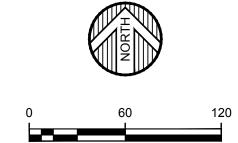
CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOTS ONE AND TWO, AND PART OF THE SW1/4 OF THE SE1/4,

CHECKED BY: CMC

FILE NUMBER: 2022-10914





ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CASS COUNTY COORDINATE DATABASE NAD83 FLEVATIONS BASED ON NGVD 29

SCALE (IN FEET

= DENOTES FOUND IRON MONUMENT DENOTES 1/2 INCH DIAMETER BY 18 INCH LONG IRON

PIPE MONUMENT SET AND MARKED RLS # 60122) = DENOTES SANITARY CLEANOUT

 DENOTES FENCE POST = DENOTES ELECTRIC METER

(W) = DENOTES WATER WELL

(S) = DENOTES SANITARY ACCESS COVER

业 = DENOTES WETLAND DELINEATED BY MITCH BRINKS ON 05/01/2022

ACCORDING TO THE CASS COUNTY ON-LINE PARCEL MAPPING APPLICATION, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE SHORELAND ZONING DISTRICT

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR OPINION. THERE MAY BE EASEMENTS OR OTHER LIMITING FACTORS WHICH AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN

SETBACKS SHOWN ARE ACCORDING TO CASS COUNTY ENVIRONMENTAL STAFF

- THE WETLANDS AS SHOWN ON THIS SURVEY WERE DELINEATED AND LOCATED BY MITCH BRINKS CERTIFIED WETLAND DELINEATOR NO. 1007. CROW WING COUNTY LAND SERVICES, ON AUGUST 16, 2022.
- THE CONTOURS SHOWN ON THIS SURVEY ARE A COMBINATION OF MINNESOTA TOPO CONTOURS TOGETHER WITH CONVENTIONAL FIELD DATA COLLECTED AUGUST 2022
- THIS SURVEY IS BASED ON THE CASS COUNTY COORDINATE DATABASE NAD 83. ALTHOUGH THE EXISTING DEED BEARINGS DIFFER FROM THE CASS COUNTY BEARING SYSTEM, THE ANGULAR RELATIONSHIP BETWEEN THE BOUNDARY LINES SHOWN CORRESPONDS TO THE DEED LINES

PROPERTY AREAS:

TOTAL AREA OF THE SUBJECT PROPERTY IS 318,128± SQ.FT. (7.3± ACRES).

TOTAL AREA FOR PROPOSED TRACT A IS 217,640± SQ.FT. (5.0± ACRES). TOTAL BUILDABLE AREA FOR PROPOSED TRACT A IS 120,807 SQ. FT. (2.8 ACRES)

TOTAL AREA FOR PROPOSED TRACT B IS 100,710± SQ.FT. (2.3± ACRES). TOTAL BUILDABLE AREA FOR PROPOSED TRACT B IS 55,973 SQ. FT. (1.3 ACRES)

EXISTING LEGAL DESCRIPTION (According to Document No. A000632214):

That part of Government Lot One (1), Section Nine (9), Township One Hundred Thirty-three (133), Range Twenty-nine (29), which lies north of the highway right of way and that part of the Southwest one-quarter of the Southwest one-quarter (SW 1/4 - SE 1/4), Section Nine (9), Township One Hundred Thirty-three (133), Range Twenty-nine (29), which lies north of the highway right of way

Except the west one thousand fifty (1050) feet of said Southwest one-guarter of the Southeast one-guarter (SW 1/4 - SE 1/4).

Also except that part of Government Lot One (1) and the Southwest one-quarter of the Southeast one-quarter (SW 1/4 - SE 1/4), of Section Nine (9), Township One Hundred Thirty-three (133), Range Twenty-nine (29), except the west one thousand fifty (1050) feet of said Southwest one-quarter of the Southeast one-quarter (SW 1/4 - SE 1/4), which lies north of the highway right of way and south of a line two hundred (200) feet north of and parallel with the north line of the highway right of way, subject to an easement for driveway as presently constructed. Together with an easement for driveway as presently laid out across the last above exception and subject to reservations, restrictions and easements of record if any. According to the U.S. Government survey thereof on file and of record in the office of the Register of Deeds in and for said county and state.

