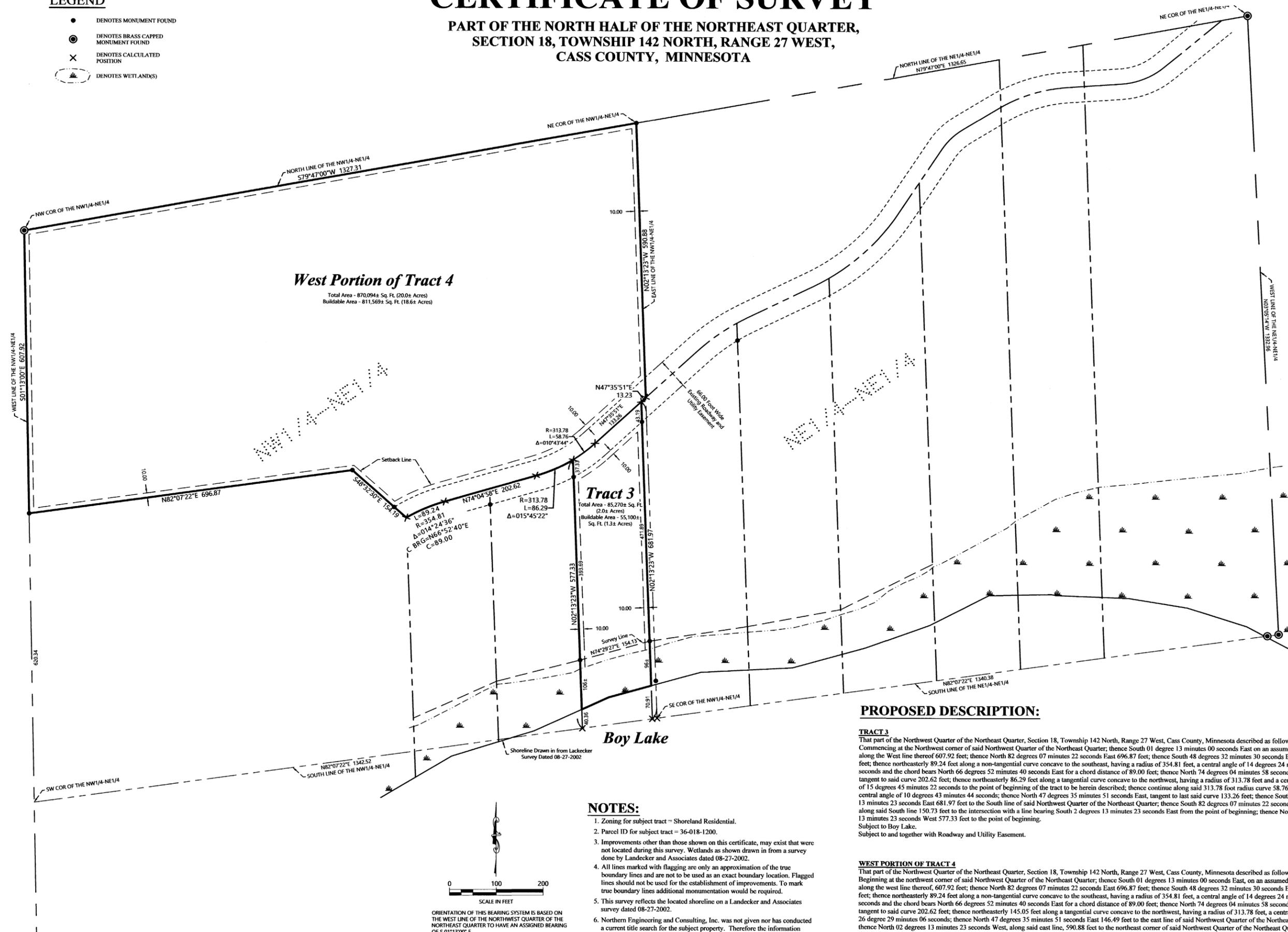


**LEGEND**

- DENOTES MONUMENT FOUND
- ⊙ DENOTES BRASS CAPPED MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- ☼ DENOTES WETLAND(S)

# CERTIFICATE OF SURVEY

PART OF THE NORTH HALF OF THE NORTHEAST QUARTER,  
SECTION 18, TOWNSHIP 142 NORTH, RANGE 27 WEST,  
CASS COUNTY, MINNESOTA



**West Portion of Tract 4**

Total Area - 870,094± Sq. Ft. (20.0± Acres)  
Buildable Area - 811,569± Sq. Ft. (18.6± Acres)

**Tract 3**

Total Area - 85,270± Sq. Ft. (2.0± Acres)  
Buildable Area - 55,100± Sq. Ft. (1.3± Acres)

