

CERTIFICATE OF SURVEY

GOVERNMENT LOT 1,
SECTION 01, TOWNSHIP 140 NORTH, RANGE 29 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:



8 0 1 8 3 0 8
Tx: 4012840

A000568072

OFFICE OF COUNTY RECORDER
CASS COUNTY MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
02/08/2011 3:08:09 PM
AS DOC #: A000568072
PAGES: 2 REC FEES: 46.00
KATHRYN M. NORBY
COUNTY RECORDER

51-001-1100

No delinquent taxes and transfer entered;
Certificate of Real Estate Value
() filed, (X) not required
Feb. 8 2011

Sharon K Anderson
County Auditor
ASCO, Deputy

Top 3 inches reserved for recording data)

QUIT CLAIM DEED
Individual to Individual

DEED TAX DUE: \$1.65

DATE: January 28, 2011

FOR VALUABLE CONSIDERATION, MaryBeth Linda MacFarlane, a single person ("Grantor"), hereby conveys and quitclaims to Kim W. MacFarlane ("Grantee"), real property in Cass County, Minnesota, legally described as follows:

Government Lot 1, Section 1, Township 140 North, Range 29 West

(THE CONSIDERATION FOR THIS CONVEYANCE IS LESS THAN \$500.00)

Check here if all or part of the described real property is Registered (Torrrens)

together with all hereditaments and appurtenances belonging thereto.

PROPOSED DESCRIPTIONS:

Resort Tract

That part of Government Lot 1, Section 01, Township 140 North, Range 29 West, Cass County, Minnesota, described as follows: BEGINNING at the southeast corner of said Government Lot 1; thence North 00 degrees 53 minutes 29 seconds West, assigned bearing, along the east line thereof, 130.66 feet to the centerline of Marsh Hawk Ln NE; thence South 89 degrees 01 minutes 04 seconds West, along said centerline, 48.93 feet; thence westerly 49.32 feet along said centerline being a tangential curve, concave to the south, having a radius of 200.00 feet and a central angle of 14 degrees 07 minutes 43 seconds; thence South 74 degrees 53 minutes 21 seconds West, along said centerline being tangent to last described curve, 73.07 feet; thence westerly 91.38 feet along said centerline being a tangential curve, concave to the north, having a radius of 350.00 feet and a central angle of 14 degrees 57 minutes 33 seconds; thence South 89 degrees 50 minutes 53 seconds West, along said centerline being tangent to last described curve, 224.68 feet; thence North 12 degrees 00 minutes 29 seconds East 201.30 feet; thence North 56 degrees 34 minutes 48 seconds East 328 feet, more or less, to the shoreline of Woman Lake; thence northerly along said shoreline to the north line of Government Lot 1; thence North 89 degrees 02 minutes 28 seconds West, along said north line, 397 feet, more or less, to the southeast corner of Section 36, Township 141 North, said Range 29 West; thence North 88 degrees 02 minutes 43 seconds West, along said north line, 487.09 feet to the northwest corner of said Government Lot 1; thence South 00 degrees 34 minutes 19 seconds East, along the west line of said Government Lot 1, a distance of 1414.59 feet to the southwest corner of said Government Lot 1; thence South 89 degrees 54 minutes 12 seconds East, along the south line of said Government Lot 1, a distance of 1252.14 feet to the point of beginning.
SUBJECT to easement, restrictions, and reservations of record.
SUBJECT to and TOGETHER with Timber Dr. NW.
SUBJECT to and TOGETHER with an easement described in Document No. A000686497 (Marsh Hawk Ln NE).