That part of the Southwest Quarter of the Southwest Quarter of the Southeast Quarter (SW1/4SE1/4) of Section 9, Township 133 North, Range 29 West, Cass County, Minnesota described as follows: Commencing at the Northwest corner of said SW1/4 SE1/4; thence South 89 degrees 16 minute 28 seconds East, assumed bearing, 1050.38 feet along the North line of said SW1/4 SE1/4 to the East line of the West 1050.00 feet of said SW1/4 SE1/4; thence South 00 degrees 49 minutes 21 seconds East 320.04 feet along said East line of the West 1050.00 feet of the SW1/4 SE1/4 to the point of beginning of the tract to be described; thence South 86 degrees 06 minutes 39 seconds East 124.00 feet; thence South 00 degrees 49 minutes 21 seconds East 112.00 feet to the line distant 200.00 feet North of and and parallel with the northerly right-of-way line of Old State Highway Number 210: thence 124.00 feet westerly along a curve concave southerly having a radius of 5962.58 feet and a central angle of 01 degree 11 minutes 30 seconds, along said parallel line to its intersection with said East line of the West 1050.00 feet of SW1/4 SE1/4; thence North 00 degrees 49 minutes 21 seconds West 112.00 feet along said East line of the SW1/4 SE1/4 to the point of beginning. Subject to easements, reservations and restrictions of record, if any.

That part of the South 210.00 feet (except the West 800.00 feet thereof) of Government Lot 2, Section 9, Township 133 North, Range 29 West, Cass County, Minnesota, described as follows: The North 16.50 feet of the West 300.00 feet thereof, and that portion lying East of the West 300.00 feet thereof. Together with an easement for road and utility purposes across the East 66.00 feet of the Southwest Quarter of the Southwest Quarter of said Section 9 lying northerly of Fairview Drive and across the East 66.00 feet of the West 800.00 feet of the South 210.00 feet of Government Lot 2 of said Section 9.

Together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions

The above described property is not considered to be a buildable lot on its own and is attached to and indivisible from that parcel described in Document No. 231297 filed in the office of the Cass County Recorder, Walker, Minnesota.

PROPOSED LEGAL DESCRIPTIONS.

That part of Government Lots 1 and 2, and that part of the SW1/4-SE1/4, all in Section 9, Township 133, Range 29, Cass County, Minnesota described as follows: Commencing at the Northwest corner of said SW1/4-SE1/4; thence South 89 degrees 5 minutes 23 seconds East, bearing based on the Cass County Coordinate Database NAD83, 1050.38 feet along the North line of said SW1/4-SE1/4 to its intersection with the east line of the West 1050.00 feet of said SW1/4-SE1/4; thence continuing South 89 degrees 25 minutes 23 seconds East 50.02 feet along said North line of the SW1/4-SE1/4 to the east line of the West 1100.00 feet of said Government Lot 2; thence North 00 degrees 58 minutes 46 seconds West 193.57 feet along said east line of the West 1100.00 feet of Government Lot 2 to its intersection with the south line of the North 16.50 feet of the South 210.00 feet of said Government Lot 2; thence North 89 degrees 25 minutes 23 seconds West 300.11 feet along said south line of the North 16.50 feet of Government Lot 2 to the east line of the West 800.00 feet of said Government Lot 2; thence North 00 degrees 58 minutes 46 seconds West 16.51 feet along said east line of the West 800.00 feet of Government Lot 2, to its intersection with the north line of the South 210.00 feet of said Government Lot 2, the point of beginning of the tract to be described; thence reversing South 00 degrees 58 minutes 46 seconds East 16.51 feet along said east line of the West 800.00 feet of Government Lot 2 to its intersection with said south line of the North 16.50 feet of Government Lot 2; thence South 89 degrees 25 minutes 23 seconds East 300.11 feet along said south line of the North 16.50 feet of Government Lot 2 to its intersection with said east line of the West 1100.00 feet of Government Lot 2; thence South 00 degrees 58 minutes 46 seconds East 193.57 feet along said east line of the West 1100.00 feet of Government Lot 2 to its intersection with said north line of the SW1/4-SE1/4; thence North 89 degrees 25 minutes 23 seconds West 50.02 feet along said north line of the SW1/4-SE1/4 to its intersection with said east line of the West 1050.00 feet of the SW1/4-SE1/4; thence South 00 degrees 58 minutes 46 seconds East 320.04 feet along said east line of the West 1050.00 feet of the SW1/4-SE1/4; thence South 86 degrees 16 minutes 04 seconds East 124.00 feet; thence North 44 degrees 56 minutes 35 seconds East 207.48 feet; thence South 77 degrees 49 minutes 32 seconds East 131.48 feet; thence South 63 degrees 12 minutes 28 seconds East 160 feet, more or less, to the shore of Mile Lake; thence northwesterly along said shore of Mile Lake to its intersection with said north line of the South 210.00 feet of Government lot 2; thence North 89 degrees 25 minutes 23 seconds West 577 feet, more or less, along said north line of the South 210.00 feet of Government Lot 2, to the point of beginning. Subject to easements, reservations, or restrictions of record, if any.

