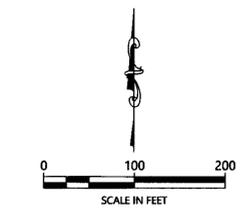
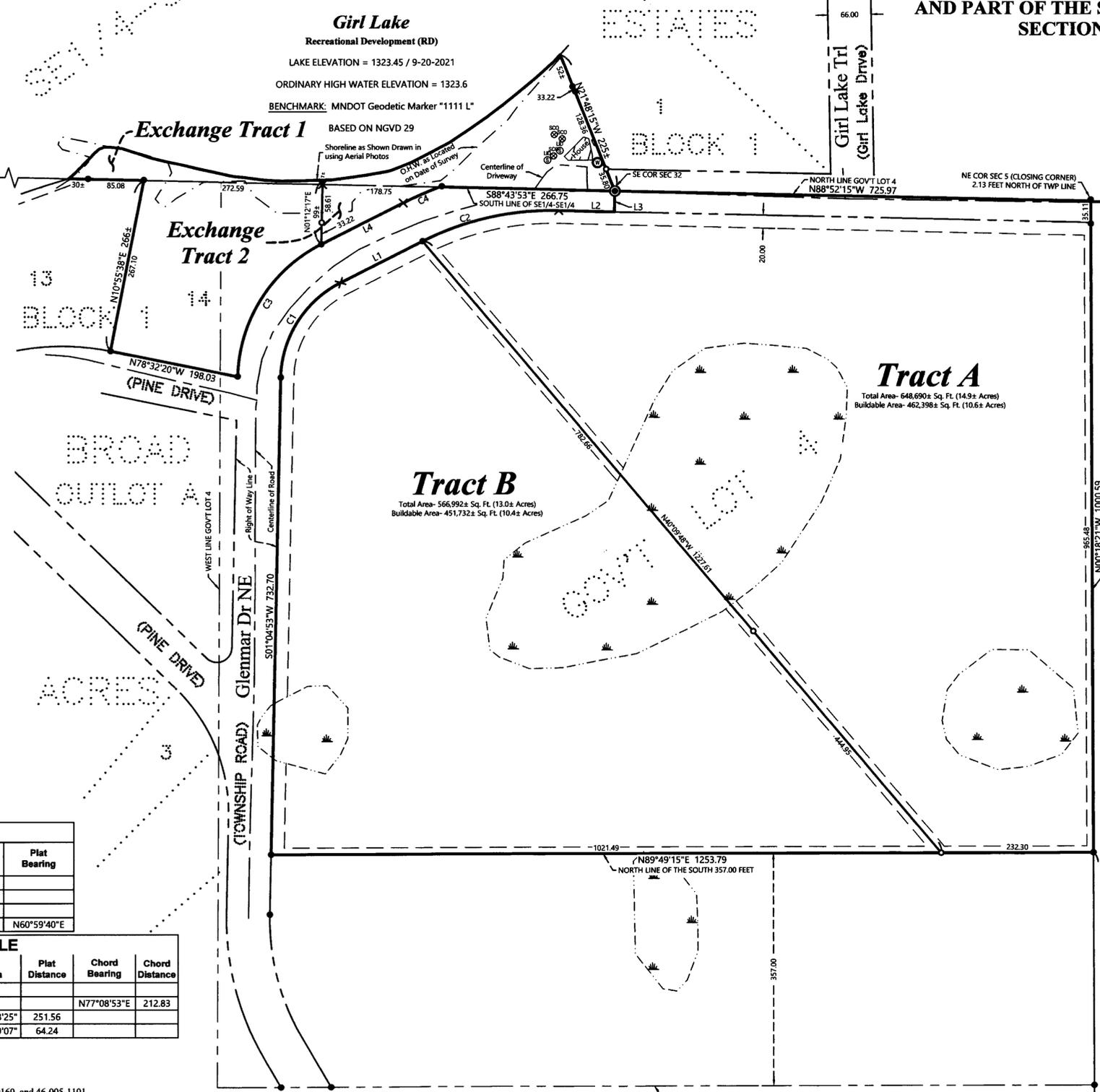


