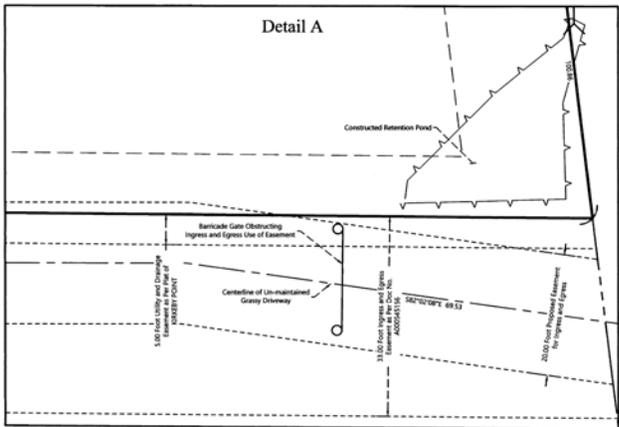


CERTIFICATE OF SURVEY

LOTS 29 & 30, TINGDALE BROS' LAKE ROOSEVELT SHORES,
SECTION 23, TOWNSHIP 139 NORTH, RANGE 26 WEST,
CASS COUNTY, MINNESOTA

PROPOSED EASEMENT:

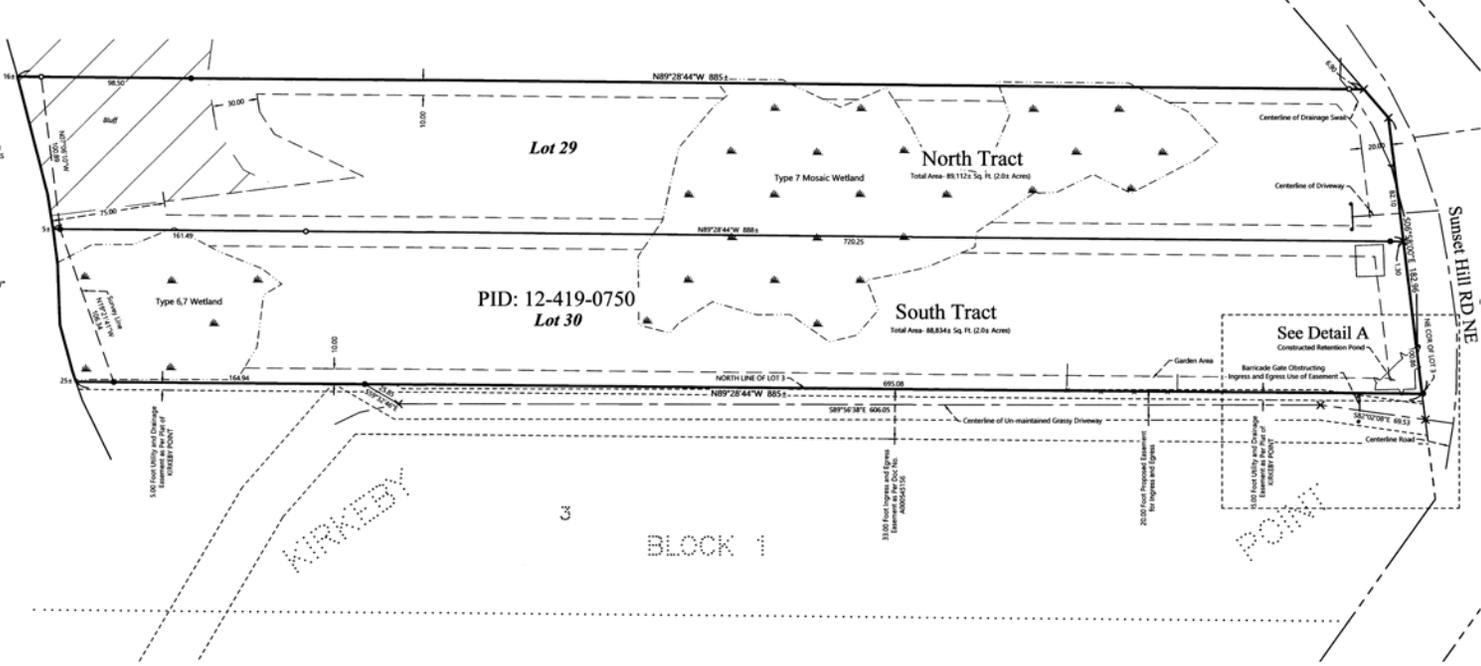
20.00 Foot Proposed Easement
A 20.00 foot wide easement for ingress and egress purposes over, under, and across that part of Lot 3, Block 1, KIRKEBY POINT, according to the recorded plat thereof, Cass County, Minnesota, the centerline of which is described as follows: COMMENCING at the northeast corner of said Lot 3, thence North 89 degrees 28 minutes 44 seconds West, assigned bearing, along the north line thereof, 695.08 feet to the Point of Beginning of the centerline to be herein described, thence South 59 degrees 32 minutes 46 seconds East 25.85 feet, thence South 89 degrees 56 minutes 38 seconds East 606.05 feet, thence South 82 degrees 02 minutes 08 seconds East 69.53 feet to the westerly right of way line of Sunset Hill Road as dedicated in said plat and said centerline there terminating. The sidelines of said easement shall be prolonged or shortened to terminate of said westerly right of way line and said north line.



Roosevelt Lake
General Development (GD)
LAKE ELEVATION = 1269.9 / 04-15-2021
ORDINARY HIGH WATER ELEVATION = 1269.9
BENCHMARK: MINDOT GEODETIC MARKER "1103 W"
BASED ON NGVD 29

- LEGEND**
- DENOTES BRON MONUMENT SET & MARKED BY LICENSE NO. 21367
 - DENOTES MONUMENT FOUND
 - ✕ DENOTES CALCULATED POSITION
 - ▨ DENOTES BLEBY AREA
 - DENOTES OVERHEAD ELECTRIC LINE
 - DENOTES EXISTING GATE
 - DENOTES EXISTING RETAINING WALL
 - DENOTES EXISTING FENCE LINE
 - DENOTES EXISTING CULVERT LOCATION
 - DENOTES DELINEATED WETLANDS

- NOTES:**
1. Zoning for subject tract - Shoredland Residential.
 2. Parcel ID for subject tract = 12-419-0290 and 12-49-0750.
 3. Improvements other than those shown on this certificate, may exist that were not located during this survey. Wetlands as shown delineated by Mitch Brinks in 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.



REVISIONS	NO.	DATE	DESCRIPTION

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF MINNESOTA.

John Williams
John Williams
11/5/23
Professional Surveyor
CASS COUNTY, MINN.
Phone: 763-541-1296, Fax: 763-542-2272
www.northerneng.com



CERTIFICATE OF SURVEY
John Williams
30892 103rd St NW
Princeton, MN 55371

JOB NO. 21-289
DATE 9-16-2022
SHEET NO. 1 OF 1