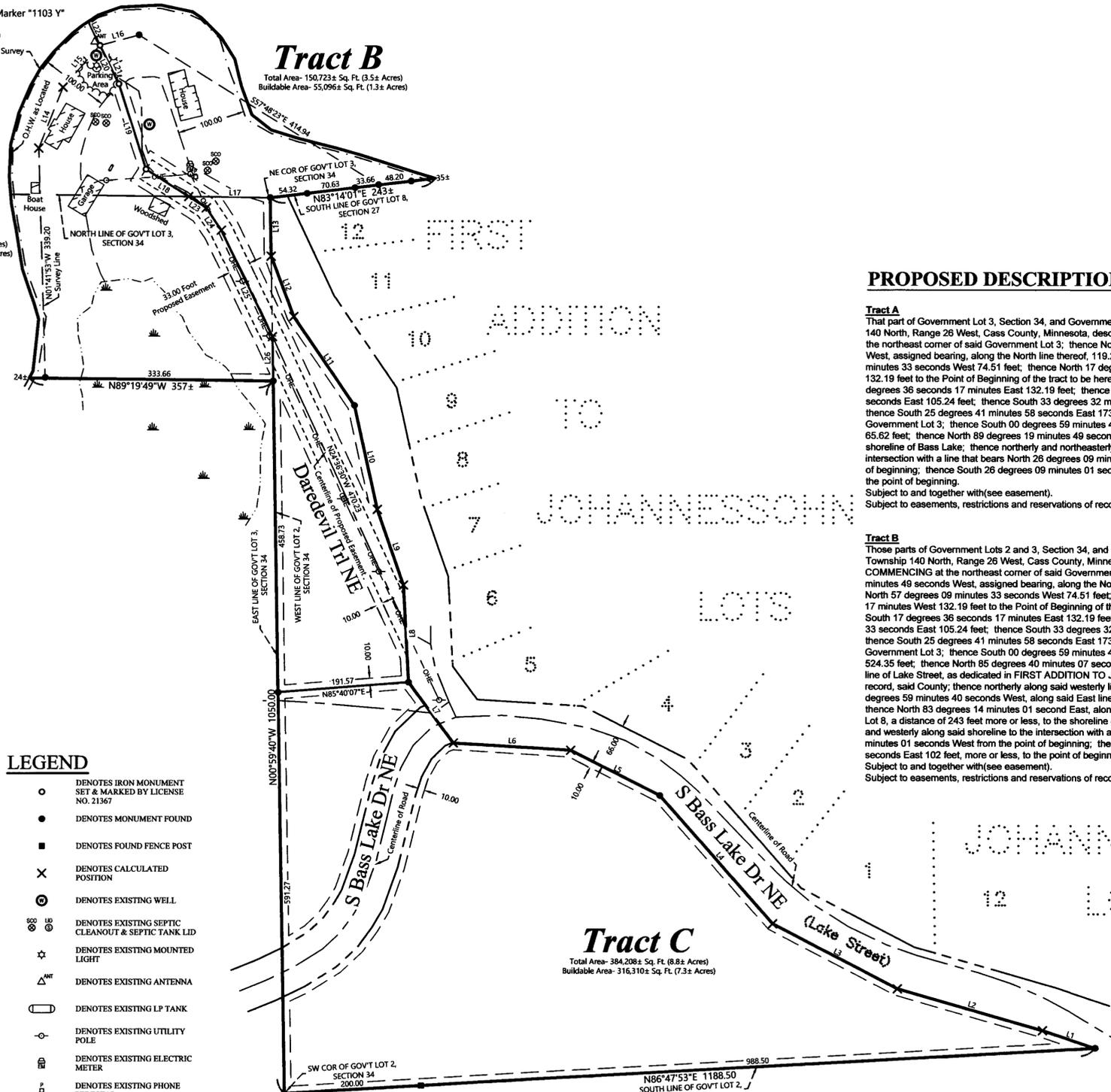
Total Area- 123,586± Sq. Ft. (2.8± Acres)
Buildable Area- 40,985± Sq. Ft. (0.9± Acres)

Tract B

Total Area- 150,723± Sq. Ft. (3.5± Acres)
Buildable Area- 55,096± Sq. Ft. (1.3± Acres)

Tract C

Total Area- 384,208± Sq. Ft. (8.8± Acres)
Buildable Area- 316,310± Sq. Ft. (7.3± Acres)



PROPOSED DESCRIPTIONS:

