CERTIFICATE OF SURVEY

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, AND PART OF GOVERNMENT LOT 5 & 6, SECTION 5, TOWNSHIP 142 NORTH, RANGE 31 WEST, CASS COUNTY, MINNESOTA

PROPOSED DESCRIPTIONS:

Tract A
That part of Government Lot 6, Section 5, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows: BEGINNING at the northwest corner of said Government Lot 6; thence South 02 degrees 52 minutes 14 seconds West, assigned bearing, along the west line thereof, a distance of 300.16 feet; thence South 87 degrees 07 minutes 41 seconds East 128.54 feet; thence South 65 degrees 48 minutes 45 seconds East 264.55 feet; thence North 02 degrees 52 minutes 19 seconds East 410.76 feet, to the north line of said Government Lot 6; thence North 89 degrees 20 minutes 04 seconds West, along said north line, 375.28 feet to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT tract is non-conforming and is to be attached to a tract described in Document No. A000423567 with PID No. 38-105-2304.

Tract B
That part of Government Lot 6, Section 5, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the northwest corner of said Government Lot 6; thence South 02 degrees 52 minutes 14 seconds West, assigned bearing, along the west line thereof, 300.16 feet to the Point of Beginning of the tract to be herein described; thence South 87 degrees 07 minutes 41 seconds East 128.54 feet; thence South 65 degrees 48 minutes 45 seconds East 264.55 feet; thence South 02 degrees 52 minutes 19 seconds West 170.90 feet to the centerline of Oklee Ln NW; thence South 88 degrees 31 minutes 19 seconds West, along said centerline, 48.66 feet; thence North 42 degrees 04 minutes 41 seconds West, along said centerline, 174.40 feet; thence northwesterly 154.36 feet along a tangential curve and said centerline, concave to the southwest, having a radius of 250.00 feet, and a central angle of 35 degrees 22 minutes 39 seconds; thence northwesterly 69.08 feet along a compound curve, concave to the south, having a radius of 150.00 feet, and a central angle of 26 degrees 22 minutes 56 seconds, a chord bearing of North 89 degrees 21 minutes 09 seconds West and a chord distance of 68.47 feet, to the west line of said Government Lot 6; thence North 02 degrees 52 minutes 14 seconds East, along said west line and not tangent to the last described curve, 81.72 feet to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to easement described in Document No. A000618044 and A000618046.
SUBJECT tract is non-conforming and is to be attached to a tract described in Document No. A000618046 with PID No. 38-105-3203.

Remainder Tract (Tract C)
That part of Government Lot 6, Section 5, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the northwest corner of said Government Lot 6; thence South 89 degrees 20 minutes 04 seconds East, assigned bearing, along the north line thereof, 375.28 feet to the Point of Beginning of the tract to be herein described; thence continue North 89 degrees 20 minutes 04 seconds East, along said north line, 900.14 feet to the northeast corner of said Government Lot 6; thence South 03 degrees 18 minutes 23 seconds West, along the east line of said Government Lot 6, a distance of 1275.04 feet to the southeast corner of said Government Lot 6; thence South 89 degrees 51 minutes 57 seconds West, along the south line of said Government Lot 6, a distance of 208.64 feet to the centerline of Oklee Ln NW; thence North 43 degrees 46 minutes 41 seconds West, along said centerline, 527.23 feet; thence North 22 degrees 33 minutes 41 seconds West, along said centerline, 353.03 feet; thence South 88 degrees 31 minutes 19 seconds West, along said centerline, 146.92 feet, to the intersection with a line that bears South 02 degrees 52 minutes 19 seconds West from the point of beginning; thence North 02 degrees 52 minutes 19 seconds East 581.66 feet, to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to easement described in Document No. A000618044 and A000618046.

