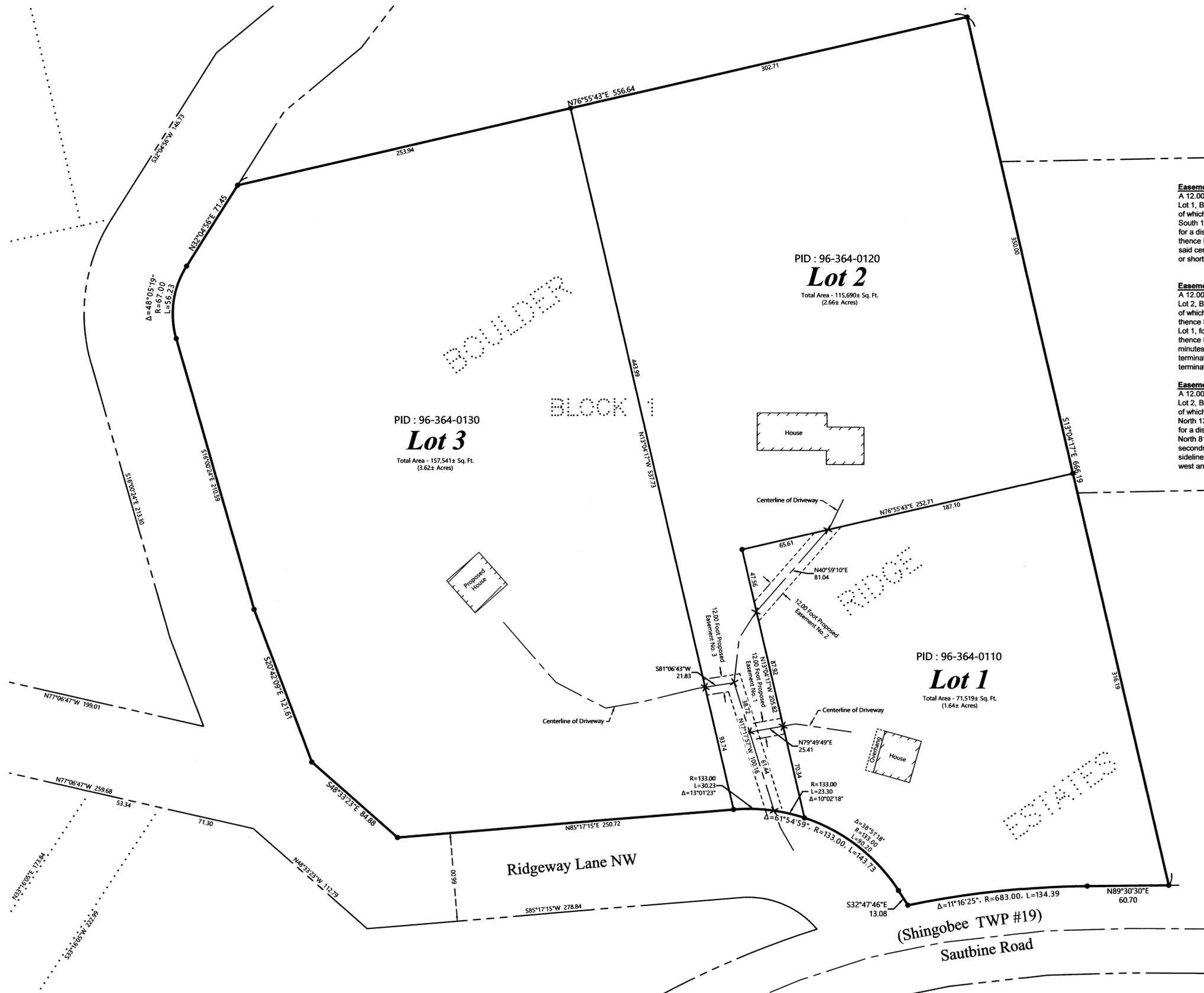


CERTIFICATE OF SURVEY

LOTS 1 - 3, BLOCK 1, BOULDER RIDGE ESTATES
SECTION 20, TOWNSHIP 142 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA



PROPOSED DESCRIPTION:

Easement No. 2 (for Lot 2)

A 12.00 foot wide easement for ingress and egress purposes over, under, and across that part of Lot 1, Block 1, BOULDER RIDGE ESTATES, plat of record, Cass County, Minnesota, the centerline of which is described as follows: COMMENCING at the northwest corner of said Lot 1; thence South 13 degrees 04 minutes 17 seconds East, assigned bearing, along the west line of said Lot 1, for a distance of 47.56 feet to the Point of Beginning of the centerline to be herein described; thence North 40 degrees 59 minutes 10 seconds East 81.04 feet to the north line of said Lot 1 and said centerline there terminating. The sidelines of said 12.00 foot wide easement shall be prolonged or shortened to terminate on said west and north lines.

Easement No. 1 (for Lot 1)

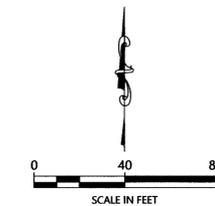
A 12.00 foot wide easement for ingress and egress purposes over, under, and across that part of Lot 2, Block 1, BOULDER RIDGE ESTATES, plat of record, Cass County, Minnesota, the centerline of which is described as follows: COMMENCING at the northwest corner of Lot 1, said Block 1; thence South 13 degrees 04 minutes 17 seconds East, assigned bearing, along the west line of said Lot 1, for a distance of 135.48 feet to the Point of Beginning of the centerline to be herein described; thence South 79 degrees 49 minutes 49 seconds West 25.41 feet; thence South 17 degrees 17 minutes 57 seconds East 61.44 feet to the south line of said Lot 2 and said centerline there terminating. The sidelines of said 12.00 foot wide easement shall be prolonged or shortened to terminate on said west line of Lot 1 and said south line of Lot 2.

Easement No. 3 (for Lot 3)

A 12.00 foot wide easement for ingress and egress purposes over, under, and across that part of Lot 2, Block 1, BOULDER RIDGE ESTATES, plat of record, Cass County, Minnesota, the centerline of which is described as follows: COMMENCING at the southwest corner of said Lot 2; thence North 13 degrees 04 minutes 17 seconds West, assigned bearing, along the west line of said Lot 2, for a distance of 93.74 feet to the Point of Beginning of the centerline to be herein described; thence North 81 degrees 06 minutes 43 seconds East 21.83 feet; thence South 17 degrees 17 minutes 57 seconds East 100.16 feet to the south line of said Lot 2 and said centerline there terminating. The sidelines of said 12.00 foot wide easement shall be prolonged or shortened to terminate on said west and south lines of Lot 2.

LEGEND

- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- ▭ DENOTES EXISTING BUILDING



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

NOTES:

1. Zoning for subject tract = Rural Residential 1 (RR-1).
2. Parcel ID for subject tract = 96-364-0110, 96-364-0120, & 96-364-0130.
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.

NO.	DATE	DESCRIPTION
1.	8-17-2021	Add easements and descriptions
2.	6-14-2023	Revise Descriptions (Plat Name)

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

TERRY L. FREEMAN
6/14/23
LIC. NO. 21367



CERTIFICATE OF SURVEY
Three Blue
P.O. Box 1401
Walker, MN 56484

JOB NO. 21-201
DATE: 05-19-2021

SHEET NO.
1 OF 1