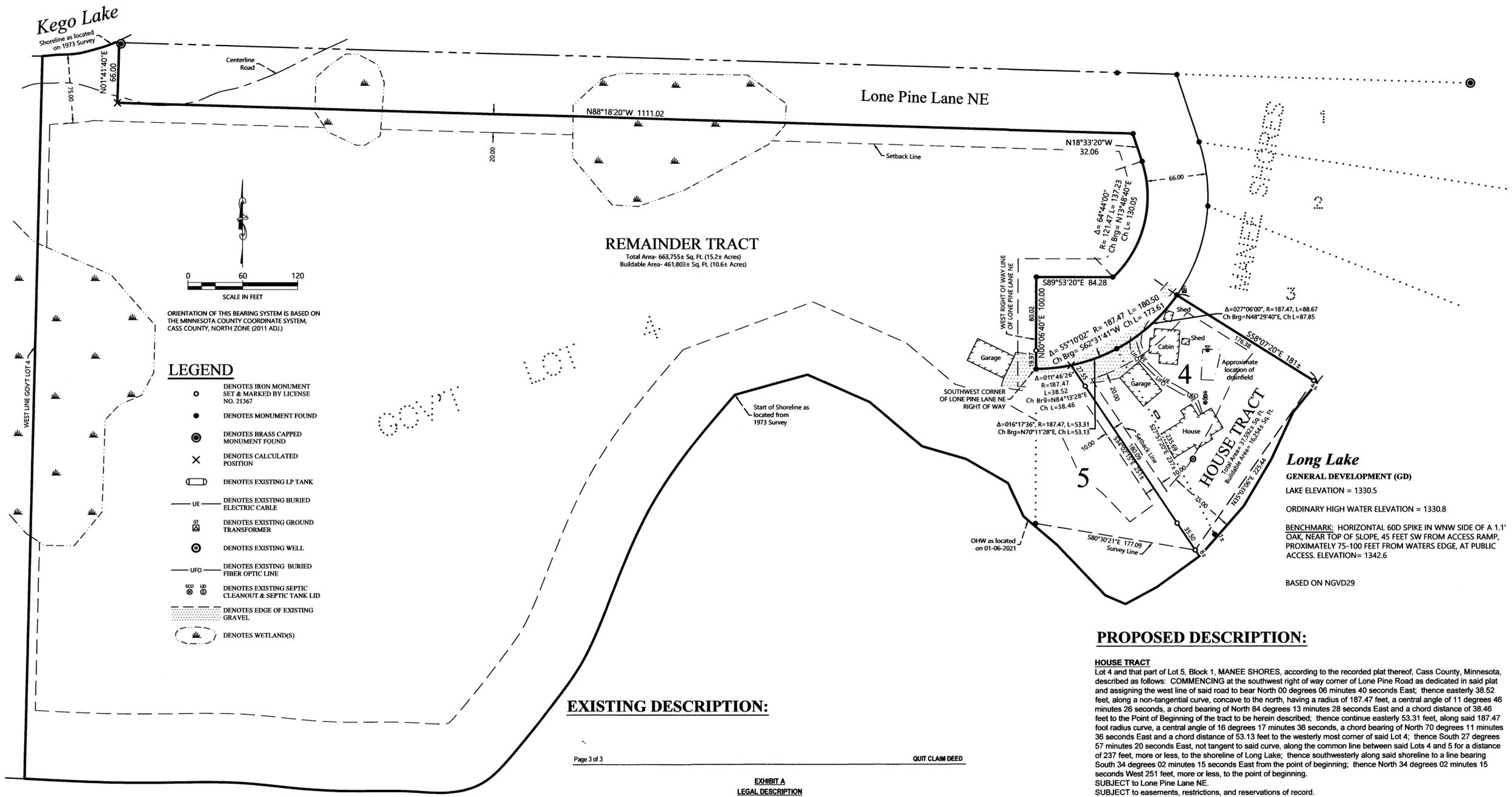


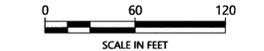
# CERTIFICATE OF SURVEY

**LOTS 4 AND 5, MANEE SHORES, AND PART OF GOVERNMENT LOT 4,  
SECTION 23, TOWNSHIP 141 NORTH, RANGE 28 WEST,  
CASS COUNTY, MINNESOTA**



- LEGEND**
- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
  - DENOTES MONUMENT FOUND
  - ⊙ DENOTES BRASS CAPPED MONUMENT FOUND
  - × DENOTES CALCULATED POSITION
  - ▭ DENOTES EXISTING LP TANK
  - UE— DENOTES EXISTING BURIED ELECTRIC CABLE
  - ⊕ DENOTES EXISTING GROUND TRANSFORMER
  - ⊙ DENOTES EXISTING WELL
  - UFO— DENOTES EXISTING BURIED FIBER OPTIC LINE
  - ⊙ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
  - ⊙ DENOTES EDGE OF EXISTING GRAVEL
  - ⊙ DENOTES WETLAND(S)