Tract 1

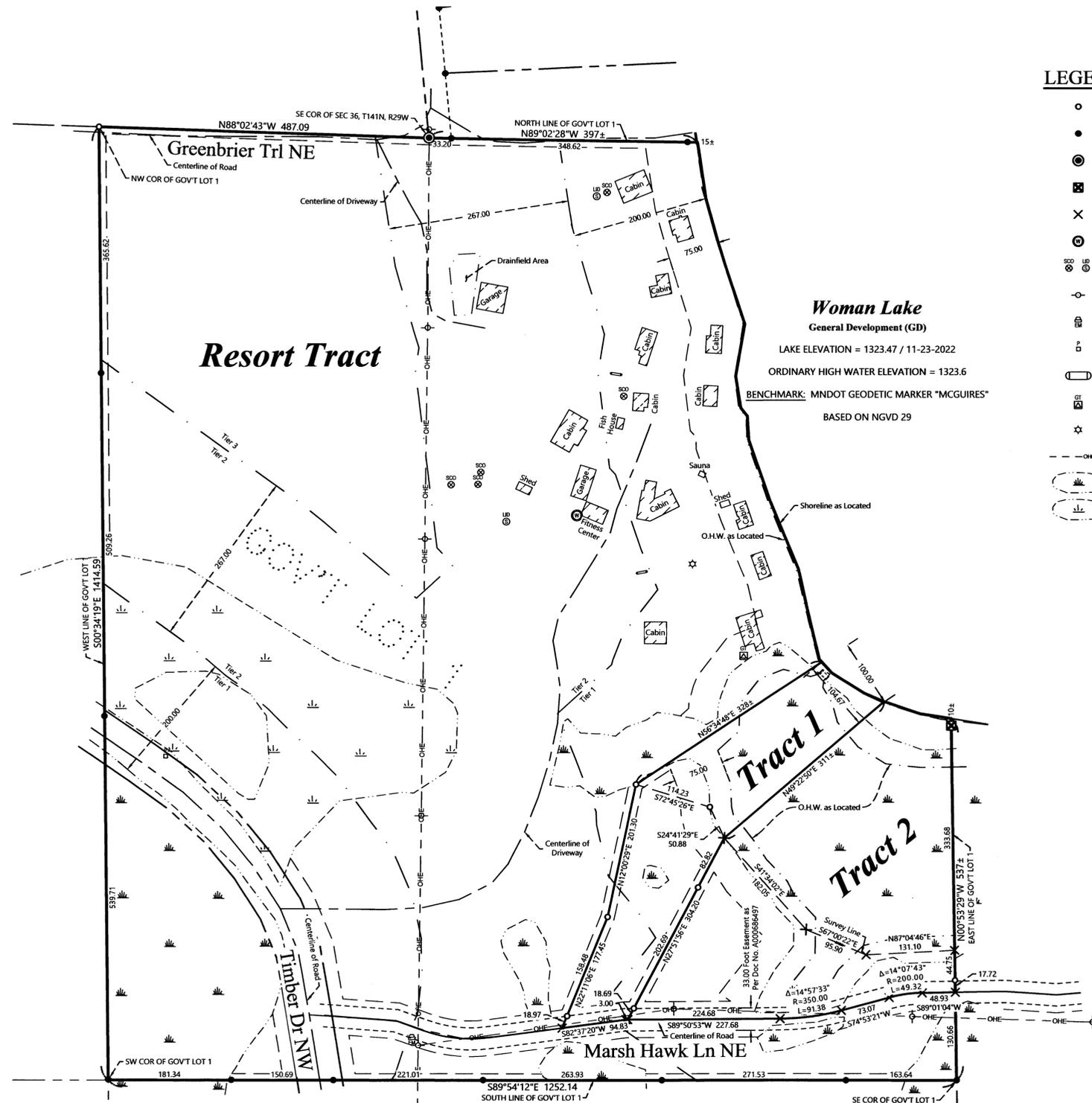
That part of Government Lot 1, Section 01, Township 140 North, Range 29 West, Cass County, Minnesota, described as follows: COMMENCING at the southeast corner of said Government Lot 1; thence North 00 degrees 53 minutes 29 seconds West, assigned bearing, along the east line thereof, 130.66 feet to the centerline of Marsh Hawk Ln NE; thence South 89 degrees 01 minutes 04 seconds West, along said centerline, 48.93 feet; thence westerly 49.32 feet along said centerline being a tangential curve, concave to the south, having a radius of 200.00 feet and a central angle of 14 degrees 07 minutes 43 seconds; thence South 74 degrees 53 minutes 21 seconds West, along said centerline being tangent to last described curve, 73.07 feet; thence westerly 91.38 feet along said centerline being a tangential curve, concave to the north, having a radius of 350.00 feet and a central angle of 14 degrees 57 minutes 33 seconds; thence South 89 degrees 50 minutes 53 seconds West, along said centerline being tangent to last described curve, 224.68 feet; thence North 27 degrees 51 minutes 56 seconds East 304.20 feet to the Point of Beginning of the tract to be herein described; thence reversing South 27 degrees 51 minutes 56 seconds West 304.20 feet to said centerline; thence South 89 degrees 50 minutes 53 seconds West, along said centerline, 3.00 feet; thence South 82 degrees 37 minutes 20 seconds West, along said centerline, 94.83 feet; thence North 22 degrees 11 minutes 06 seconds East 177.45 feet; thence North 12 degrees 00 minutes 29 seconds East 201.30 feet; thence North 56 degrees 34 minutes 48 seconds East 328 feet, more or less, to the shoreline of Woman Lake; thence southeasterly along said shoreline to the intersection of a line that bears North 49 degrees 22 minutes 50 seconds East from the point of beginning; thence South 49 degrees 22 minutes 50 seconds West 309 feet, more or less, to the point of beginning.
SUBJECT to easement, restrictions, and reservations of record.
SUBJECT to and TOGETHER with an easement described in Document No. A000686497 (Marsh Hawk Ln NE).