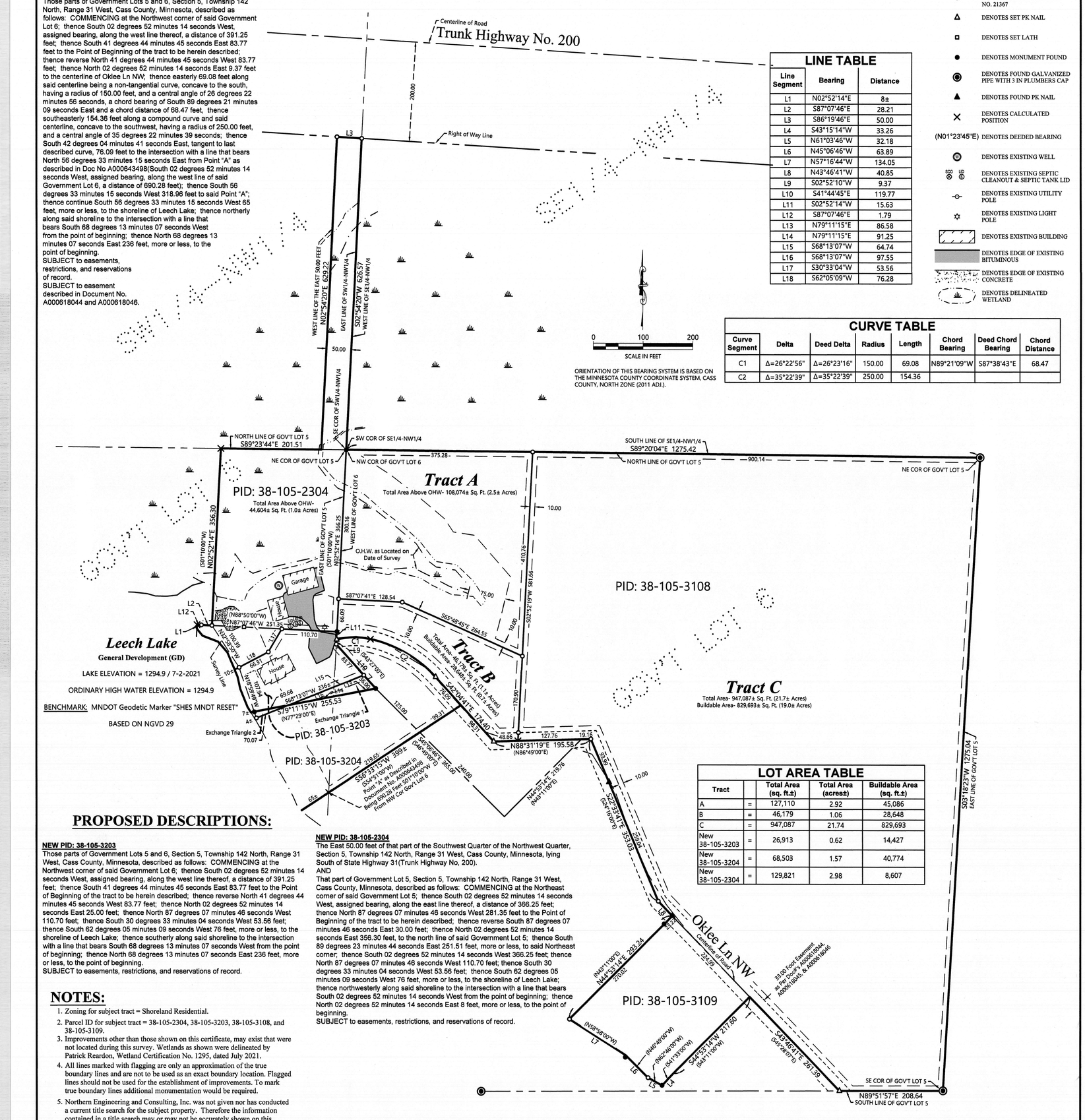
Exchange Triangle 1
Those parts of Government Lots 5 and 6, Section 5, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the Northwest corner of said Government Lot 6; thence South 02 degrees 52 minutes 14 seconds West, assigned bearing, along the west line thereof, a distance of 391.25 feet; thence South 41 degrees 44 minutes 45 seconds East 119.77 feet to the Point of Beginning of the tract to be herein described; thence reverse North 41 degrees 44 minutes 45 seconds West 36.00 feet; thence South 68 degrees 13 minutes 07 seconds West 162.29 feet to the intersection with a line that bears South 79 degrees 11 minutes 15 seconds West from the point of beginning; thence North 79 degrees 11 minutes 15 seconds East 177.83 feet to the point of beginning.
SUBJECT tract is non-conforming and must be attached to an adjoining tract.

