

CERTIFICATE OF SURVEY

GOVERNMENT LOT 3,
SECTION 21, TOWNSHIP 142 NORTH, RANGE 27 WEST,
CASS COUNTY, MINNESOTA

PROPOSED DESCRIPTIONS:

North Tract

That part of Government Lot 3, Section 21, Township 142 North, Range 27 West, Cass County, Minnesota, described as follows: COMMENCING at the southeast corner of said Government Lot 3; thence North 00 degrees 18 minutes 18 seconds West, assigned bearing, along the East line thereof, 1340.24 feet to the northeast corner of said Government Lot 3; thence North 88 degrees 27 minutes 02 seconds West, along the north line of said Government Lot 3 a distance of 270.14 feet to the west line of the East 270.00 feet of said Government Lot 3 and the Point of Beginning of the tract to be herein described; thence South 00 degrees 18 minutes 18 seconds East, along said west line 354.82 feet; thence North 88 degrees 27 minutes 02 seconds West 482.62 feet; thence South 49 degrees 19 minutes 11 seconds West 549 feet, more or less, to the shoreline of Boy Lake; thence northwesterly along said shoreline to said north line; thence South 88 degrees 27 minutes 02 seconds East, along said north line, 1507 feet, more or less, to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to and TOGETHER with Proposed Easement 1.

South Tract

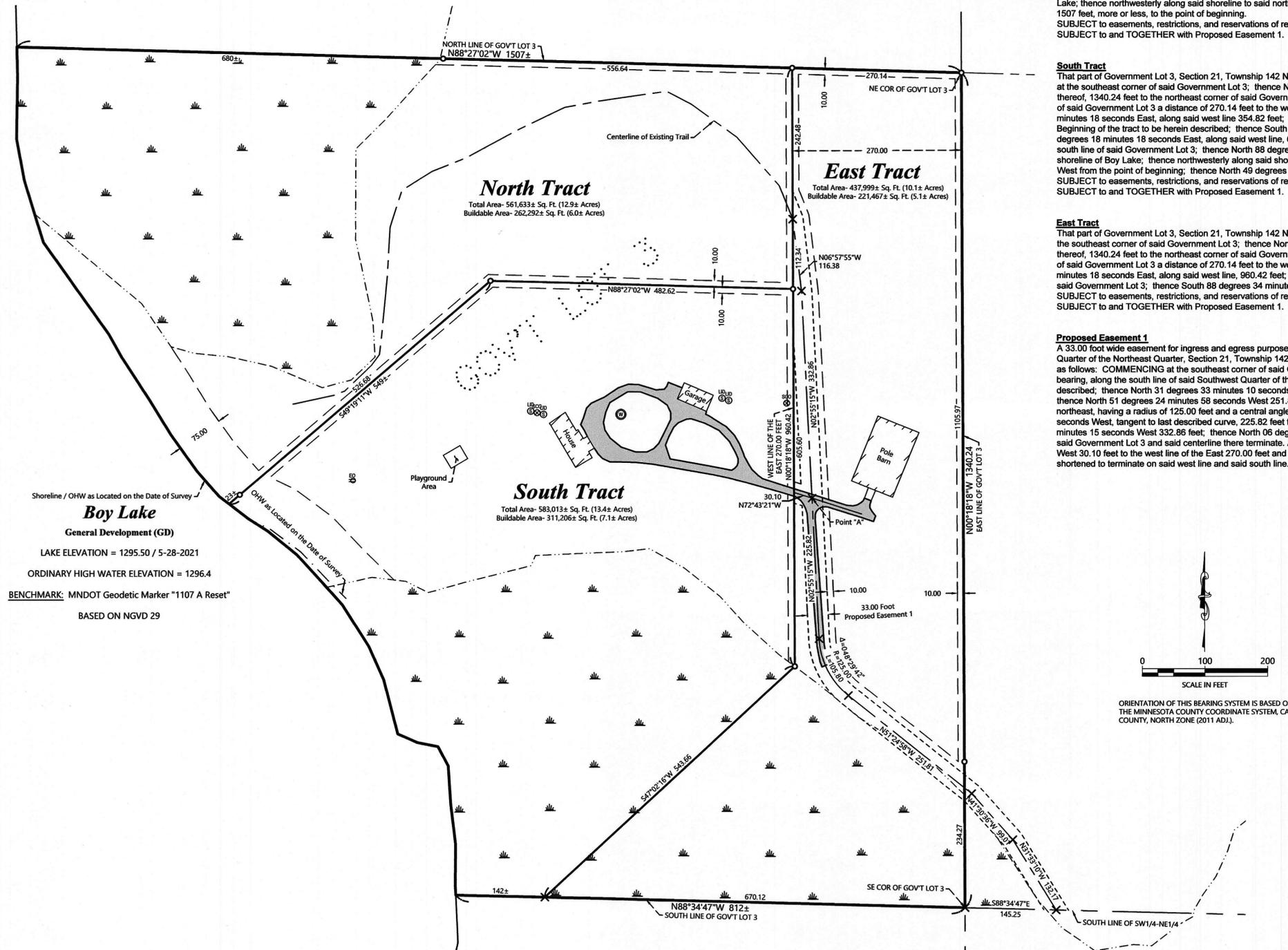
That part of Government Lot 3, Section 21, Township 142 North, Range 27 West, Cass County, Minnesota, described as follows: COMMENCING at the southeast corner of said Government Lot 3; thence North 00 degrees 18 minutes 18 seconds West, assigned bearing, along the East line thereof, 1340.24 feet to the northeast corner of said Government Lot 3; thence North 88 degrees 27 minutes 02 seconds West, along the north line of said Government Lot 3 a distance of 270.14 feet to the west line of the East 270.00 feet of said Government Lot 3; thence South 00 degrees 18 minutes 18 seconds East, along said west line 354.82 feet; thence North 88 degrees 27 minutes 02 seconds West 482.62 feet to the Point of Beginning of the tract to be herein described; thence South 88 degrees 27 minutes 02 seconds East 482.62 feet to said west line; thence South 00 degrees 18 minutes 18 seconds East, along said west line, 605.60 feet; thence South 47 degrees 02 minutes 18 seconds West 543.66 feet to the south line of said Government Lot 3; thence North 88 degrees 34 minutes 47 seconds West, along said south line, 142 feet, more or less, to the shoreline of Boy Lake; thence northwesterly along said shoreline to the intersection with a line that bears South 49 degrees 19 minutes 11 seconds West from the point of beginning; thence North 49 degrees 19 minutes 11 seconds East 549 feet, more or less, to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to and TOGETHER with Proposed Easement 1.