Together with proposed 33.00 foot wide ingress and egress easement over, under, and across that part of Government Lot 1, Section 9, Township 133, Range 29, Cass County, Minnesota, the centerline of said easement is described as follows: Commencing at the Northwest corner of the SW1/4-SE1/4 of said Section 9; thence South 89 degrees 25 minutes 23 seconds East, bearing based on the Cass County Coordinate Database NAD83, 1050.38 feet along the north line of said SW1/4-SE1/4 to the east line of the West 1050.00 feet of said SW1/4-SE1/4; thence South 00 degrees 58 minutes 46 seconds East 320.04 feet along said east line of the West 1050.00 feet of the SW1/4-SE1/4; thence South 86 degrees 16 minutes 04 seconds East 124.00 feet; thence North 44 degrees 56 minutes 35 seconds East 207.48 feet; thence South 77 degrees 49 minutes 32 seconds East 49.41 feet to the point of beginning of the centerline to be described; thence South 06 degrees 55 minutes 06 seconds East 150.95 feet; thence South 11 degrees 51 minutes 35 seconds West 118.22 feet to the line distant 200.00 feet North of and parallel with the northerly right of way line of Old State Highway Number 210; thence South 02 degrees 16 minutes 33 seconds East 94.67 feet; thence South 11 degrees 10 minutes 35 seconds West 106.76 feet to said line distant 200.00 feet North of and parallel with the northerly right of way line of Old State Highway Number 210, and centerline there terminating. The sidelines of said easement shall be prolonged or shortened to terminate at the northerly right of way line of Old State Highway Number 210 and at the line that bears North 77 degrees 49 minutes 32 seconds West and South 77 degrees 49 minutes 32 seconds East from the point of beginning.

That part of Government Lot 1 and that part of the SW1/4-SE1/4, all in Section 9, Township 133, Range 29, Cass County, Minnesota described as follows: Commencing at the Northwest corner of said SW1/4-SE1/4; thence South 89 degrees 25 minutes 23 seconds East, bearing based on the Cass County Coordinate Database NAD83, 1050.38 feet along the north line of said SW1/4-SE1/4 to the east line of the West 1050.00 feet of said SW1/4-SE1/4; thence South 00 degrees 58 minutes 46 seconds East 320.04 feet along said east line of the West 1050.00 feet of the SW1/4-SE1/4; thence South 86 degrees 16 minutes 04 seconds East 124.00 feet; thence North 44 degrees 56 minutes 35 seconds East 207.48 feet; thence South 77 degrees 49 minutes 32 seconds East 131.48 feet to the point of beginning of the tract to be described; thence reversing North 77 degrees 49 minutes 32 seconds West 131.48 feet; thence South 44 degrees 56 minutes 35 seconds West 207.48 feet; thence South 00 degrees 58 minutes 46 seconds East 112.00 feet to the line distant 200.00 feet North of and parallel with the northerly right of way line of Old State Highway Number 210; thence easterly 389.40 feet along said line distant 200.00 feet North of and parallel with the northerly right of way line of Old State Highway Number 210, along a non-tangential curve concave to the south, having a radius of 5962.58 feet, a central angle of 03 degrees 44 minutes 33 seconds and the chord of said curve bears South 83 degrees 47 minutes 33 seconds East; thence South 81 degrees 55 minutes 13 seconds East 79 feet, more or less, along said line distant 200.00 feet North of and parallel with the northerly right of way line of Old State Highway Number 210, to the shore of Mile Lake; thence northwesterly along said shore of Mile Lake to its intersection with the line that bears South 63 degrees 12 minutes 28 seconds East from the point of beginning; thence North 63 degrees 12 minutes 28 seconds West 160 feet, more or less, to the point of beginning. Subject to easements, reservations, or restrictions of record, if any.