Tract 2

That part of Government Lot 1, Section 01, Township 140 North, Range 29 West, Cass County, Minnesota, described as follows: COMMENCING at the southeast corner of said Government Lot 1; thence North 00 degrees 53 minutes 29 seconds West, assigned bearing, along the east line thereof, 130.66 feet to the centerline of Marsh Hawk Ln NE and the Point of Beginning of the tract to be herein described; thence South 89 degrees 01 minutes 04 seconds West, along said centerline, 48.93 feet; thence westerly 49.32 feet along said centerline being a tangential curve, concave to the south, having a radius of 200.00 feet and a central angle of 14 degrees 07 minutes 43 seconds; thence South 74 degrees 53 minutes 21 seconds West, along said centerline being tangent to last described curve, 73.07 feet; thence westerly 91.38 feet along said centerline being a tangential curve, concave to the north, having a radius of 350.00 feet and a central angle of 14 degrees 57 minutes 33 seconds; thence South 89 degrees 50 minutes 53 seconds West, along said centerline being tangent to last described curve, 224.68 feet; thence North 27 degrees 51 minutes 56 seconds East 304.20 feet; thence North 49 degrees 22 minutes 50 seconds East 309 feet, more or less, to the shoreline of Woman Lake; thence easterly along said shoreline to said east line; thence South 00 degrees 53 minutes 29 seconds East, along said east line, 407 feet, more or less, to the point of beginning.
SUBJECT to easement, restrictions, and reservations of record.
SUBJECT to and TOGETHER with an easement described in Document No. A000686497 (Marsh Hawk Ln NE).

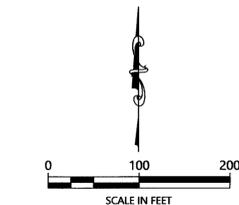
LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- ⊙ DENOTES 2 INCH GALVANIZED PIPE WITH PLUMBERS CAPPED MONUMENT FOUND
- ⊠ DENOTES FOUND 2x2 INCH SQUARE MONUMENT
- ✕ DENOTES CALCULATED POSITION
- ⊕ DENOTES EXISTING WELL
- ⊗ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- ⊖ DENOTES EXISTING UTILITY POLE
- ⊙ DENOTES EXISTING ELECTRIC METER
- ⊕ DENOTES EXISTING PHONE PEDESTAL
- ⊖ DENOTES EXISTING LP TANK
- ⊗ DENOTES EXISTING GROUND TRANSFORMER
- ☆ DENOTES EXISTING MOUNTED LIGHT
- DENOTES OVERHEAD ELECTRIC LINE
- ⊖ DENOTES DELINEATED WETLAND(S)
- ⊕ DENOTES NON-DELINEATED WETLANDS



LOT AREAS TABLE			
Tract	Total Area (Sq. Ft.)	Area Above O.H.W. (Sq. Ft.)	Buildable Area
Resort	1,291,383	1,289,128	837,725
1	74,816	52,734	27,038
2	147,600	75,135	16,803

Tier Density Calculations						
Tier	Total Area (Sq. Ft.)	Suitable Area (Sq. Ft.)	Floor Area Percent	Allowable Structure Area (Sq. Ft.)	Existing Structure Area (Sq. Ft.)	Remaining Structure Area (Sq. Ft.)
1	720,137	243,227	12%	29,187	12,889	16,298
2	562,650	450,862	9%	40,578	5,706	34,872
3	233,082	225,606	9%	20,305	0	20,305



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

NOTES:

- Zoning for subject tract = Water Oriented Commercial.
- Parcel ID for subject tract = 51-001-1100.
- Improvements other than those shown on this certificate, may exist that were not located during this survey.
- Wetlands as shown delineated by Patrick Reardon, Wetland Certificate No. 1295, Delineated in October 2022. Non-delineated wetlands as shown drawn from County Wetland Inventory Maps.
- 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

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
3/22/23
LIC. NO. 21367



CERTIFICATE OF SURVEY
Kim Macfarlane
4588 Timber Drive NW
Hackensack, MN 56452

JOB NO. 22-236
DATE: 3-20-2023

SHEET NO. 1 OF 1