

# CERTIFICATE OF SURVEY

LOT 10, BLOCK 1, MAYERS ESTATES,  
SECTION 14, TOWNSHIP 140 NORTH, RANGE 31 WEST,  
CASS COUNTY, MINNESOTA

**PROPOSED DESCRIPTION:**

**WEST TRACT**  
That part of Lot 10, Block 1, MAYERS ESTATES, according to the recorded plat thereof, Cass County, Minnesota, described as follows: BEGINNING at the westerly corner corner said Lot 10; thence North 45 degrees 00 minutes 00 seconds West, assigned bearing, along the southerly right of way line of Butternut Court as dedicated in said plat, 118.59 feet; thence northwesterly along said southerly line, 104.77 feet, being a tangential curve, concave to the northwestern, having a radius of 107.00 feet, and a central angle of 58 degrees 00 minutes 14 seconds; thence South 78 degrees 52 minutes 51 seconds West, tangent to said curve, 8.86 feet; thence South 78 degrees 52 minutes 51 seconds East 25 feet, more or less, to the ordinary high water mark of Birch Lake; thence continue South 71 degrees 28 minutes 30 seconds East 271 feet, more or less, to the ordinary high water mark of Birch Lake; thence northeasterly along said shoreline to the intersection of the easterly line of said Lot 10; thence North 01 degrees 20 minutes 00 seconds West, along said easterly line, 382 feet, more or less, to an angle point on said east line; thence North 40 degrees 07 minutes 29 seconds East, along said easterly line, 128.58 feet to the point of beginning; SUBJECT to easements, restrictions, and reservations of record. SUBJECT to Birch Lake.

**EAST TRACT**  
That part of Lot 10, Block 1, MAYERS ESTATES, according to the recorded plat thereof, Cass County, Minnesota, described as follows: BEGINNING at the westerly corner corner said Lot 10; thence North 45 degrees 00 minutes 00 seconds West, assigned bearing, along the southerly right of way line of Butternut Court as dedicated in said plat, 118.59 feet; thence northwesterly 104.77 feet, along a tangential curve, concave to the southwest, having a radius of 107.00 feet, and a central angle of 58 degrees 00 minutes 14 seconds; thence South 78 degrees 52 minutes 51 seconds West, tangent to said curve, 8.86 feet to the Point of Beginning; thence South 07 degrees 28 minutes 30 seconds East 25 feet, more or less, to the ordinary high water mark of Birch Lake; thence continue South 71 degrees 28 minutes 30 seconds East 271 feet, more or less, to the ordinary high water mark of Birch Lake; thence northeasterly along said shoreline to the intersection of the westerly line of said Lot 10; thence North 08 degrees 00 minutes 17 seconds West, along said easterly line, 36 feet, more or less, to an angle point on said west line; thence North 35 degrees 00 minutes 17 seconds West, along said easterly line, 128.58 feet; thence North 00 degrees 00 minutes 00 seconds West, along said easterly line, 143.34 feet; thence North 00 degrees 17 minutes 43 seconds West, along said easterly line, 151.43 feet, to said southerly right of way line; thence southeasterly along said southerly line, 122.02 feet, being a tangential curve, concave to the northeast, having a radius of 103.00 feet, and a central angle of 38 degrees 20 minutes 41 seconds; a chord bearing of South 81 degrees 00 minutes 00 seconds East and a chord distance of 120.20 feet; thence North 78 degrees 52 minutes 51 seconds East, tangent to said curve, along said southerly line, 32.28 feet to the point of beginning; SUBJECT to easements, restrictions, and reservations of record. SUBJECT to Birch Lake.