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



**REMAINDER TRACT**  
Total Area- 663,755± Sq. Ft. (15.2± Acres)  
Buildable Area- 461,803± Sq. Ft. (10.6± Acres)

**Long Lake**  
GENERAL DEVELOPMENT (GD)  
LAKE ELEVATION = 1330.5  
ORDINARY HIGH WATER ELEVATION = 1330.8  
BENCHMARK: HORIZONTAL 60D SPIKE IN WNW SIDE OF A 1.1' OAK, NEAR TOP OF SLOPE, 45 FEET SW FROM ACCESS RAMP, PROXIMATELY 75-100 FEET FROM WATERS EDGE, AT PUBLIC ACCESS. ELEVATION= 1342.6  
BASED ON NGVD29

**PROPOSED DESCRIPTION:**

**HOUSE TRACT**  
Lot 4 and that part of Lot 5, Block 1, MANEE SHORES, according to the recorded plat thereof, Cass County, Minnesota, described as follows: COMMENCING at the southwest right of way corner of Lone Pine Road as dedicated in said plat and assigning the west line of said road to bear North 00 degrees 06 minutes 40 seconds East; thence easterly 38.52 feet, along a non-tangential curve, concave to the north, having a radius of 187.47 feet, a central angle of 11 degrees 46 minutes 26 seconds, a chord bearing of North 84 degrees 13 minutes 28 seconds East and a chord distance of 38.46 feet to the Point of Beginning of the tract to be herein described; thence continue easterly 53.31 feet, along said 187.47 foot radius curve, a central angle of 16 degrees 17 minutes 36 seconds, a chord bearing of North 70 degrees 11 minutes 36 seconds East and a chord distance of 53.13 feet to the westerly most corner of said Lot 4; thence South 27 degrees 57 minutes 20 seconds East, not tangent to said curve, along the common line between said Lots 4 and 5 for a distance of 237 feet, more or less, to the shoreline of Long Lake; thence southwesterly along said shoreline to a line bearing South 34 degrees 02 minutes 15 seconds East from the point of beginning; thence North 34 degrees 02 minutes 15 seconds West 251 feet, more or less, to the point of beginning. SUBJECT to easements, restrictions, and reservations of record.

**REMAINDER TRACT**  
All the unplatted portion of Government Lot 4, Section 23, Township 141 North, Range 28 West, Cass County, Minnesota.  
AND  
That part of Lot 5, Block 1, MANEE SHORES, according to the recorded plat thereof, Cass County, Minnesota, lying southwesterly of the following described line: COMMENCING at the southwest right of way corner of Lone Pine Road as dedicated in said plat and assigning the west line of said road to bear North 00 degrees 06 minutes 40 seconds East; thence easterly 38.52 feet, along a non-tangential curve, concave to the north, having a radius of 187.47 feet, a central angle of 11 degrees 46 minutes 26 seconds, a chord bearing of North 84 degrees 13 minutes 28 seconds East and a chord distance of 38.46 feet to the Point of Beginning of the line to be herein described; thence South 34 degrees 02 minutes 15 seconds East 251 feet, more or less, to the shoreline of Long Lake and said line there terminating. SUBJECT Tract is non-compliant on its own and must be attached to an adjacent parcel. SUBJECT to Lone Pine Lane NE. SUBJECT to easements, restrictions, and reservations of record.

**EXISTING DESCRIPTION:**

Page 3 of 3 QUIT CLAIM DEED

**EXHIBIT A**  
**LEGAL DESCRIPTION**

Lot Four (4), Block One (1), Manee Shores, according to the plat thereof on file in the office of the County Recorder for Cass County, Minnesota.  
AND  
All the unplatted portion of Government Lot 4, Section 23, Township 141, Range 28, and subject to easements, reservations and restrictions, if any of record  
AND  
Lot 5, Plat of Manee Shores, according to the plat on file in the office of the County Recorder for Cass County, Minnesota.

- NOTES:**
- Zoning for subject tract = Shoreland Residential.
  - Parcel ID for subject tract = 19-023-4201, 19-418-0140, and 19-418-0150.
  - Improvements other than those shown on this certificate, may exist that were not located during this survey. The National Wetland Inventory was used to draw in Wetlands on Remainder Tract. See "No Wetlands Letter" dated 8-8-2022 by Patrick Reardon for "House Tract".
  - 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.

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1.	8-24-2022	Revise Lots and Descriptions	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

**NORTHERN ENGINEERING & CONSULTING, INC.**

P.O. Box 203, Maple Lake, MN 56468  
Phone: 313-547-2281 Fax: 313-547-2272  
web: www.necusa.com

**CERTIFICATE OF SURVEY**

Dan Brockton  
1908 Lone Pine Lane NE  
Longville, MN 56655

JOB NO. 20-239  
DATE: 01-06-2021

SHEET NO.  
1 OF 1