

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 4, SECTION 7 AND PART OF GOVERNMENT LOT 1, SECTION 18,
BOTH IN TOWNSHIP 141 NORTH, RANGE 27 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:
(FROM DOC 644840)

Page 10 of 11 A00664870

EXHIBIT "A"
LEGAL DESCRIPTION

The East 185 feet of the West 560 feet of Government Lot One (1), Section Eighteen (18), Township One Hundred Forty-one (141), Range Twenty-seven (27),

AND

That part of Government Lot Four (4), Section Seven (7), Township One Hundred Forty-one (141) North, Range Twenty-seven (27) West, in Cass County, Minnesota, described as follows: Commencing at the Southwest corner of said Government Lot 4, thence South 84 degrees 46 minutes 46 seconds East, assumed bearing along the South line thereof, 375.90 feet to the point of beginning of the tract to be herein described; thence continue South 84 degrees 46 minutes 46 seconds East along said South line for 185.44 feet; thence North 7 degrees 17 minutes 32 seconds West for 134.24 feet to a point on the centerline of the Township Road; thence South 69 degrees 29 minutes 39 seconds West along said centerline for 7.75 feet; thence Southwesterly 149.72 feet, continuing along said centerline, along a tangential curve, concave to the Northwest, having a radius of 1,006.15 feet and a central angle of 8 degrees 31 minutes 34 seconds; thence South 78 degrees 01 minute 13 seconds West, tangent to said curve, continuing along said centerline for 15.81 feet to a line that bears North 1 degree 15 minutes 14 seconds East from the point of beginning; thence South 1 degree 15 minutes 14 seconds West 68.51 feet to the point of beginning.

Cass County, Minnesota

Subject to and together with easements of record.

PROPOSED DESCRIPTION:

TRACT A

That part of Government Lot 1, Section 18, Township 141 North, Range 27 West, Cass County, Minnesota, described as follows: COMMENCING at the northwest corner of said Government Lot 1; thence South 84 degrees 46 minutes 30 seconds East, assigned bearing, along the north line thereof, 561.34 feet; thence South 01 degrees 15 minutes 30 seconds West 64.43 feet to the Point of Beginning of the tract to be herein described; thence South 88 degrees 44 minutes 30 seconds West 5.93 feet; thence South 19 degrees 21 minutes 27 seconds West 10.41 feet; thence South 05 degrees 07 minutes 45 seconds West 144 feet, more or less, to the shoreline of Long Lake; thence southeasterly along said shoreline to the intersection with a line bearing South 01 degrees 15 minutes 30 seconds West from the point of beginning; thence North 01 degrees 15 minutes 30 seconds East 166 feet, more or less, to the point of beginning. SUBJECT to easements, restrictions, and reservations of record.

Tract A is a non-conforming tract on its own and shall be attached to adjoining Parcel No. 18-018-2212.

REMAINDER TRACT

That part of the East 185.00 feet of the West 560.00 feet of Government Lot 1, Section 18, Township 141 North, Range 27 West, Cass County, Minnesota, lying westerly of the following described line: COMMENCING at the northwest corner of said Government Lot 1; thence South 84 degrees 46 minutes 30 seconds East, assigned bearing, along the north line thereof, 561.34 feet to the east line of said West 560.00 feet and the Point of Beginning of the line to be herein described; thence South 01 degrees 15 minutes 30 seconds West 64.43 feet; thence South 88 degrees 44 minutes 30 seconds West 5.93 feet; thence South 19 degrees 21 minutes 27 seconds West 10.41 feet; thence South 05 degrees 07 minutes 45 seconds West 144 feet, more or less, to the shoreline of Long Lake and said described line there terminating.

AND

That part of Government Lot Four (4), Section Seven (7), Township One Hundred Forty-one (141) North, Range Twenty-seven (27) West, in Cass County, Minnesota, described as follows: Commencing at the Southwest corner of said Government Lot 4, thence South 84 degrees 46 minutes 46 seconds East, assumed bearing along the South line thereof, 375.90 feet to the point of beginning of the tract to be herein described; thence continue South 84 degrees 46 minutes 46 seconds East along said South line for 185.44 feet; thence North 7 degrees 17 minutes 32 seconds West for 134.24 feet to a point on the centerline of the Township Road; thence South 69 degrees 29 minutes 39 seconds West along said centerline for 7.75 feet; thence Southwesterly 149.72 feet, continuing along said centerline, along a tangential curve, concave to the Northwest, having a radius of 1,006.15 feet and a central angle of 8 degrees 31 minutes 34 seconds; thence South 78 degrees 01 minute 13 seconds West, tangent to said curve, continuing along said centerline for 15.81 feet to a line that bears North 1 degree 15 minutes 14 seconds East from the point of beginning; thence South 1 degree 15 minutes 14 seconds West 68.51 feet to the point of beginning.