# CERTIFICATE OF SURVEY

LOT 14, BLOCK 1, BROAD ACRES, AND PART OF GOVERNMENT LOT 4,  
SECTION 5, TOWNSHIP 140 NORTH, RANGE 28 WEST,  
AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER,  
SECTION 32, TOWNSHIP 141 NORTH, RANGE 28 WEST,  
CASS COUNTY, MINNESOTA



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 MONUMENT FOUND
- ⊙ DENOTES BRASS CAPPED MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- ⊗ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- ⊕ DENOTES EXISTING WELL
- ⊔ DENOTES EXISTING LP TANK
- ⊖ DENOTES WETLAND(S)
- ▭ DENOTES EXISTING BUILDING

LINE TABLE			
Line Segment	Bearing	Distance	Plat Bearing
L1	N63°03'26"E	140.02	
L2	S88°45'28"E	84.73	
L3	N01°45'28"E	31.96	
L4	N63°00'53"E	140.03	N60°59'40"E

CURVE TABLE						
Curve Segment	Delta	Radius	Length	Plat Delta	Plat Distance	Chord Bearing
C1	Δ=61°58'22"	166.57	180.17			
C2	Δ=28°11'23"	436.97	214.99			N77°08'53"E
C3	Δ=61°58'29"	232.57	251.56	Δ=61°58'25"	251.56	
C4	Δ=06°56'40"	502.97	60.96	Δ=07°19'07"	64.24	

### NOTES:

- Zoning for subject tract = Shoreland Residential.
- Parcel ID for subject tract = 19-032-4400, 46-368-0160, and 46-005-1101.
- Improvements other than those shown on this certificate, may exist that were not located during this survey. Wetlands as shown drawn in from County National Wetland Inventory maps.
- The monumented north line of the plat BROAD ACRES was found to be 0.59 feet and 1.19 feet north of the standard parallel.
- 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.

LOT AREA TABLE			
Tract	Total Area (sq. ft.)	Total Area (acres)	Total Area Above OHW (sq. ft.)
Lot 14 plus Exchange Tract 1	75,312	1.73	66,893
SE1/4-SE1/4 Tract plus Exchange Tract 2	44,380	1.02	32,656

### EXISTING DESCRIPTION:

19032-4400  
No delinquent taxes and transfer entered;  
Certificate of Real Estate Value  
(X) filed ( ) not required  
August 2, 2005  
Sharon K. Anderson County Auditor  
by: RA Deputy

AS DOC #: A000501044  
PAGES: 2  
REC FEES: 646.00

KATHRYN R. MORBY  
COUNTY RECORDER  
by: Kathryn Morby

WARRANTY DEED Form No. 5-M Individual(s) to Joint Tenants(s)  
STATE DEED TAX DUE HEREON: \$1,088.67  
Date: August 1, 2005

FOR VALUABLE CONSIDERATION, Michele Claire Astrup, a single person Grantor(s), hereby conveys(s) and warrants(s) to David O. Ranslow and Nancy E. Ranslow, husband and wife, Grantees as joint tenants, real property in Cass County, Minnesota, described as follows:

The Southeast Quarter of the Southeast Quarter, Section 32, Township 141 North, Range 28 West, LESS the Plat of Bradleye Point.

### PROPOSED DESCRIPTION:

**Exchange Tract 1**  
That part of the Southeast Quarter of the Southeast Quarter, Section 32, Township 141 North, Range 28 West, Cass County, Minnesota lying west of the following line described as follows: COMMENCING at the southeast corner of said Southeast Quarter of the Southeast Quarter; thence North 88 degrees 43 minutes 53 seconds West, assigned bearing, along the south line thereof, 445.50 feet to the Point of Beginning of the line to be herein described; thence North 01 degrees 12 minutes 17 seconds East 75 feet, more or less, to the shoreline of Girl Lake and said described line there terminating.  
SUBJECT to easements, restrictions, and reservations of record.  
SUBJECT tract is non-conforming on it's own and must be attached to an adjoining tract.

