

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 4,
SECTION 14, TOWNSHIP 143 NORTH, RANGE 30 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTIONS:

Abstract Document #64857
 Office of County Recorder
 State of Minnesota, County of Cass
 I hereby certify that the within instrument was filed in this office for record on the 23rd day of 11-2023 at 2:52 P.M. and was duly recorded as shown on the following page.

Warranty Deed
 Substantive
 Date: 11-20-2023

FOR VALUABLE CONSIDERATION, Allen S. Hanson and Ellen G. Hanson, husband and wife, Granters, hereby convey and warrant to Bruce Kraft and Jeffrey Kraft, husband and wife, Grantees, all that certain land and property in Cass County, Minnesota, described as follows:

SEE ATTACHED EXHIBIT A

FOR VALUABLE CONSIDERATION, Allen S. Hanson and Ellen G. Hanson, husband and wife, Granters, hereby convey and warrant to Bruce Kraft and Jeffrey Kraft, husband and wife, Grantees, all that certain land and property in Cass County, Minnesota, described as follows:

TOGETHER WITH ALL ENCUMBRANCES AND APPURTENANCES BELONGING THERETO, SUBJECT TO THE FOLLOWING EXCEPTION:

EXCEPT FOR COMMON, RESERVATIONS, AND ENCUMBRANCES OF RECORD, IF ANY.

CAPTION TWO:
 That part of Government Lot Four (4), Section Fourteen (14), Township 143 North, Range 30 West, described as follows: Beginning at the Point of Beginning, 1023.28 feet East of the Northwest Corner; thence Southwesterly, along the Southwesterly right-of-way line of proposed County Road, a distance of 314.2 feet to an Iron Monument; the point of beginning of the tract to be described; thence South 43 degrees 29 minutes 54 seconds East, a distance of 279.4 feet to an Iron Monument; thence South 48 degrees 40 minutes West, a distance of 100 feet to an Iron Monument; thence North 41 degrees 15 minutes 54 seconds East, along the right-of-way line, a distance of 102.9 feet to the point of beginning, said tract, containing 0.42 acres, more or less, all in 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 SEPTIC CLEANOUT & SEPTIC TANK LID
- ⊖ DENOTES EXISTING WELL
- DENOTES EXISTING LP TANK
- ▨ DENOTES EXISTING BUILDING

PROPOSED DESCRIPTIONS:

Proposed Kraft Tract (PID 28-214-1306)

That part of Government 4, Section 14, Township 143 North, Range 30 West, Cass County, Minnesota described as follows: COMMENCING at the northwest corner of said Government Lot 4; thence South 89 degrees 43 minutes 24 seconds East, assigned bearing along the north line thereof, a distance of 1023.28 feet to the easterly right of way line of Ottertail Point Drive NW; thence southwesterly 241.13 feet along said easterly right of way line, also being a non-tangential curve, concave to the northwest, having a radius of 1175.00 feet, a central angle of 11 degrees 45 minutes 29 seconds, a chord bearing of South 27 degrees 28 minutes 31 seconds West and a chord distance of 240.71 feet to the Point of Beginning of the tract to be herein described; thence continue southwesterly 92.01 feet along said easterly right of way line, and said 1175.00 foot radius curve with a central angle of 04 degrees 29 minutes 11 seconds; thence South 41 degrees 15 minutes 54 seconds East 324 feet, more or less, to the shoreline of Leech Lake; thence northeasterly along said shoreline to the intersection of a line that bears South 43 degrees 15 minutes 54 seconds East from the point of beginning; thence North 43 degrees 15 minutes 54 seconds West 339 feet, more or less, to the point of beginning.