Exchange Triangle 2
Those parts of Government Lots 5 and 6, Section 5, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the Northwest corner of said Government Lot 6; thence South 02 degrees 52 minutes 14 seconds West, assigned bearing, along the west line thereof, a distance of 391.25 feet; thence South 41 degrees 44 minutes 45 seconds East 119.77 feet; thence South 79 degrees 11 minutes 15 seconds West 177.83 feet to the Point of Beginning of the tract to be herein described; thence continue South 79 degrees 11 minutes 15 seconds West 78 feet, more or less, to the shoreline of Leech Lake; thence southerly along said shoreline to the intersection with a line that bears South 68 degrees 13 minutes 07 seconds from the point of beginning; thence North 68 degrees 13 minutes 07 second East 74 feet, more or less, to the point of beginning.
SUBJECT tract is non-conforming and must be attached to an adjoining tract.

NEW PID: 38-105-3204
Those parts of Government Lots 5 and 6, Section 5, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the Northwest corner of said Government Lot 6; thence South 02 degrees 52 minutes 14 seconds West, assigned bearing, along the west line thereof, a distance of 391.25 feet; thence South 41 degrees 44 minutes 45 seconds East 83.77 feet to the Point of Beginning of the tract to be herein described; thence reverse North 41 degrees 44 minutes 45 seconds West 83.77 feet; thence North 02 degrees 52 minutes 14 seconds East 9.37 feet to the centerline of Oklee Ln NW; thence easterly 69.08 feet along said centerline being a non-tangential curve, concave to the south, having a radius of 150.00 feet, and a central angle of 26 degrees 22 minutes 56 seconds, a chord bearing of South 89 degrees 21 minutes 09 seconds East and a chord distance of 68.47 feet, thence southeasterly 154.36 feet along a compound curve and said centerline, concave to the southwest, having a radius of 250.00 feet, and a central angle of 35 degrees 22 minutes 39 seconds; thence South 42 degrees 04 minutes 41 seconds East, tangent to last described curve, 76.09 feet to the intersection with a line that bears North 56 degrees 33 minutes 15 seconds East from Point "A" as described in Doc No A000643498(South 02 degrees 52 minutes 14 seconds West, assigned bearing, along the west line of said Government Lot 6, a distance of 690.28 feet); thence South 56 degrees 33 minutes 15 seconds West 318.96 feet to said Point "A"; thence continue South 56 degrees 33 minutes 15 seconds West 65 feet, more or less, to the shoreline of Leech Lake; thence northerly along said shoreline to the intersection with a line that bears South 68 degrees 13 minutes 07 seconds West from the point of beginning; thence North 68 degrees 13 minutes 07 seconds East 236 feet, more or less, to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to easement described in Document No. A000618044 and A000618046.

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES SET PK NAIL
- DENOTES SET LATH
- DENOTES MONUMENT FOUND
- DENOTES FOUND GALVANIZED PIPE WITH 3 IN PLUMBERS CAP
- DENOTES FOUND PK NAIL
- DENOTES CALCULATED POSITION
- (N01°23'45"E) DENOTES DEEDED BEARING
- DENOTES EXISTING WELL
- DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- DENOTES EXISTING UTILITY POLE
- DENOTES EXISTING LIGHT POLE
- DENOTES EXISTING BUILDING
- DENOTES EDGE OF EXISTING BITUMINOUS
- DENOTES EDGE OF EXISTING CONCRETE
- DENOTES DELINEATED WETLAND



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

LINE TABLE

Line Segment	Bearing	Distance
L1	N02°52'14"E	8±
L2	S87°07'46"E	28.21
L3	S86°19'46"E	50.00
L4	S43°15'14"W	33.26
L5	N61°03'46"W	32.18
L6	N45°06'46"W	63.89
L7	N57°16'44"W	134.05
L8	N43°46'41"W	40.85
L9	S02°52'10"W	9.37
L10	S41°44'45"E	119.77
L11	S02°52'14"W	15.63
L12	S87°07'46"E	1.79
L13	N79°11'15"E	86.58
L14	N79°11'15"E	91.25
L15	S68°13'07"W	64.74
L16	S68°13'07"W	97.55
L17	S30°33'04"W	53.56
L18	S62°05'09"W	76.28

