CERTIFICATE OF SURVEY

THE WEST HALF OF GOVERNEMENT LOT 12, AND THAT PART OF GOVERNMENT LOT 2, SECTION 33, TOWNSHIP 141 NORTH, RANGE 28 WEST, CASS COUNTY, MINNESOTA

PROPOSED DESCRIPTIONS:

Tract 1
That part of the West Half of Government Lot 12, Section 33, Township 141 North, Range 28 West, Cass County, Minnesota, described as follows: BEGINNING at the northwest corner of said Government Lot 12; thence North 89 degrees 02 minutes 37 seconds East, assigned bearing, along the north line thereof, 666.44 feet to the northeast corner of said West Half of Government Lot 12; thence South 17 degrees 00 minutes 39 seconds East, along the east line of said West Half of Government Lot 12, 523.69 feet; thence South 86 degrees 52 minutes 53 seconds West 618.65 feet to the west line of said Government Lot 12; thence North 21 degrees 05 minutes 23 seconds West, along said west line, 560.68 feet to the point of beginning.

SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to and TOGETHER with a 66.00 foot easement described in Document Number A000603670.

Tract 2
That part of the West Half of Government Lot 12, Section 33, Township 141 North, Range 28 West, Cass County, Minnesota, described as follows: COMMENCING at the northwest corner of said Government Lot 12; thence North 89 degrees 02 minutes 37 seconds East, assigned bearing, along the north line thereof, 666.44 feet to the northeast corner of said West Half of Government Lot 12; thence South 17 degrees 00 minutes 39 seconds East, along the east line of said West Half of Government Lot 12, a distance of 523.60 feet to the Point of Beginning of the tract to be herein described; thence continue South 17 degrees 00 minutes 39 seconds East, along said east line, 322.20 feet; thence South 68 degrees 17 minutes 04 seconds West 565.59 feet to the west line of said Government Lot 12; thence North 21 degrees 05 minutes 23 seconds West, along said west line, 518.44 feet to the intersection with a line that bears South 86 degrees 52 minutes 53 seconds West from the point of beginning; thence North 86 degrees 52 minutes 53 seconds East 618.65 feet to the point of beginning.

SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to and TOGETHER with a 66.00-foot easement described in Document Number A000603670.
SUBJECT to and TOGETHER with 66.00 Foot Access Easement.

Tract 3
That part of the West Half of Government Lot 12 and that part of the North 350.00 feet of Government Lot 2, Section 33, Township 141 North, Range 28 West, Cass County Minnesota described as follows: COMMENCING at the northwest corner of said Government Lot 12; thence North 89 degrees 02 minutes 37 seconds East, assigned bearing, along the north line thereof, 666.44 feet to the northeast corner of said West Half of Government Lot 12; thence South 17 degrees 00 minutes 39 seconds East, along the east line of said West Half of Government Lot 12, a distance of 845.89 feet to the Point of Beginning of the tract to be herein described; thence continue South 17 degrees 00 minutes 39 seconds East, 565.58 feet to the southeast corner of said West Half of Government Lot 12; thence South 89 degrees 23 minutes 53 seconds West, along said south line, 11.71 feet; thence South 30 degrees 16 minutes 54 seconds East 27.66 feet; thence South 71 degrees 59 minutes 08 seconds West 519.53 feet to the west line of said Government Lot 2 also being the extension of the west line of said Government Lot 12; thence North 21 degrees 05 minutes 23 seconds West, along said west line, 553.31 feet to the intersection with a line that bears South 68 degrees 17 minutes 04 seconds West from the point of beginning; thence North 68 degrees 17 minutes 04 seconds East 565.59 feet to the point of beginning.

SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to and TOGETHER with a 66.00-foot easement described in Document Number A000603670.
SUBJECT to and TOGETHER with 66.00 Foot Access Easement.