Together with and subject to a proposed 33.00 foot wide ingress and egress easement over, under, and across that part of Government Lot 1, Section 9, Township 133, Range 29, Cass County, Minnesota, the centerline of said easement is described as follows: Commencing at the Northwest corner of the SW1/4-SE1/4 of said Section 9; thence South 89 degrees 25 minutes 23 seconds East, bearing based on the Cass County Coordinate Database NAD83, 1050.38 feet along the north line of said SW1/4-SE1/4 to the east line of the West 1050.00 feet of said SW1/4-SE1/4; thence South 00 degrees 58 minutes 46 seconds East 320.04 feet along said east line of the West 1050.00 feet of the SW1/4-SE1/4; thence South 86 degrees 16 minutes 04 seconds East 124.00 feet; thence North 44 degrees 56 minutes 35 seconds East 207.48 feet; thence South 77 degrees 49 minutes 32 seconds East 49.41 feet to the point of beginning of the centerline to be described; thence South 06 degrees 55 minutes 06 seconds East 150.95 feet; thence South 11 degrees 51 minutes 35 seconds West 118.22 feet to the line distant 200.00 feet North of and parallel with the northerly right of way line of Old State Highway Number 210; thence South 02 degrees 16 minutes 33 seconds East 94.67 feet; thence South 11 degrees 10 minutes 35 seconds West 106.76 feet to said line distant 200.00 feet North of and parallel with the northerly right of way line of Old State Highway Number 210, and centerline there terminating. The sidelines of said easement shall be prolonged or shortened to terminate at the northerly right of way line of Old State Highway Number 210 and at the line that bears North 77 degrees 49 minutes 32 seconds West and South 77 degrees 49 minutes 32 seconds East from the point of beginning.

PROPOSED 33.00 FOOT WIDE INGRESS / EGRESS EASEMENT DESCRIPTION:

A 33.00 foot wide ingress and egress easement over, under, and across that part of Government Lot 1, Section 9, Township 133, Range 29, Cass County, Minnesota, the centerline of said easement is described as follows: Commencing at the Northwest corner of the SW1/4-SE1/4 of said Section 9; thence South 89 degrees 25 minutes 23 seconds East, bearing based on the Cass County Coordinate Database NAD83, 1050.38 feet along the north line of said SW1/4-SE1/4 to the east line of the West 1050.00 feet of said SW1/4-SE1/4; thence South 00 degrees 58 minutes 46 seconds East 320.04 feet along said east line of the West 1050.00 feet of the SW1/4-SE1/4; thence South 86 degrees 16 minutes 04 seconds East 124.00 feet; thence North 44 degrees 56 minutes 35 seconds East 207.48 feet; thence South 77 degrees 49 minutes 32 seconds East 49.41 feet to the point of beginning of the centerline to be described; thence South 06 degrees 55 minutes 06 seconds East 150.95 feet; thence South 11 degrees 51 minutes 35 seconds West 118.22 feet to the line distant 200.00 feet North of and parallel with the northerly right of way line of Old State Highway Number 210; thence South 02 degrees 16 minutes 33 seconds East 94.67 feet; thence South 11 degrees 10 minutes 35 seconds West 106.76 feet to said line distant 200.00 feet North of and parallel with the northerly right of way line of Old State Highway Number 210, and centerline there terminating The sidelines of said easement shall be prolonged or shortened to terminate at the northerly right of way line of Old State Highway Number 210 and at the line that bears North 77 degrees 49 minutes 32 seconds West and South 77 degrees 49 minutes 32 seconds East from the point of beginning © 2022 WIDSETH SMITH NOLTING & ASSOCIATES, INC

MICHAEL CARLSON PREPARED FOR: IEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED B IE OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED AND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA. TYLER J. POGREBA DATE: 11/30/2022 LIC. NO. 60122