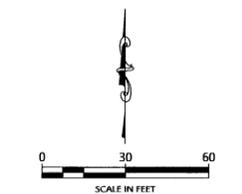
Cass County, Minnesota

NOTES:

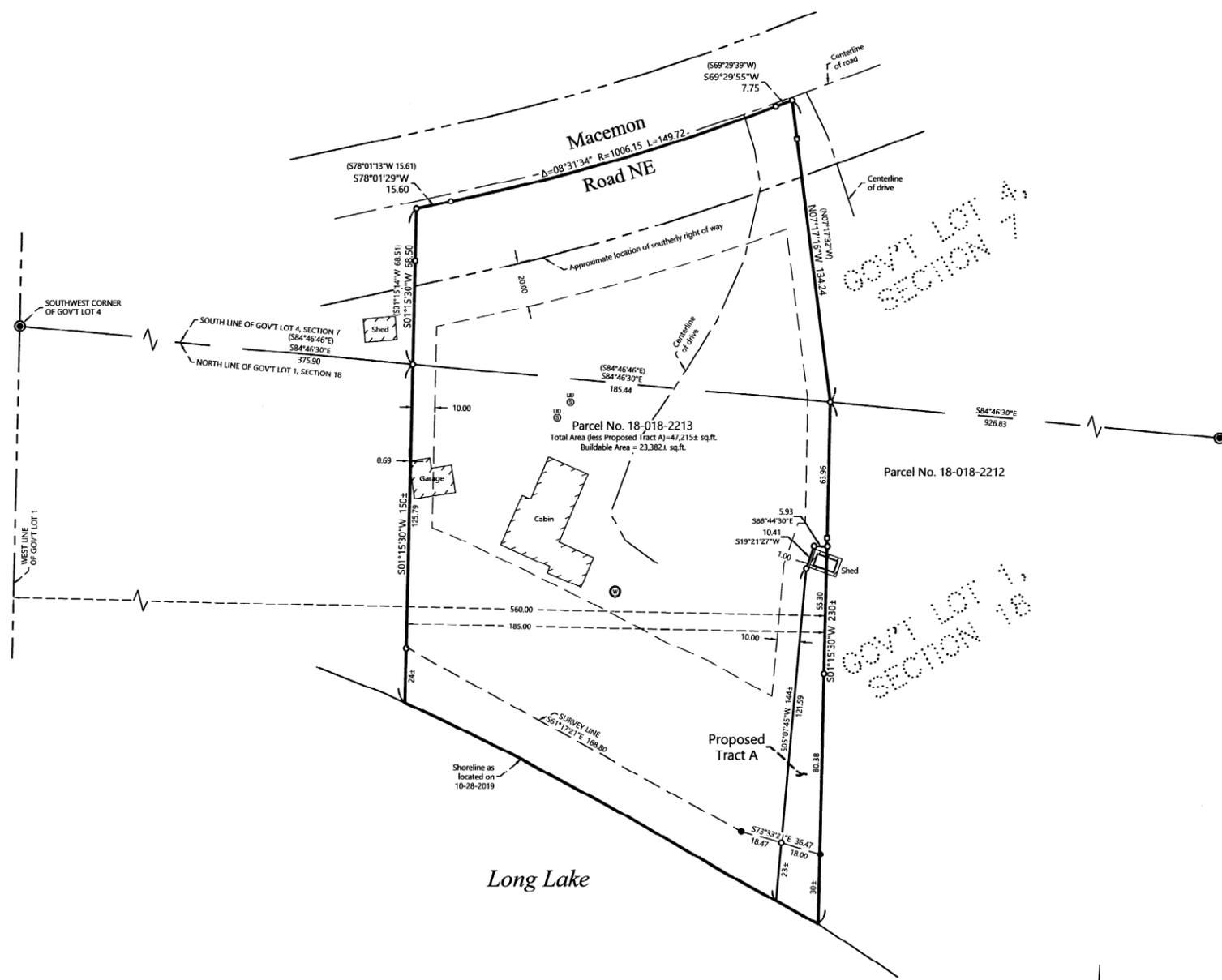
- Zoning for subject tract - Shoreland Residential.
- Parcel ID for subject tract = 18-018-2213.
- Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey.
- All lines marked with flagging are only an approximation of the true boundary 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 at the time of this survey, not the Ordinary High Water Elevation (OHW).
- 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 SET LATH
- ⊙ DENOTES G.L.O. MONUMENT FOUND
- ⊕ DENOTES EXISTING WELL
- ⊗ DENOTES EXISTING SEPTIC VENT, SEPTIC CLEANOUT, & SEPTIC TANK LID



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE MINNESOTA COUNTY COORDINATE SYSTEM, (CASS COUNTY NORTH ZONE).



NO.	DATE	DESCRIPTION	BY
1.	2-18-2022	Add Proposed Tract A	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
LIC. NO. 21367



CERTIFICATE OF SURVEY
Chuck Ludolph
2643 Oak Ave.
Slayton, MN 56172

JOB NO. 19-271
DATE: 12-03-2019
SHEET NO. 1 OF 1