Tract A

That part of Government Lot 3, Section 34, and Government Lot 8, Section 27, all in Township 140 North, Range 26 West, Cass County, Minnesota, described as follows: COMMENCING at the northeast corner of said Government Lot 3; thence North 89 degrees 19 minutes 49 seconds West, assigned bearing, along the North line thereof, 119.26 feet; thence North 57 degrees 09 minutes 33 seconds West 74.51 feet; thence North 17 degrees 36 seconds 17 minutes West 132.19 feet to the Point of Beginning of the tract to be herein described; thence South 17 degrees 36 seconds 17 minutes East 132.19 feet; thence South 57 degrees 09 minutes 33 seconds East 105.24 feet; thence South 33 degrees 32 minutes 08 seconds East 39.57 feet; thence South 25 degrees 41 minutes 58 seconds East 173.23 feet to the East line of said Government Lot 3; thence South 00 degrees 59 minutes 40 seconds East, along said East line, 524.35 feet; thence North 85 degrees 40 minutes 07 seconds East 191.57 feet, to the westerly line of Lake Street, as dedicated in FIRST ADDITION TO JOHANNESSOHN LOTS, plat of record, said County; thence northerly along said westerly line to said East line; thence North 00 degrees 59 minutes 40 seconds West, along said East line, 86.08 feet to said northeast corner; thence North 83 degrees 14 minutes 01 second East, along the south line of said Government Lot 8, a distance of 243 feet more or less, to the shoreline of Bass Lake; thence northwesterly and westerly along said shoreline to the intersection with a line that bears North 26 degrees 09 minutes 01 seconds West from the point of beginning; thence South 26 degrees 09 minutes 01 seconds East 102 feet, more or less, to the point of beginning.

Subject to and together with (see easement).
Subject to easements, restrictions and reservations of record.

Tract B

Those parts of Government Lots 2 and 3, Section 34, and Government Lot 8, Section 27, all in Township 140 North, Range 26 West, Cass County, Minnesota, described as follows: COMMENCING at the northeast corner of said Government Lot 3; thence North 89 degrees 19 minutes 49 seconds West, assigned bearing, along the North line thereof, 119.26 feet; thence North 57 degrees 09 minutes 33 seconds West 74.51 feet; thence North 17 degrees 36 seconds 17 minutes West 132.19 feet to the Point of Beginning of the tract to be herein described; thence South 17 degrees 36 seconds 17 minutes East 132.19 feet; thence South 57 degrees 09 minutes 33 seconds East 105.24 feet; thence South 33 degrees 32 minutes 08 seconds East 39.57 feet; thence South 25 degrees 41 minutes 58 seconds East 173.23 feet to the East line of said Government Lot 3; thence South 00 degrees 59 minutes 40 seconds East, along said East line, 524.35 feet; thence North 85 degrees 40 minutes 07 seconds East 191.57 feet, to the westerly line of Lake Street, as dedicated in FIRST ADDITION TO JOHANNESSOHN LOTS, plat of record, said County; thence northerly along said westerly line to said East line; thence North 00 degrees 59 minutes 40 seconds West, along said East line, 86.08 feet to said northeast corner; thence North 83 degrees 14 minutes 01 second East, along the south line of said Government Lot 8, a distance of 243 feet more or less, to the shoreline of Bass Lake; thence northwesterly and westerly along said shoreline to the intersection with a line that bears North 26 degrees 09 minutes 01 seconds West from the point of beginning; thence South 26 degrees 09 minutes 01 seconds East 102 feet, more or less, to the point of beginning.

Subject to and together with (see easement).
Subject to easements, restrictions and reservations of record.

Tract C

That part of Government Lot 2, Section 34, Township 140 North, Range 26 West, Cass County, Minnesota, described as follows: Commencing at the North Quarter corner of said Section 34, thence South 0 degrees 59 minutes 40 seconds East, assumed bearing along the west line of said Government Lot 2, a distance of 728.73 feet to the point of beginning of the tract to be herein described; thence continue South 0 degrees 59 minutes 40 seconds East, along said west line 591.27 feet to the Southwest corner of said Government Lot 2; thence North 86 degrees 47 minutes 53 seconds East along the south line of said Government Lot 2 a distance of 1188.50 feet to the southerly line of Lake Street, as dedicated in JOHANNESSOHN LOTS, plat of record, said County; thence North 71 degrees 22 minutes 01 second West along said southerly line of Lake Street, 81.36 feet; thence North 73 degrees 50 minutes 57 seconds West along last said southerly line and the southerly line of Lake Street, as dedicated in FIRST ADDITION TO JOHANNESSOHN LOTS, plat of record, said County, 221.13 feet; thence North 62 degrees 20 minutes 57 seconds West along last said southerly line 206.47 feet; thence North 41 degrees 11 minutes 57 seconds West along last said southerly line 251.39 feet; thence North 63 degrees 24 minutes 57 seconds West along last said southerly line 172.13 feet thence North 36 degrees 14 minutes 57 seconds West along last said southerly line 111.23 feet to its intersection with a line bearing North 85 degrees 40 minutes 07 seconds East from the point of beginning, thence South 85 degrees 40 minutes 07 seconds West 191.57 feet, more or less, to the point of beginning.

