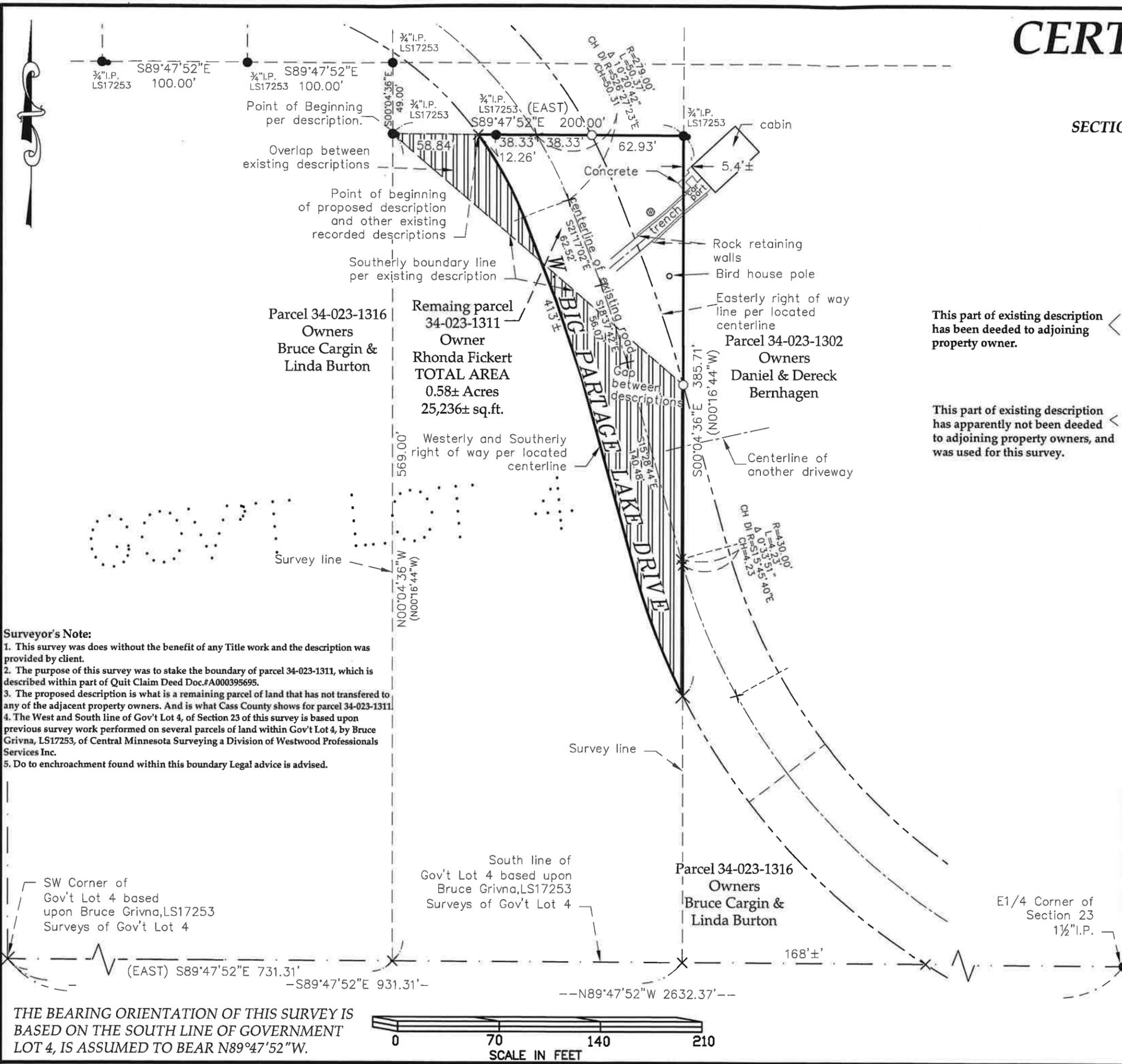


# CERTIFICATE OF SURVEY

For Rhonda Fickert

PART OF GOVERNMENT LOT 4,  
SECTION 23, TOWNSHIP 139 NORTH, RANGE 30 WEST, 5TH P.M.,  
CASS COUNTY, MINNESOTA.