Proposed Kraft Tract (PID 28-214-1307)

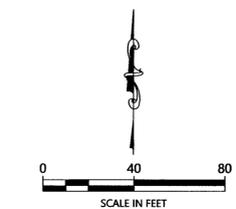
That part of Government 4, Section 14, Township 143 North, Range 30 West, Cass County, Minnesota described as follows: COMMENCING at the northwest corner of said Government Lot 4; thence South 89 degrees 43 minutes 24 seconds East, assigned bearing along the north line thereof, a distance of 1023.28 feet to the easterly right of way line of Ottertail Point Drive NW; thence southwesterly 241.13 feet along said easterly right of way line, also being a non-tangential curve, concave to the northwest, having a radius of 1175.00 feet, a central angle of 11 degrees 45 minutes 29 seconds, a chord bearing of South 27 degrees 28 minutes 31 seconds West and a chord distance of 240.71 feet to a point; thence continue southwesterly 92.01 feet along said easterly right of way line and said 1175.00 foot radius curve with a central angle of 04 degrees 29 minutes 11 seconds to the Point of Beginning of the tract to be herein described; thence continue southwesterly 102.28 feet along said easterly right of way line and said 1175.00 foot radius curve with a central angle of 04 degrees 59 minutes 14 seconds; thence South 41 degrees 34 minutes 58 seconds East 312 feet, more or less, to the shoreline of Leech Lake; thence northeasterly along said shoreline to the intersection of a line that bears South 41 degrees 15 minutes 54 seconds East from the point of beginning; thence North 41 degrees 15 minutes 54 seconds West 324 feet, more or less, to the point of beginning.

Proposed Kraft Tract (PID 28-214-1308)