Subject to South Bass Lake Drive NE.
Subject to easements, restrictions and reservations of record.

EASEMENT

An easement 33.00 feet in width over and across those parts of Government Lots 2 and 3, Section 34, and Government Lot 8, Section 27, all in Township 140 North, Range 26 West, Cass County, Minnesota, the centerline of which is described as follows: COMMENCING at the northeast corner of said Government Lot 3; thence North 89 degrees 19 minutes 49 seconds West, assigned bearing, along the North line thereof, 119.26 feet; thence North 57 degrees 09 minutes 33 seconds West 74.51 feet to the Point of Beginning of the centerline to be herein described; thence South 57 degrees 09 minutes 33 seconds East 105.24 feet; thence South 33 degrees 32 minutes 08 seconds East 39.57 feet; thence South 25 degrees 41 minutes 58 seconds East 173.23 feet to the East line of said Government Lot 3; thence South 24 degrees 36 minutes 30 seconds East 470.23 feet, to the westerly line of Lake Street, as dedicated in FIRST ADDITION TO JOHANNESSOHN LOTS, plat of record, said County and said centerline there terminating. The sidelines of said 33.00 foot wide easement shall be prolonged or shortened to terminate on said westerly line of Lake Street.

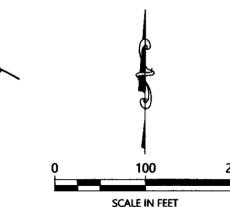
NOTES:

- Zoning for subject tract = Shoreland Residential.
- Parcel ID for subject tract = 42-027-3400.
- Improvements other than those shown on this certificate, may exist that were not located during this survey. Wetlands as shown delineated by Patrick Reardon, Wetland Certification No. 1295, dated August 2021.
- 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.

Line Segment	Bearing	Distance
L1	N71°22'01"W	81.36
L2	N73°50'57"W	221.13
L3	N62°20'57"W	206.47
L4	N41°11'57"W	251.39
L5	N63°01'57"W	146.26
L6	N86°24'57"W	172.13
L7	N36°14'57"W	111.23
L8	N02°59'57"W	143.45
L9	N19°06'57"W	118.18
L10	N12°24'57"W	156.44
L11	N34°03'57"W	158.99
L12	N20°33'57"W	94.72
L13	N00°59'40"W	86.08
L14	N21°30'17"W	96.45
L15	N41°07'15"E	82.04
L16	N74°56'48"E	59.12
L17	N89°19'49"W	119.26
L18	N57°09'33"W	74.51
L19	N17°36'17"W	132.19
L20	N26°09'01"W	102±
L21	N26°09'01"W	63.20
L22	N26°09'01"W	39±
L23	S57°09'33"E	30.73
L24	S33°32'08"E	39.57
L25	S25°41'58"E	173.23
L26	S00°59'40"E	65.62

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- DENOTES FOUND FENCE POST
- × DENOTES CALCULATED POSITION
- ⊙ DENOTES EXISTING WELL
- ⊗ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- ☆ DENOTES EXISTING MOUNTED LIGHT
- ▲ DENOTES EXISTING ANTENNA
- DENOTES EXISTING LP TANK
- DENOTES EXISTING UTILITY POLE
- ⊕ DENOTES EXISTING ELECTRIC METER
- ⊙ DENOTES EXISTING PHONE PEDESTAL
- ▭ DENOTES EXISTING BUILDING
- ▭ DENOTES DELINEATED WETLAND
- DENOTES OVERHEAD ELECTRIC LINE



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

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 Freeman
TERRY L. FREEMAN
8/31/21
LIC. NO. 21367



CERTIFICATE OF SURVEY
Greg Bretton
5712 West 70th St.
Edina, MN 55439

JOB NO. 21-191
DATE: 08-31-2021
SHEET NO. 1 OF 1