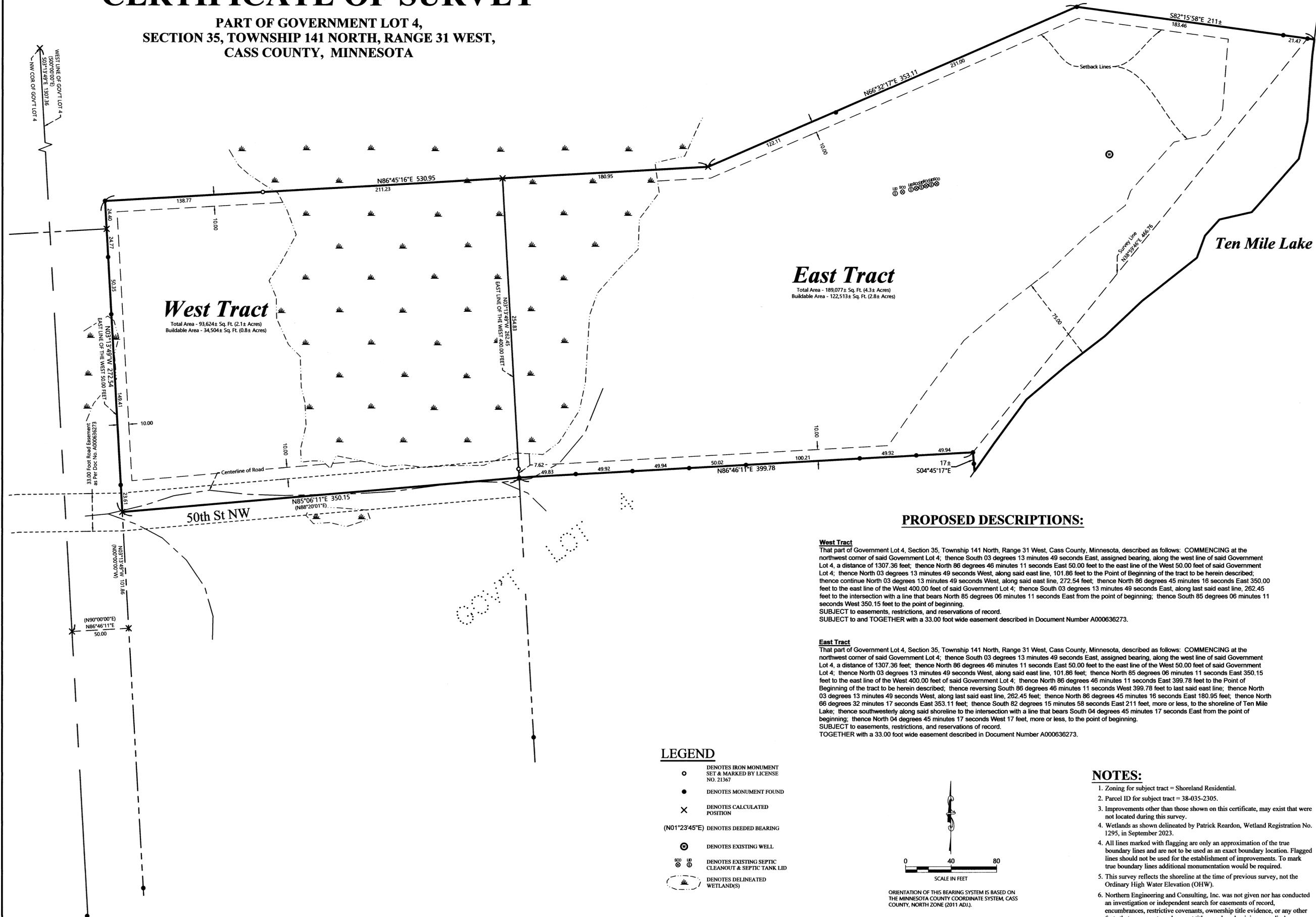


# CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 4,  
SECTION 35, TOWNSHIP 141 NORTH, RANGE 31 WEST,  
CASS COUNTY, MINNESOTA



**West Tract**

Total Area - 93,624± Sq. Ft. (2.1± Acres)  
Buildable Area - 34,504± Sq. Ft. (0.8± Acres)