East Tract

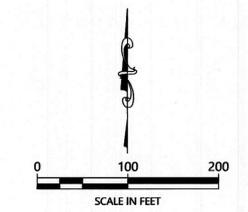
That part of Government Lot 3, Section 21, Township 142 North, Range 27 West, Cass County, Minnesota, described as follows: BEGINNING at the southeast corner of said Government Lot 3; thence North 00 degrees 18 minutes 18 seconds West, assigned bearing, along the East line thereof, 1340.24 feet to the northeast corner of said Government Lot 3; thence North 88 degrees 27 minutes 02 seconds West, along the north line of said Government Lot 3 a distance of 270.14 feet to the west line of the East 270.00 feet of said Government Lot 3; thence South 00 degrees 18 minutes 18 seconds East, along said west line, 960.42 feet; thence South 47 degrees 02 minutes 18 seconds West 543.66 feet, to the South line of said Government Lot 3; thence North 88 degrees 34 minutes 47 seconds East, along said South line, 670.12 feet to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to and TOGETHER with Proposed Easement 1.

Proposed Easement 1

A 33.00 foot wide easement for ingress and egress purposes over, under, and across that part of Government Lot 3 and the Southwest Quarter of the Northeast Quarter, Section 21, Township 142 North, Range 27 West, Cass County, Minnesota, the centerline of which is described as follows: COMMENCING at the southeast corner of said Government Lot 3; thence South 88 degrees 34 minutes 47 seconds East, assigned bearing, along the south line of said Southwest Quarter of the Northeast Quarter, 142.25 feet to the Point of Beginning of the centerline to be herein described; thence North 31 degrees 33 minutes 10 seconds West 132.17 feet; thence North 41 degrees 30 minutes 36 seconds West 99.01 feet; thence North 51 degrees 24 minutes 58 seconds West 251.81 feet; thence northwesterly 105.80 feet along a tangential curve, concave to the northeast, having a radius of 125.00 feet and a central angle of 48 degrees 29 minutes 42 seconds; thence North 02 degrees 55 minutes 15 seconds West, tangent to last described curve, 225.82 feet to a point herein after referred to as Point "A"; thence continue North 02 degrees 55 minutes 15 seconds West 332.86 feet; thence North 06 degrees 57 minutes 55 seconds West 116.38 feet to the west line of the East 270.00 feet of said Government Lot 3 and said centerline there terminate. AND BEGINNING at said Point "A"; thence North 72 degrees 43 minutes 21 seconds West 30.10 feet to the west line of the East 270.00 feet and said centerline there terminate. The sidelines of said easement shall be prolonged or shortened to terminate on said west line and said south line.



Boy Lake
General Development (GD)
LAKE ELEVATION = 1295.50 / 5-28-2021
ORDINARY HIGH WATER ELEVATION = 1296.4
BENCHMARK: MNDOT Geodetic Marker "1107 A Reset"
BASED ON NGVD 29



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

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- × DENOTES CALCULATED POSITION
- ⊙ DENOTES EXISTING WELL
- ⊗ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- ⊕ DENOTES EXISTING ELECTRIC OUTLET
- ⊖ DENOTES WETLAND(S)
- ▭ DENOTES EXISTING BUILDING
- ▬ DENOTES EDGE OF EXISTING BITUMINOUS

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 36-021-2401.
3. Improvements other than those shown on this certificate, may exist that were not located during this survey. Wetlands as shown drawn in from a survey completed by Landecker and Associates dated 2-26-04.
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.

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
9/16/21
LIC. NO. 21367



CERTIFICATE OF SURVEY
Chuck Donntelle
5200 France Ave. S. Unit 38
Edina, MN 55410

JOB NO. 21-167
DATE: 09-16-2021
SHEET NO. 1 OF 1