CERTIFICATE OF SURVEY

PART OF LOTS 4 & 5, BLOCK ONE, FIRST ADDITION TO BICH LAKE FOREST, SECTION 12, TOWNSHIP 140 NORTH, RANGE 31 WEST, CASS COUNTY, MINNESOTA

PROPOSED DESCRIPTION:

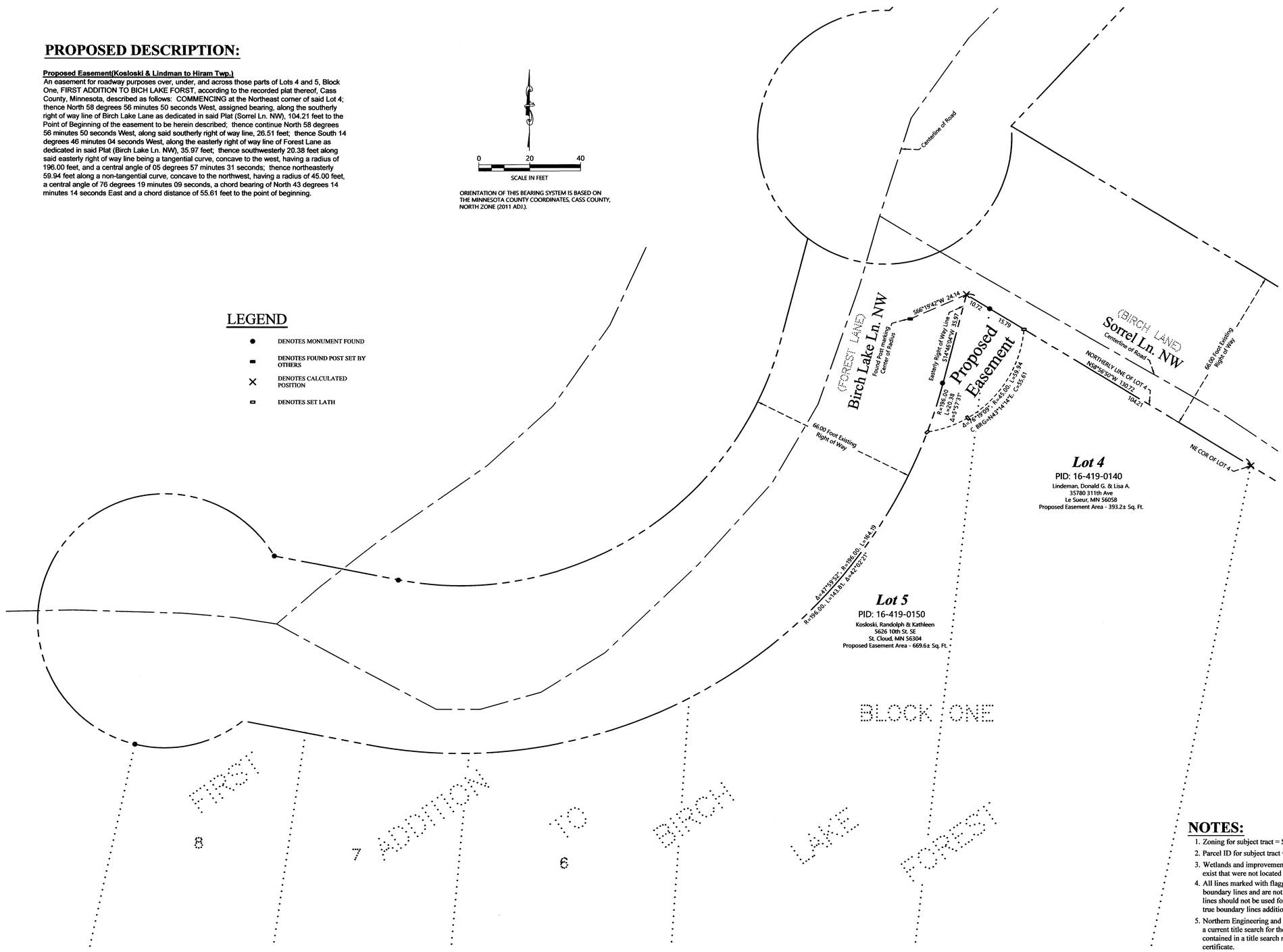
Proposed Easement(Kosloski & Lindman to Hiram Twp.)
An easement for roadway purposes over, under, and across those parts of Lots 4 and 5, Block One, FIRST ADDITION TO BICH LAKE FORST, according to the recorded plat thereof, Cass County, Minnesota, described as follows: COMMENCING at the Northeast corner of said Lot 4; thence North 58 degrees 56 minutes 50 seconds West, assigned bearing, along the southerly right of way line of Birch Lake Lane as dedicated in said Plat (Sorrel Ln. NW), 104.21 feet to the Point of Beginning of the easement to be herein described; thence continue North 58 degrees 56 minutes 50 seconds West, along said southerly right of way line, 26.51 feet; thence South 14 degrees 46 minutes 04 seconds West, along the easterly right of way line of Forest Lane as dedicated in said Plat (Birch Lake Ln. NW), 35.97 feet; thence southwesterly 20.38 feet along said easterly right of way line being a tangential curve, concave to the west, having a radius of 196.00 feet, and a central angle of 05 degrees 57 minutes 31 seconds; thence northeasterly 59.94 feet along a non-tangential curve, concave to the northwest, having a radius of 45.00 feet, a central angle of 76 degrees 19 minutes 09 seconds, a chord bearing of North 43 degrees 14 minutes 14 seconds East and a chord distance of 55.61 feet to the point of beginning.

0 20 40
SCALE IN FEET

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

LEGEND

- ● DENOTES MONUMENT FOUND
- ▬ DENOTES FOUND POST SET BY OTHERS
- × DENOTES CALCULATED POSITION
- ▭ DENOTES SET LATH



NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 16-419-0140 & 16-419-0150.
3. Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey.
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.

REVISIONS:

NO.	DATE	DESCRIPTION	BY

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.

10/19/22

TERRY L. FREEMAN — LIC NO. 21367

NORTHERN ENGINEERING & CONSULTING, INC.
P.O. Box 282, Walker, MN 56484
Phone: 218-547-1296
web: www.neciusa.com

CERTIFICATE OF SURVEY
Kathi Kosloski
5626 10th St. SE
St.Cloud, MN 56304

JOB NO. 22-204
DATE: 10-19-2022

SHEET NO.
1 OF 1