**East Tract**

Total Area - 189,077± Sq. Ft. (4.3± Acres)  
Buildable Area - 122,513± Sq. Ft. (2.8± Acres)

## PROPOSED DESCRIPTIONS:

### West Tract

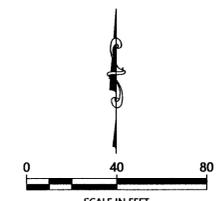
That part of Government Lot 4, Section 35, Township 141 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the northwest corner of said Government Lot 4; thence South 03 degrees 13 minutes 49 seconds East, assigned bearing, along the west line of said Government Lot 4, a distance of 1307.36 feet; thence North 86 degrees 46 minutes 11 seconds East 50.00 feet to the east line of the West 50.00 feet of said Government Lot 4; thence North 03 degrees 13 minutes 49 seconds West, along said east line, 101.86 feet to the Point of Beginning of the tract to be herein described; thence continue North 03 degrees 13 minutes 49 seconds West, along said east line, 272.54 feet; thence North 86 degrees 45 minutes 16 seconds East 350.00 feet to the east line of the West 400.00 feet of said Government Lot 4; thence South 03 degrees 13 minutes 49 seconds East, along last said east line, 262.45 feet to the intersection with a line that bears North 85 degrees 06 minutes 11 seconds East from the point of beginning; thence South 85 degrees 06 minutes 11 seconds West 350.15 feet to the point of beginning.  
SUBJECT to easements, restrictions, and reservations of record.  
SUBJECT to and TOGETHER with a 33.00 foot wide easement described in Document Number A000636273.

### East Tract

That part of Government Lot 4, Section 35, Township 141 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the northwest corner of said Government Lot 4; thence South 03 degrees 13 minutes 49 seconds East, assigned bearing, along the west line of said Government Lot 4, a distance of 1307.36 feet; thence North 86 degrees 46 minutes 11 seconds East 50.00 feet to the east line of the West 50.00 feet of said Government Lot 4; thence North 03 degrees 13 minutes 49 seconds West, along said east line, 101.86 feet; thence North 85 degrees 06 minutes 11 seconds East 350.15 feet to the east line of the West 400.00 feet of said Government Lot 4; thence North 86 degrees 46 minutes 11 seconds East 399.78 feet to the Point of Beginning of the tract to be herein described; thence reversing South 86 degrees 46 minutes 11 seconds West 399.78 feet to last said east line; thence North 03 degrees 13 minutes 49 seconds West, along last said east line, 262.45 feet; thence North 86 degrees 45 minutes 16 seconds East 180.95 feet; thence North 66 degrees 32 minutes 17 seconds East 353.11 feet; thence South 82 degrees 15 minutes 58 seconds East 211 feet, more or less, to the shoreline of Ten Mile Lake; thence southwesterly along said shoreline to the intersection with a line that bears South 04 degrees 45 minutes 17 seconds East from the point of beginning; thence North 04 degrees 45 minutes 17 seconds West 17 feet, more or less, to the point of beginning.  
SUBJECT to easements, restrictions, and reservations of record.  
TOGETHER with a 33.00 foot wide easement described in Document Number A000636273.

## LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- (N01°23'45"E) DENOTES DEEDED BEARING
- ⊙ DENOTES EXISTING WELL
- ⊙⊙ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- ⊙ DENOTES DELINEATED WETLAND(S)



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 = Shoreland Residential.
2. Parcel ID for subject tract = 38-035-2305.
3. Improvements other than those shown on this certificate, may exist that were not located during this survey.
4. Wetlands as shown delineated by Patrick Reardon, Wetland Registration No. 1295, in September 2023.
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. This survey reflects the shoreline at the time of previous survey, not the Ordinary High Water Elevation (OHWE).
6. Northern Engineering and Consulting, Inc. was not given nor has conducted an investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search and opinion may disclose.

NO.	DATE	DESCRIPTION

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

TERRY L. FREEMAN  
LIC. NO. 21367



CERTIFICATE OF SURVEY

Sarah Nordlund  
3004 Medial Ave  
Nashville, TN 37215

JOB NO. 23-204  
DATE: 10-04-2023

SHEET NO.  
1 OF 1