

# CERTIFICATE OF SURVEY

**PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER,  
AND PART OF GOVERNMENT LOT 5 & 6,  
SECTION 5, TOWNSHIP 142 NORTH, RANGE 31 WEST,  
CASS COUNTY, MINNESOTA  
PROPOSED DESCRIPTIONS:**

**Tract A**

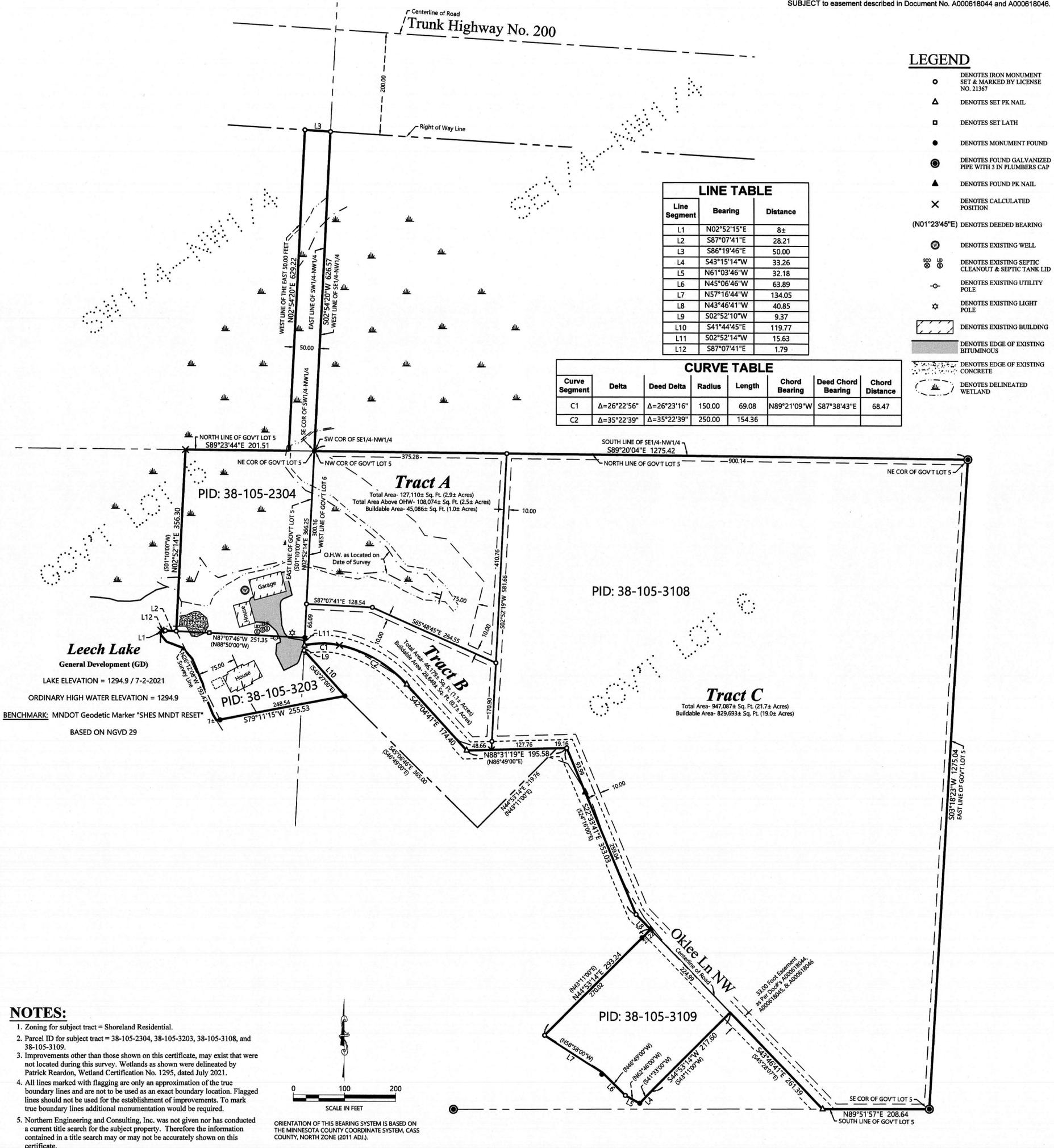
That part of Government Lot 6, Section 5, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows: BEGINNING at the northwest corner of said Government Lot 6; thence South 02 degrees 52 minutes 14 seconds West, assigned bearing, along the west line thereof, a distance of 300.16 feet; thence South 87 degrees 07 minutes 41 seconds East 128.54 feet; thence South 65 degrees 48 minutes 45 seconds East 264.55 feet; thence North 02 degrees 52 minutes 19 seconds East 410.76 feet, to the north line of said Government Lot 6; thence North 89 degrees 20 minutes 04 seconds West, along said north line, 375.28 feet to the point of beginning.  
SUBJECT to easements, restrictions, and reservations of record.  
SUBJECT tract is non-conforming and is to be attached to a tract described in Document No. A000423567 with PID No. 38-105-2304.