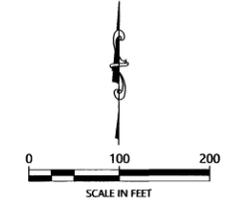
**Boy Lake**

**PROPOSED DESCRIPTION:**

**TRACT 3**  
That part of the Northwest Quarter of the Northeast Quarter, Section 18, Township 142 North, Range 27 West, Cass County, Minnesota described as follows:  
Commencing at the Northwest corner of said Northwest Quarter of the Northeast Quarter; thence South 01 degree 13 minutes 00 seconds East on an assumed bearing along the West line thereof 607.92 feet; thence North 82 degrees 07 minutes 22 seconds East 696.87 feet; thence South 48 degrees 32 minutes 30 seconds East 154.19 feet; thence northeasterly 89.24 feet along a non-tangential curve concave to the southeast, having a radius of 354.81 feet, a central angle of 14 degrees 24 minutes 36 seconds and the chord bears North 66 degrees 52 minutes 40 seconds East for a chord distance of 89.00 feet; thence North 74 degrees 04 minutes 58 seconds East, tangent to said curve 202.62 feet; thence northeasterly 86.29 feet along a tangential curve concave to the northwest, having a radius of 313.78 feet and a central angle of 15 degrees 45 minutes 22 seconds to the point of beginning of the tract to be herein described; thence continue along said 313.78 foot radius curve 58.76 feet with a central angle of 10 degrees 43 minutes 44 seconds; thence North 47 degrees 35 minutes 51 seconds East 146.49 feet to the east line of said Northwest Quarter of the Northeast Quarter; thence North 02 degrees 13 minutes 23 seconds East 681.97 feet to the South line of said Northwest Quarter of the Northeast Quarter; thence South 82 degrees 07 minutes 22 seconds West along said South line 150.73 feet to the intersection with a line bearing South 2 degrees 13 minutes 23 seconds East from the point of beginning; thence North 2 degrees 13 minutes 23 seconds West 577.33 feet to the point of beginning.  
Subject to Boy Lake.  
Subject to and together with Roadway and Utility Easement.

**WEST PORTION OF TRACT 4**  
That part of the Northwest Quarter of the Northeast Quarter, Section 18, Township 142 North, Range 27 West, Cass County, Minnesota described as follows:  
Beginning at the northwest corner of said Northwest Quarter of the Northeast Quarter; thence South 01 degree 13 minutes 00 seconds East, on an assumed bearing along the west line thereof, 607.92 feet; thence North 82 degrees 07 minutes 22 seconds East 696.87 feet; thence South 48 degrees 32 minutes 30 seconds East 154.19 feet; thence northeasterly 89.24 feet along a non-tangential curve concave to the southeast, having a radius of 354.81 feet, a central angle of 14 degrees 24 minutes 36 seconds and the chord bears North 66 degrees 52 minutes 40 seconds East for a chord distance of 89.00 feet; thence North 74 degrees 04 minutes 58 seconds East, tangent to said curve 202.62 feet; thence northeasterly 145.05 feet along a tangential curve concave to the northwest, having a radius of 313.78 feet, a central angle of 26 degrees 29 minutes 06 seconds; thence North 47 degrees 35 minutes 51 seconds East 146.49 feet to the east line of said Northwest Quarter of the Northeast Quarter; thence North 02 degrees 13 minutes 23 seconds West, along said east line, 590.88 feet to the northeast corner of said Northwest Quarter of the Northeast Quarter; thence South 79 degrees 47 minutes 00 seconds West, along the north line of said Northwest Quarter of the Northeast Quarter, 1327.31 feet to the point of beginning.  
Subject to and together with Roadway and Utility Easement.

- NOTES:**
- Zoning for subject tract = Shoreland Residential.
  - Parcel ID for subject tract = 36-018-1200.
  - 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 done by Landecker and Associates dated 08-27-2002.
  - 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.
  - This survey reflects the located shoreline on a Landecker and Associates survey dated 08-27-2002.
  - 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.



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER TO HAVE AN ASSIGNED BEARING OF 5°11'30\"/>

NO.	DATE	DESCRIPTION	BY

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. 21387

**NORTHERN ENGINEERING & CONSULTING, INC.**  
P.O. Box 893, Walker, MN 56484  
Phone: 218-547-1245 Fax: 218-547-2272  
web: www.necusa.com

**CERTIFICATE OF SURVEY**  
Dan Flaherty  
34318 Cranberry Lane  
Cohasset, MN 55721

JOB NO. 21-454  
DATE: 01-04-2022  
SHEET NO. 1 OF 1