**Exchange Tract 2**  
That part of Lot 14, Block 1, BROAD ACRES, according to the recorded plat thereof, Cass County, Minnesota described as follows: COMMENCING at the southeast corner of the Southeast Quarter of the Southeast Quarter, Section 32, Township 141 North, Range 28 West, said County; thence North 88 degrees 43 minutes 53 seconds West, assigned bearing, along the south line thereof, 266.75 feet to the Point of Beginning of the tract to be herein described; thence continue North 88 degrees 43 minutes 53 seconds West, along said north line, 178.75 feet; thence South 01 degrees 12 minutes 17 seconds West 81.83 feet, more or less, to the northerly right of way line of Township Road, as dedicated in said Plat, (Glenmar Dr NE); thence North 63 degrees 00 minutes 53 seconds East, along said right of way line, 140.03 feet; thence northeasterly 60.96 feet along a tangential curve on said right of way line, concave to the southeast, having a radius of 502.97 feet, and a central angle of 06 degrees 56 minutes 40 seconds, to the point of beginning.  
SUBJECT to easements, restrictions, and reservations of record.  
SUBJECT tract is non-conforming on it's own and must be attached to an adjoining tract.

**Tract A**  
That part of Government Lot 4, Section 5, Township 140 North, Range 28 West, Cass County, Minnesota, described as follows: BEGINNING at the southeast corner of the Southeast Quarter of the Southeast Quarter, Section 32, Township 141 North, Range 28 West, said County; thence South 88 degrees 45 minutes 28 seconds East, assigned bearing, along the north line of said Government Lot 4, 725.97 feet, to the northeast corner of said Government Lot 4; thence South 00 degrees 18 minutes 21 seconds East, along the east line of said Government Lot 4, 1000.59 feet, to the northeast quarter of the South 357.00 feet of said Government Lot 4; thence South 89 degrees 49 minutes 15 seconds West, along the north line of said South 357.00 feet, for a distance of 232.30 feet; thence North 40 degrees 09 minutes 48 seconds West 1227.61 feet, to the southerly right of way line of Township Road, as dedicated in BROAD ACRES, Plat of record, said County (Glenmar Dr NE); thence easterly 214.99 feet along a non-tangential curve on said right of way line, concave to the south, having a radius of 436.97 feet, and a central angle of 28 degrees 11 minutes 23 seconds, a chord bearing of North 77 degrees 08 minutes 53 seconds East and a chord distance of 212.83 feet; thence South 88 degrees 45 minutes 28 seconds East, along said right of way, 84.73 feet, to the intersection with a line that bears South 01 degrees 45 minutes 28 seconds West 31.96 feet; thence North 01 degrees 45 minutes 28 seconds East 31.96 feet to the point of beginning.  
SUBJECT to easements, restrictions, and reservations of record.  
SUBJECT to Glenmar Drive NE.

**Tract B**  
That part of Government Lot 4, Section 5, Township 140 North, Range 28 West, Cass County, Minnesota, described as follows: COMMENCING at the northeast corner of the South 357.00 feet of said Government Lot 4; thence South 89 degrees 49 minutes 15 seconds West, assigned bearing along the north line of said South 357.00 feet, for a distance of 232.30 feet to the Point of Beginning of the tract to be herein described; thence continue South 89 degrees 49 minutes 15 seconds West, along said north line, 1021.49 feet, to the easterly right of way line of Township Road as dedicated in BROAD ACRES, Plat of record, said County (Glenmar Dr NE); thence North 01 degrees 04 minutes 53 seconds East, along said right of way line, 732.70 feet; thence northeasterly 180.17 feet along a tangential curve on said right of way, concave to the southeast, having a radius of 166.57 feet and a central angle of 61 degrees 58 minutes 22 seconds; thence North 63 degrees 03 minutes 26 seconds East, along said right of way line, tangent to last described curve, 140.02 feet, to the intersection with a line that bears North 40 degrees 09 minutes 48 seconds West from the point of beginning; thence South 40 degrees 09 minutes 48 seconds East 1227.61 feet to the point of beginning.  
SUBJECT to easements, restrictions, and reservations of record.

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.  
9/28/21  
TERRY L. FREEMAN  
LIC. NO. 21367

**NORTHERN ENGINEERING & CONSULTING, INC.**  
P.O. Box 292, Walker, MN, 56484  
Phone: 218-547-1296, fax: 218-547-2272  
web: www.necusa.com

CERTIFICATE OF SURVEY  
Kay Sartor  
6 Buchak Circle  
Princeton Junction, NJ 08550

JOB NO. 21-241  
DATE: 09-27-2021  
SHEET NO. 1 OF 1