**EXISTING DESCRIPTION:**

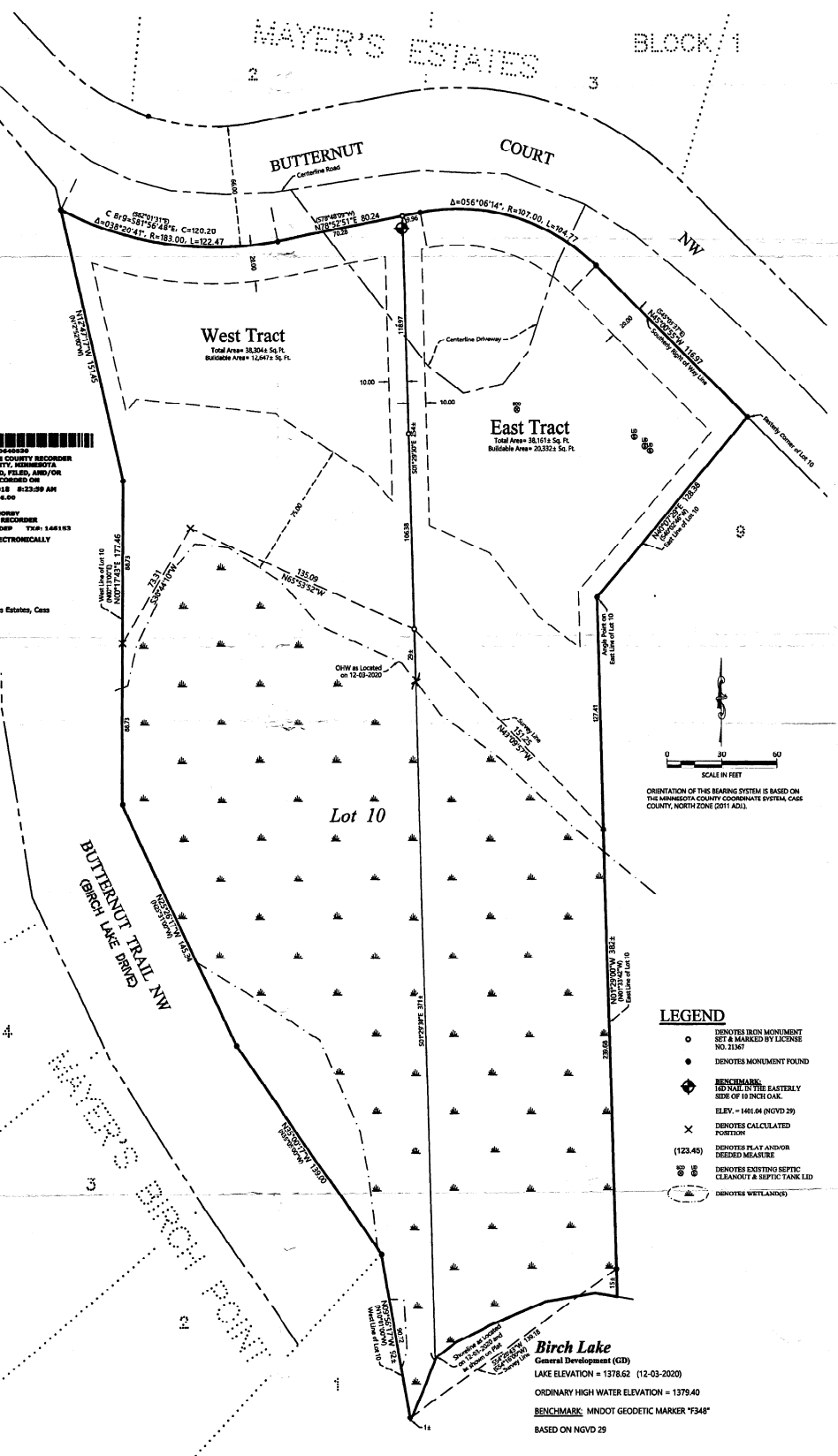
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16-421-0110 16-421-0115 16-421-0125  
16-421-0145 16-421-0150

OFFICE OF THE COUNTY RECORDER  
CASS COUNTY, MINNESOTA  
CERTIFIED, FILED, AND/OR  
RECORDED ON  
5/18/2020 8:33:29 AM  
REC 0886 04-00  
PAGE: 3  
KYLE J. HENRY  
CASS COUNTY RECORDER  
BY: [Signature] Title: L&S  
RECORDED ELECTRONICALLY

**EXHIBIT 'A'**  
Lots Two (2), Three (3), Five (5), Nine (9) and Ten (10), Block One (1), Mayers Estates, Cass County, Minnesota.

- NOTES:**
- Zoning for subject tract - Showland Residential.
  - Parcel ID for subject tract = 16-421-0150.
  - Improvements other than those shown on this certificate, may exist that were not located during this survey. Wetlands shown from MAYERS ESTATES.
  - 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.



- LEGEND**
- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
  - DENOTES MONUMENT FOUND
  - ◆ BENCHMARK: 100 NAIL IN THE EASTERLY SIDE OF 18 INCH OAK. ELEV. = 1461.04 (NGVD 29)
  - × DENOTES CALCULATED PORTION
  - (123.45) DENOTES PLAT AND/OR DEEDED MEASURE
  - ⊗ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LED
  - DENOTES WETLANDS

**Birch Lake**  
General Development (GD)  
LAKE ELEVATION = 1378.62 (12-03-2020)  
ORDINARY HIGH WATER ELEVATION = 1379.40  
BENCHMARK: MINDOT GEODETIC MARKER "9348"  
BASED ON NGVD 29

**CERTIFICATE OF SURVEY**  
Mike Jacobson  
1032 Mayowood Rd SW  
Rochester, MN 55092



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.

[Signature]  
KYLE J. HENRY  
LIC. NO. 21367

NO.	DATE	DESCRIPTION	BY