**Tract B**

That part of Government Lot 6, Section 5, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the northwest corner of said Government Lot 6; thence South 02 degrees 52 minutes 14 seconds West, assigned bearing, along the west line thereof, 300.16 feet to the Point of Beginning of the tract to be herein described; thence South 87 degrees 07 minutes 41 seconds East 128.54 feet; thence South 65 degrees 48 minutes 45 seconds East 264.55 feet; thence South 02 degrees 52 minutes 19 seconds West 170.90 feet to the centerline of Oklee Ln NW; thence South 88 degrees 31 minutes 19 seconds West, along said centerline, 48.66 feet; thence North 42 degrees 04 minutes 41 seconds West, along said centerline, 174.40 feet; thence northwesterly 154.36 feet along a tangential curve and said centerline, concave to the southwest, having a radius of 250.00 feet, and a central angle of 35 degrees 22 minutes 39 seconds; thence northwesterly 69.08 feet along a compound curve, concave to the south, having a radius of 150.00 feet, and a central angle of 28 degrees 22 minutes 56 seconds; a chord bearing of North 89 degrees 21 minutes 09 seconds West and a chord distance of 68.47 feet, to the west line of said Government Lot 6; thence North 02 degrees 52 minutes 14 seconds West, along said west line and not tangent to the last described curve, 81.72 feet to the point of beginning.  
SUBJECT to easements, restrictions, and reservations of record.  
SUBJECT to easement described in Document No. A000618044 and A000618046.  
SUBJECT tract is non-conforming and is to be attached to a tract described in Document No. A000618046 with PID No. 38-105-3203.

**Remainder Tract (Tract C)**

That part of Government Lot 6, Section 5, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the northwest corner of said Government Lot 6; thence South 89 degrees 20 minutes 04 seconds East, assigned bearing, along the north line thereof, 375.28 feet to the Point of Beginning of the tract to be herein described; thence continue North 89 degrees 20 minutes 04 seconds East, along said north line, 900.14 feet to the northeast corner of said Government Lot 6; thence South 03 degrees 18 minutes 23 seconds West, along the east line of said Government Lot 6, a distance of 1275.04 feet to the southeast corner of said Government Lot 6; thence South 89 degrees 51 minutes 57 seconds West, along the south line of said Government Lot 6, a distance of 208.64 feet to the centerline of Oklee Ln NW; thence North 43 degrees 46 minutes 41 seconds West, along said centerline, 527.23 feet; thence North 22 degrees 33 minutes 41 seconds West, along said centerline, 353.03 feet; thence South 88 degrees 31 minutes 19 seconds West, along said centerline, 146.92 feet, to the intersection with a line that bears South 02 degrees 52 minutes 19 seconds West from the point of beginning; thence North 02 degrees 52 minutes 19 seconds East 581.66 feet, to the point of beginning.  
SUBJECT to easements, restrictions, and reservations of record.  
SUBJECT to easement described in Document No. A000618044 and A000618046.

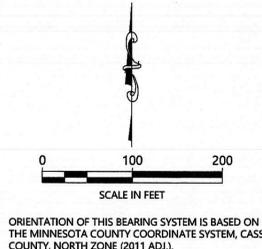


Line Segment	Bearing	Distance
L1	N02°52'15"E	8±
L2	S87°07'41"E	28.21
L3	S86°19'46"E	50.00
L4	S43°15'14"W	33.26
L5	N61°03'46"W	32.18
L6	N45°06'46"W	63.89
L7	N57°16'44"W	134.05
L8	N43°46'41"W	40.85
L9	S02°52'10"W	9.37
L10	S41°44'45"E	119.77
L11	S02°52'14"W	15.63
L12	S87°07'41"E	1.79

Curve Segment	Delta	Deed Delta	Radius	Length	Chord Bearing	Deed Chord Bearing	Chord Distance
C1	Δ=26°22'56"	Δ=26°23'16"	150.00	69.08	N89°21'09"W	S87°38'43"E	68.47
C2	Δ=35°22'39"	Δ=35°22'39"	250.00	154.36			

- LEGEND**
- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
  - △ DENOTES SET PK NAIL
  - DENOTES SET LATH
  - DENOTES MONUMENT FOUND
  - ⊙ DENOTES FOUND GALVANIZED PIPE WITH 3 IN PLUMBERS CAP
  - ▲ DENOTES FOUND PK NAIL
  - × DENOTES CALCULATED POSITION
  - (N01°23'45"E) DENOTES DEEDED BEARING
  - ⊙ DENOTES EXISTING WELL
  - ⊙⊙ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
  - DENOTES EXISTING UTILITY POLE
  - ☆ DENOTES EXISTING LIGHT POLE
  - ▨ DENOTES EXISTING BUILDING
  - ▨ DENOTES EDGE OF EXISTING BITUMINOUS
  - ▨ DENOTES EDGE OF EXISTING CONCRETE
  - ▨ DENOTES DELINEATED WETLAND

- NOTES:**
- Zoning for subject tract = Shoreland Residential.
  - Parcel ID for subject tract = 38-105-2304, 38-105-3203, 38-105-3108, and 38-105-3109.
  - Improvements other than those shown on this certificate, may exist that were not located during this survey. Wetlands as shown were delineated by Patrick Reardon, Wetland Certification No. 1295, dated July 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.



JOB NO. 21-209  
DATE: 8-26-2021  
SHEET NO. 1 OF 1

**CERTIFICATE OF SURVEY**  
Steve Bruggeman  
5609 St. Albans Circle  
Shoreview, MN 55126

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

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 L. Freeman  
LIC. NO. 21367

REVISIONS:			
NO.	DATE	DESCRIPTION	BY