**Legal Description as provided by client:**

Quit Claim Deed Doc#A000395695  
That part of Government Lot #4 described as follows: Commencing at the Southwest corner of Government Lot 4; thence East along the South line of Government Lot 4 for 931.3 feet to the point of beginning of the tract to be described herein; thence North parallel with the West line of Government Lot 4 to the right of way of Portage Lake Road No.1; thence Southeasterly along the Westerly and Southerly right of way line of Portage Lake Road No.1 to the East line of Government Lot #4; thence South along the East line of Government Lot #4 to the Southeast corner of Government Lot 4; thence West along the South line Government Lot #4 to the beginning point 931.3 feet from the Southwest Corner of Government Lot #4.

This part of existing description has been deeded to adjoining property owner.

This part of existing description has apparently not been deeded to adjoining property owners, and was used for this survey.

AND the following parcel: That part of Government Lot Four (4), Section Twenty-three (23), Township One Hundred Thirty-nine (139), Range Thirty (30), commencing at a point located 731.3 feet east along the south boundary of said Lot 4 and 569 feet north parallel with the west boundary of Lot 4. Said parcel of land begins at that point and runs 200 feet east parallel to the south boundary of said Lot 4 and thence south parallel to the west boundary of Lot 4, ending at the northerly right of way line of Portage Lake Road No.1.

**PROPOSED DESCRIPTION**  
of Parcel 34-023-1311

That part of Government Lot 4, Section 23, Township 139 North, Range 30 West, 5th P.M., Cass County, Minnesota, described as follows: Commencing at the southwest corner of said Government Lot 4, thence East, assumed bearing, along the South line of said Government Lot 4, a distance of 731.30 feet; thence North 00 degrees 16 minutes 44 seconds West, parallel with the West line of said Government Lot 4, a distance 569.00 feet; thence East 200.00 feet to the point of beginning; thence return West 141.17 feet, more or less to the westerly right of way line of Portage Lake Road No.1; thence southerly and southeasterly along said westerly right of way line 413 feet, more or less, to intersect a line that bears South 00 degrees 16 minutes 44 seconds East, from said point of beginning; thence return North 00 degrees 16 minutes 44 seconds West 385.71 feet, more or less, to the point of beginning.

- Surveyor's Note:**
1. This survey was done without the benefit of any Title work and the description was provided by client.
  2. The purpose of this survey was to stake the boundary of parcel 34-023-1311, which is described within part of Quit Claim Deed Doc.#A000395695.
  3. The proposed description is what is a remaining parcel of land that has not transferred to any of the adjacent property owners. And is what Cass County shows for parcel 34-023-1311.
  4. The West and South line of Gov't Lot 4, of Section 23 of this survey is based upon previous survey work performed on several parcels of land within Gov't Lot 4, by Bruce Grivna, LS17253, of Central Minnesota Surveying a Division of Westwood Professionals Services Inc.
  5. Do to encroachment found within this boundary Legal advice is advised.

LEGEND	
●	DENOTES IRON MONUMENT FOUND
○	DENOTES IRON MONUMENT FOUND
○	DENOTES SET 3/4"X18" IRON PIPE W/PLASTIC CAP STAMPED "45353"
×	DENOTES CALCULATED POSITION
(325.00)	DENOTES DEED OR PLAT MEASURE
⊙	DENOTES WELL

**EagleEye Data Services**  
32214 Southwood Road  
Grand Rapids, MN 55744  
(218)244-7030

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.

SIGNATURE: *Corey J. Hendershott*  
COREY J. HENDERSHOTT  
DATE 06-24-2023 LIC.NO. 45353

THE BEARING ORIENTATION OF THIS SURVEY IS BASED ON THE SOUTH LINE OF GOVERNMENT LOT 4, IS ASSUMED TO BEAR N89°47'52"W.