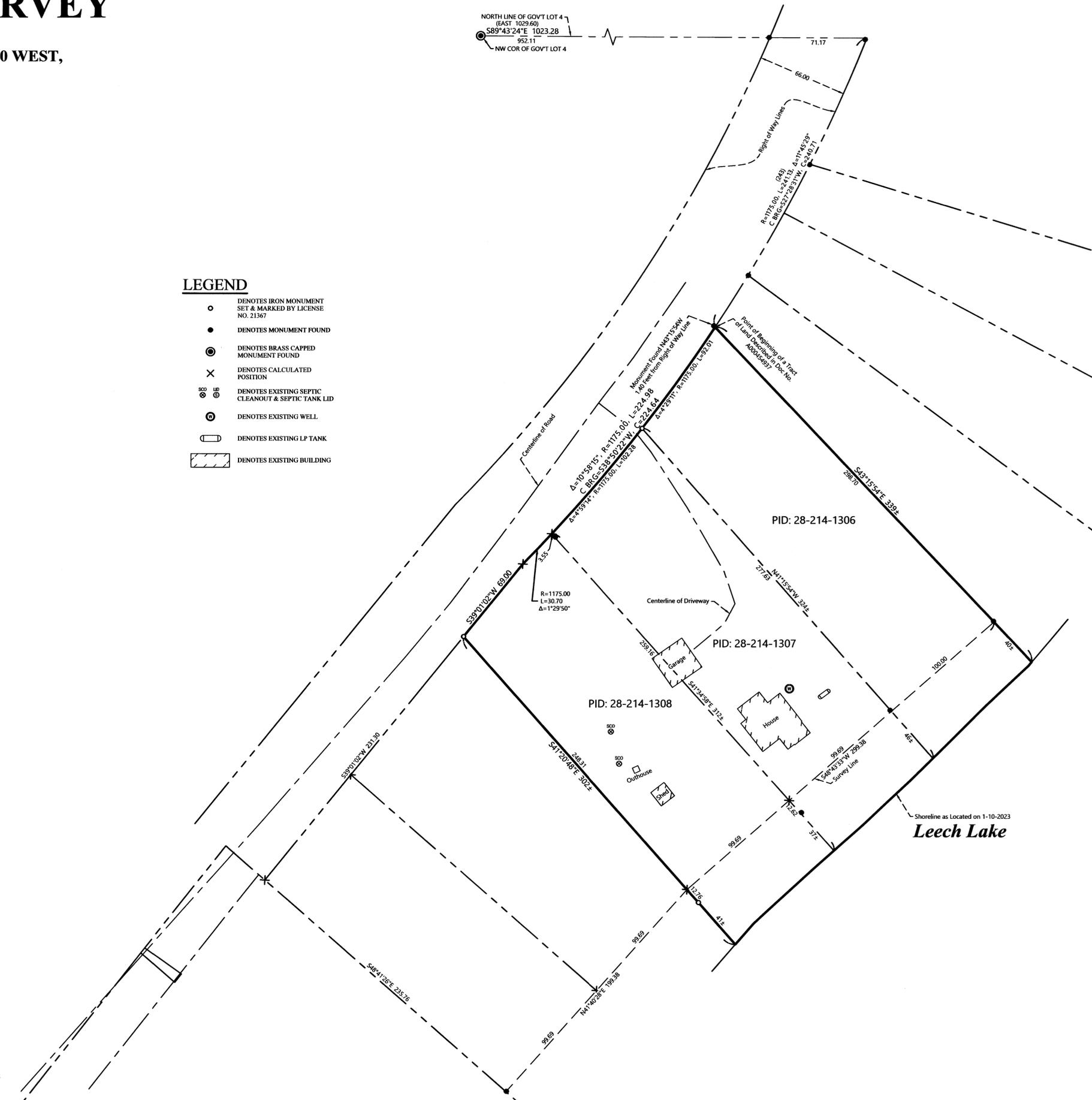
That part of Government 4, Section 14, Township 143 North, Range 30 West, Cass County, Minnesota described as follows: COMMENCING at the northwest corner of said Government Lot 4; thence South 89 degrees 43 minutes 24 seconds East, assigned bearing along the north line thereof, a distance of 1023.28 feet to the easterly right of way line of Ottertail Point Drive NW; thence southwesterly 241.13 feet along said easterly right of way line, also being a non-tangential curve, concave to the northwest, having a radius of 1175.00 feet, a central angle of 11 degrees 45 minutes 29 seconds, a chord bearing of South 27 degrees 28 minutes 31 seconds West and a chord distance of 240.71 feet to a point; thence continue southwesterly 92.01 feet along said easterly right of way line and said 1175.00 foot radius curve with a central angle of 09 degrees 28 minutes 25 seconds to the Point of Beginning of the tract to be herein described; thence continue southwesterly 30.70 feet along said easterly right of way line and said 1175.00 foot radius curve with a central angle of 01 degrees 29 minutes 50 seconds; thence South 39 degrees 01 minutes 02 seconds West, not tangent to last described curve, along said easterly right of way line, 69.00 feet; thence South 41 degrees 20 minutes 48 seconds East 302 feet, more or less, to the shoreline of Leech Lake; thence northeasterly along said shoreline to the intersection of a line that bears South 41 degrees 34 minutes 58 seconds East from the point of beginning; thence North 41 degrees 34 minutes 58 seconds West 312 feet, more or less, to the point of beginning.

NOTES:

- Zoning for subject tract = Shoreland Residential.
- Parcel ID for subject tract = 28-214-1306, 28-214-1307, & 28-214-1308.
- Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey.
- 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.
- This survey reflects the located shoreline at the time of this survey, not the Ordinary High Water Elevation (OHWE).
- 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.



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



REVISIONS:	DATE	DESCRIPTION
1.	2-10-2023	Remove Found Monument

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. GREENMAN
 LIC. NO. 21367

NORTHERN ENGINEERING & CONSULTING, INC.
 P.O. Box 292, Walker, MN, 55484
 Phone: 218-547-1296
 web: www.neciusa.com

CERTIFICATE OF SURVEY
 Bruce Kraft
 7094 Northwood Court
 Chanhausen, MN 55317

JOB NO. 23-006
 DATE: 1-16-2023

SHEET NO. 1 OF 1