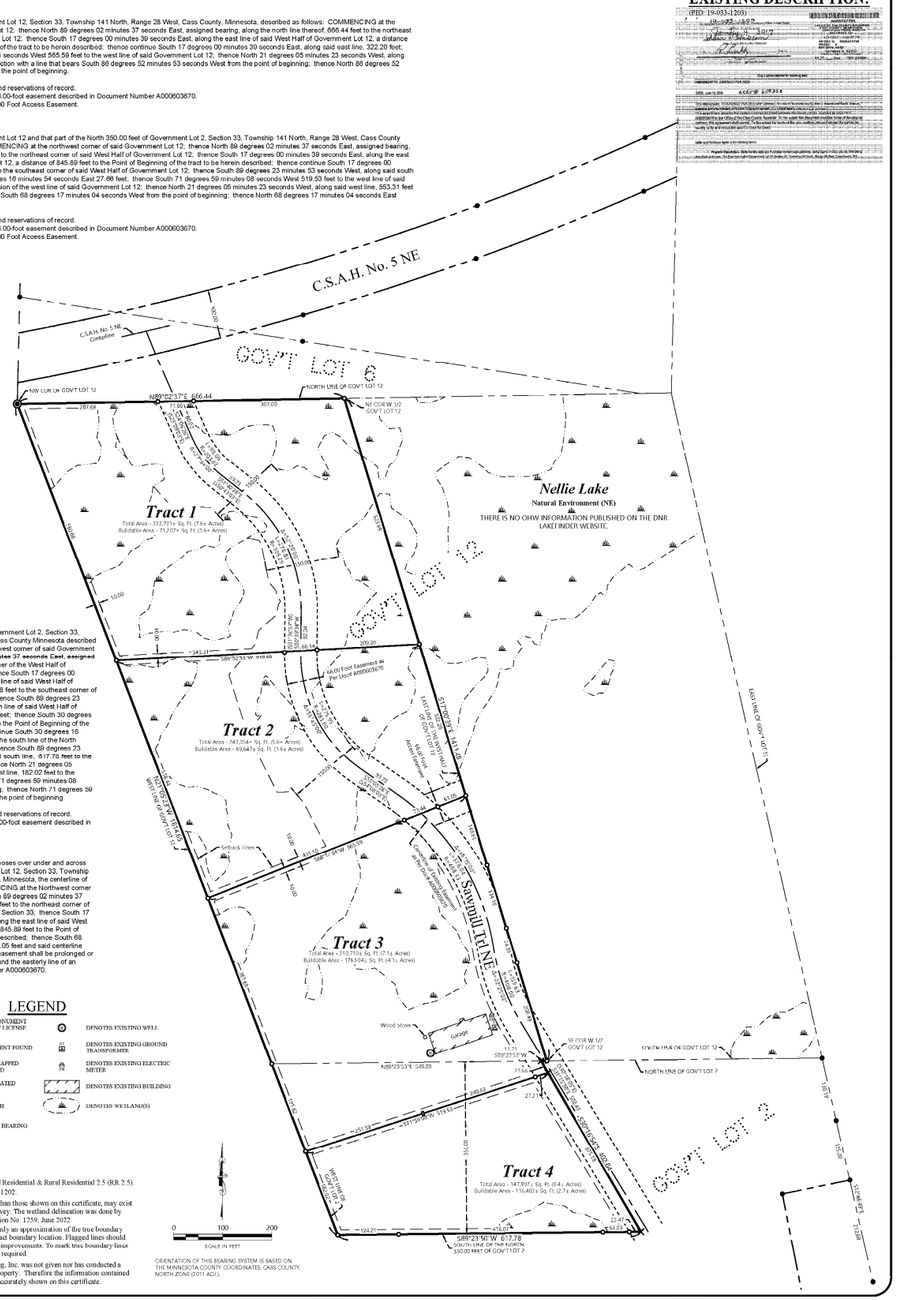
Tract 4
That part of the North 350.00 feet of Government Lot 2, Section 33, Township 141 North, Range 28 West, Cass County Minnesota described as follows: COMMENCING at the Northwest corner of said Government Lot 12; thence North 89 degrees 02 minutes 37 seconds East, assigned bearing, 666.44 feet to the northeast corner of said West Half of Government Lot 12; thence South 17 degrees 00 minutes 39 seconds East, along the east line of said West Half of Government Lot 12, a distance of 1411.48 feet to the southeast corner of said West Half of Government Lot 12; thence South 89 degrees 23 minutes 53 seconds West along the south line of said West Half of Government Lot 12, a distance of 11.71 feet; thence South 30 degrees 16 minutes 54 seconds East 27.66 feet to the Point of Beginning of the tract to be herein described; thence continue South 30 degrees 16 minutes 54 seconds East 375.18 feet to the south line of the North 350.00 feet of said Government Lot 2; thence South 89 degrees 23 minutes 30 seconds West, along last said south line, 617.78 feet to the west line of said Government Lot 2; thence North 21 degrees 09 minutes 23 seconds West, along said west line, 182.02 feet to the intersection with a line that bears South 71 degrees 59 minutes 08 seconds West from the point of beginning; thence North 71 degrees 59 minutes 08 seconds East 519.53 feet to the point of beginning.

SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to and TOGETHER with a 66.00-foot easement described in Document Number A000603670.

66.00 Foot Access Easement
An easement for ingress and egress purposes over under and across that part of the West Half of Government Lot 12, Section 33, Township 141 North, Range 28 West, Cass County, Minnesota, the centerline of which is described as follows: COMMENCING at the Northwest corner of said Government Lot 12; thence North 89 degrees 02 minutes 37 seconds East, assigned bearing, 666.44 feet to the northeast corner of the West Half of Government Lot 12 said Section 33; thence South 17 degrees 00 minutes 39 seconds East, along the east line of said West Half of Government Lot 12, a distance of 845.89 feet to the Point of Beginning of the centerline to be herein described; thence South 68 degrees 17 minutes 04 seconds West 61.05 feet and said centerline there terminating. The sidelines of said easement shall be prolonged or shortened to terminate on said east line and the easterly line of an easement described in Document Number A000603670.

EXISTING DESCRIPTION:

(PID: 19-033-1203)



LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21567
- DENOTES MONUMENT FOUND
- DENOTES BRASS CAPPED MONUMENT FOUND
- DENOTES CALCULATED POSITION
- DENOTES SET LATH
- DENOTES EXISTING WELL
- DENOTES EXISTING GROUND TRANSFORMER
- DENOTES EXISTING ELECTRIC METER
- DENOTES EXISTING BUILDING
- DENOTES WETLAND(S)

(N01°23'45"E) DENOTES DEEDED BEARING

NOTES:

1. Zoning for subject tract = Shoreland Residential & Rural Residential 2.5 (RR 2.5).
2. Parcel ID for subject tract = 19-033-1202.
3. Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey. The wetland delineation was done by Patrick Reardon, Wetland Certification No. 1259, June 2022.
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. 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.

0 100 200
SCALE IN FEET

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE MINNESOTA COUNTY COORDINATES, CASS COUNTY, NORTH ZONE (2011 ADJ.).

JOB NO. 22-107
DATE 6-13-2022
SHEET NO. 1 OF 1

CERTIFICATE OF SURVEY
Pat Moran
5033 MN-84
Longville, MN 56655

NORTHERN ENGINEERING & CONSULTING, INC.
P.O. Box 250, Walker, MN, 56484
Phone: 218-547-1296, Fax: 218-547-2272
web: www.necivil.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. 21567

REVISIONS:			
NO.	DATE	DESCRIPTION	BY

#9697 MJL 06-22-2022