

# CERTIFICATE OF SURVEY

PART OF LOT 1, AUDITORS PLAT OF GOV'T LOT 5, SEC 22,  
AND PARTS OF GOVERNMENT LOTS 2 AND 8,  
SECTION 27, TOWNSHIP 142 NORTH, RANG 31 WEST  
CASS COUNTY, MINNESOTA

## EXISTING DESCRIPTION:

EXHIBIT "A" LEGAL DESCRIPTION

Page: 1 of 1

Account #: 22092129  
Order Date: 04/10/2013  
Reference: 20130741426040  
Name: GENELL KIMBALL  
LARRY A. KIMBALL  
Deed Ref: 290958

Index #:  
Registered Land:  
Parcel #: 96-375-0011

SITUATED IN THE COUNTY OF CASS, IN THE STATE OF MINNESOTA, TO-WIT:  
LOT 1, AUDITOR'S PLAT OF GOV'T LOT 5, SECTION 22, TOWNSHIP 142, RANGE 31 LESS THE  
NORTH 125 FEET THEREOF  
AND  
ALL THAT PART OF THE SW 1/4 OF SE 1/4, SECTION 22, TOWNSHIP 142, RANGE 31, LYING AND  
BEING WEST OF HIGHWAY 34 EXCEPT THE PART THEREOF LYING NORTH OF THE NORTH 125  
FEET OF LOT 1, AUDITOR'S PLAT OF GOV'T LOT 5, SEC 22-142-31

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND  
RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING,  
BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN  
POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED IN VOLUME 298, PAGE 958, OF  
THE CASS COUNTY, MINNESOTA RECORDS.

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NO.	DATE	DESCRIPTION	BY
1.	6-3-2021	Revise Tract B	GAY
2.	9-23-2021	Revise Tract B	GAY

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*  
TERRY L. FREEMAN  
LIC. NO. 21367