CURVE TABLE

Curve Segment	Delta	Deed Delta	Radius	Length	Chord Bearing	Deed Chord Bearing	Chord Distance
C1	Δ=26°22'56"	Δ=26°23'16"	150.00	69.08	N89°21'09"W	S87°38'43"E	68.47
C2	Δ=35°22'39"	Δ=35°22'39"	250.00	154.36			

LOT AREA TABLE

Tract		Total Area (sq. ft.±)	Total Area (acres±)	Buildable Area (sq. ft.±)
A	=	127,110	2.92	45,086
B	=	46,179	1.06	28,648
C	=	947,087	21.74	829,693
New 38-105-3203	=	26,913	0.62	14,427
New 38-105-3204	=	68,503	1.57	40,774
New 38-105-2304	=	129,821	2.98	8,607

PROPOSED DESCRIPTIONS:

NEW PID: 38-105-3203
Those parts of Government Lots 5 and 6, Section 5, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the Northwest corner of said Government Lot 6; thence South 02 degrees 52 minutes 14 seconds West, assigned bearing, along the west line thereof, a distance of 391.25 feet; thence South 41 degrees 44 minutes 45 seconds East 83.77 feet to the Point of Beginning of the tract to be herein described; thence reverse North 41 degrees 44 minutes 45 seconds West 83.77 feet; thence North 02 degrees 52 minutes 14 seconds East 25.00 feet; thence North 87 degrees 07 minutes 46 seconds West 110.70 feet; thence South 30 degrees 33 minutes 04 seconds West 53.56 feet; thence South 62 degrees 05 minutes 09 seconds West 76 feet, more or less, to the shoreline of Leech Lake; thence southerly along said shoreline to the intersection with a line that bears South 68 degrees 13 minutes 07 seconds West from the point of beginning; thence North 68 degrees 13 minutes 07 seconds East 236 feet, more or less, to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.

NEW PID: 38-105-2304
The East 50.00 feet of that part of the Southwest Quarter of the Northwest Quarter, Section 5, Township 142 North, Range 31 West, Cass County, Minnesota, lying South of State Highway 31(Trunk Highway No, 200).
AND
That part of Government Lot 5, Section 5, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the Northeast corner of said Government Lot 5; thence South 02 degrees 52 minutes 14 seconds West, assigned bearing, along the east line thereof, a distance of 366.25 feet; thence North 87 degrees 07 minutes 46 seconds West 281.35 feet to the Point of Beginning of the tract to be herein described; thence reverse South 87 degrees 07 minutes 46 seconds East 30.00 feet; thence North 02 degrees 52 minutes 14 seconds East 356.30 feet, to the north line of said Government Lot 5; thence South 89 degrees 23 minutes 44 seconds East 251.51 feet, more or less, to said Northeast corner; thence South 02 degrees 52 minutes 14 seconds West 366.25 feet; thence North 87 degrees 07 minutes 46 seconds West 110.70 feet; thence South 30 degrees 33 minutes 04 seconds West 53.56 feet; thence South 62 degrees 05 minutes 09 seconds West 76 feet, more or less, to the shoreline of Leech Lake; thence northwesterly along said shoreline to the intersection with a line that bears South 02 degrees 52 minutes 14 seconds West from the point of beginning; thence North 02 degrees 52 minutes 14 seconds East 8 feet, more or less, to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 38-105-2304, 38-105-3203, 38-105-3108, and 38-105-3109.
3. Improvements other than those shown on this certificate, may exist that were not located during this survey. Wetlands as shown were delineated by Patrick Reardon, Wetland Certification No. 1295, dated July 2021.
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.

SHEET NO. 1 OF 1
JOB NO. 21-209
DATE: 8-26-2021

CERTIFICATE OF SURVEY
Steve Bruggeman
5609 St. Albans Circle
Shoreview, MN 55126

NORTHERN ENGINEERING & CONSULTING, INC.
P.O. Box 292, Walker, MN, 56484
Phone: 218-547-1296, Fax: 218-547-2272
web: www.neciusa.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. 21367 — 2/3/23

REVISIONS:

NO	DATE	DESCRIPTION	BY
1.	2-03-2023	Add new Tracts and Descriptions	GAY