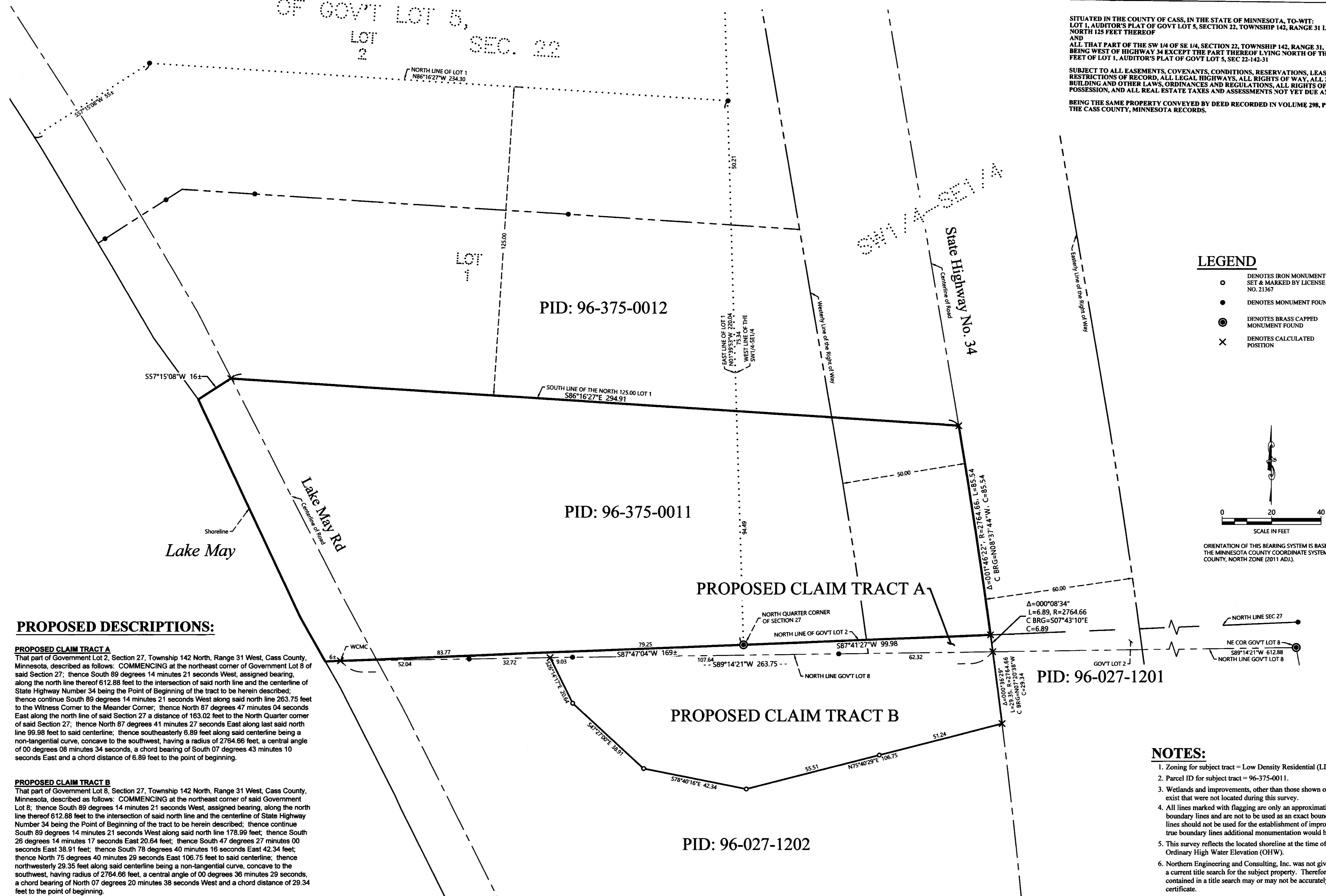


CERTIFICATE OF SURVEY  
Larry Kimball  
P.O. Box 1240  
Walker, MN 56484

JOB NO. 21-025  
DATE: 02-11-2021  
SHEET NO. 1 OF 1

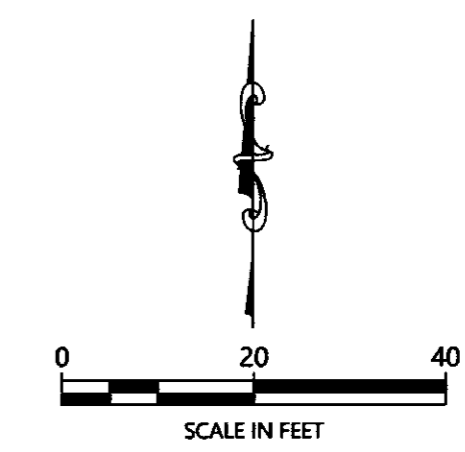
AUDITORS PLAT

OF GOV'T LOT 5,  
LOT 2  
SEC. 22



### LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- ⊙ DENOTES BRASS CAPPED MONUMENT FOUND
- × DENOTES CALCULATED POSITION



### PROPOSED DESCRIPTIONS:

**PROPOSED CLAIM TRACT A**  
That part of Government Lot 2, Section 27, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the northeast corner of Government Lot 8 of said Section 27; thence South 89 degrees 14 minutes 21 seconds West, assigned bearing, along the north line thereof 612.88 feet to the intersection of said north line and the centerline of State Highway Number 34 being the Point of Beginning of the tract to be herein described; thence continue South 89 degrees 14 minutes 21 seconds West along said north line 263.75 feet to the Witness Corner to the Meander Corner; thence North 87 degrees 47 minutes 04 seconds East along the north line of said Section 27 a distance of 163.02 feet to the North Quarter corner of said Section 27; thence North 87 degrees 41 minutes 27 seconds East along said north line 99.99 feet to said centerline, thence southeasterly 6.89 feet along said centerline being a non-tangential curve, concave to the southwest, having a radius of 2764.66 feet, a central angle of 00 degrees 08 minutes 34 seconds, a chord bearing of South 07 degrees 43 minutes 10 seconds East and a chord distance of 6.89 feet to the point of beginning.

**PROPOSED CLAIM TRACT B**  
That part of Government Lot 8, Section 27, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the northeast corner of said Government Lot 8; thence South 89 degrees 14 minutes 21 seconds West, assigned bearing, along the north line thereof 612.88 feet to the intersection of said north line and the centerline of State Highway Number 34 being the Point of Beginning of the tract to be herein described; thence continue South 89 degrees 14 minutes 21 seconds West along said north line 178.99 feet; thence South 26 degrees 14 minutes 17 seconds East 20.64 feet; thence South 47 degrees 27 minutes 00 seconds East 38.91 feet; thence South 78 degrees 40 minutes 16 seconds East 42.34 feet; thence North 75 degrees 40 minutes 29 seconds East 106.75 feet to said centerline; thence northwesterly 29.35 feet along said centerline being a non-tangential curve, concave to the southwest, having radius of 2764.66 feet, a central angle of 00 degrees 36 minutes 29 seconds, a chord bearing of North 07 degrees 20 minutes 38 seconds West and a chord distance of 29.34 feet to the point of beginning.

### NOTES:

1. Zoning for subject tract = Low Density Residential (LDR).
2. Parcel ID for subject tract = 96-375-0011.
3. Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey.
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. This survey reflects the located shoreline at the time of this survey, not the Ordinary High Water Elevation (OHWE).
6. 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.