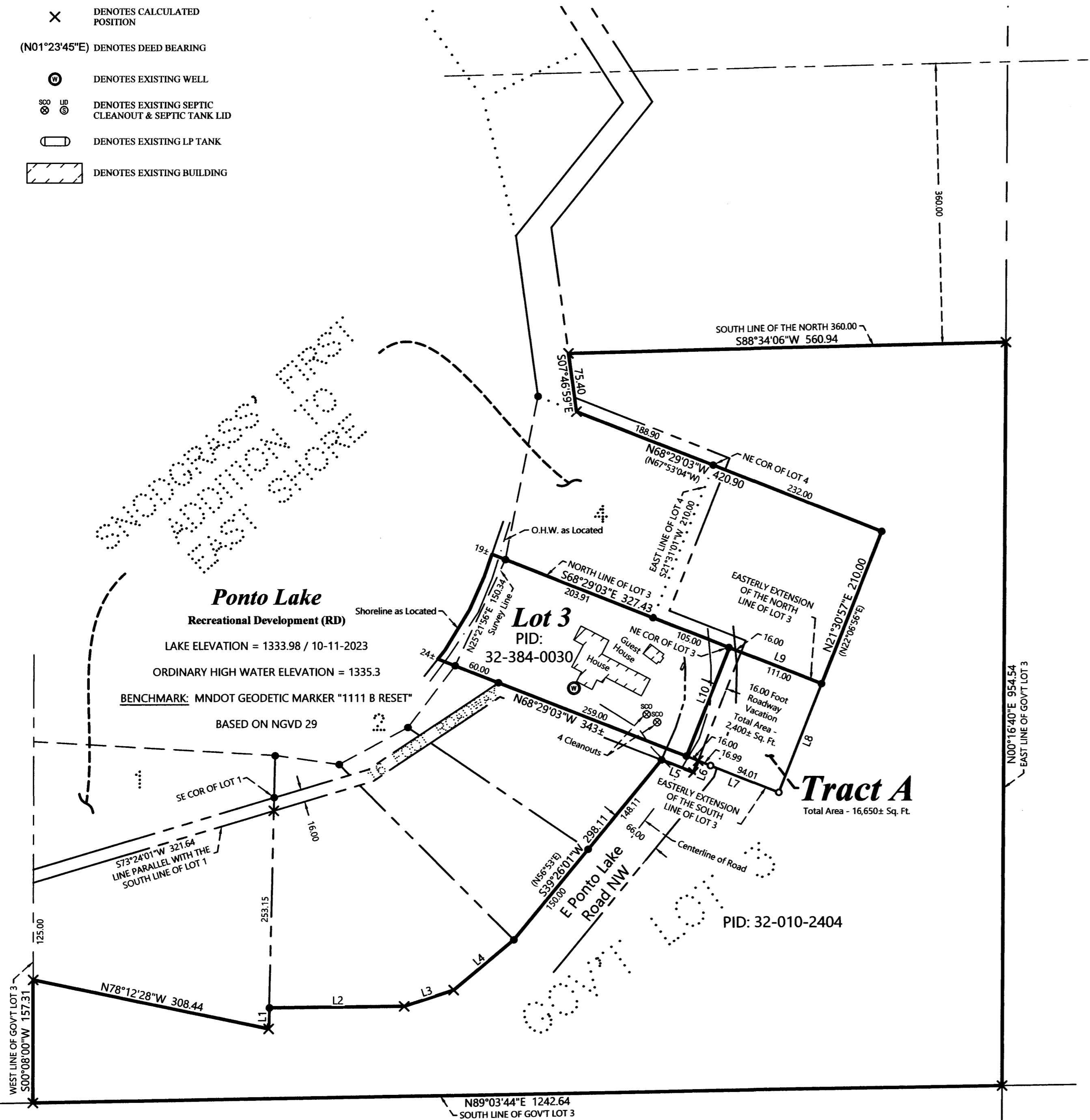


CERTIFICATE OF SURVEY

**LOT 3, SNODGRASS' FIRST ADDITION TO EAST SHORE,
AND PART OF GOVERNMENT LOT 3
SECTION 10, TOWNSHIP 139 NORTH, RANGE 29 WEST,
CASS COUNTY, MINNESOTA**

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- (N01°23'45"E) DENOTES DEED BEARING
- ⊙ DENOTES EXISTING WELL
- ⊙⊙ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- ⊔ DENOTES EXISTING LP TANK
- ▨ DENOTES EXISTING BUILDING



PROPOSED DESCRIPTION:

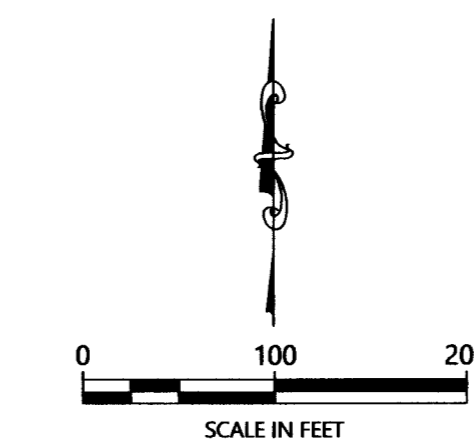
Tract A

That part of the Government Lot 3, Section 10, Township 139 North, Range 29 West, Cass County, Minnesota, described as follows: COMMENCING at the northeast corner of Lot 3, SNODGRASS' FIRST ADDITION TO EAST SHORE, plat of record, said County; thence South 88 degrees 29 minutes 03 seconds East, assigned bearing, along the extension of the north line of said Lot 3 a distance of 16.00 feet to the Point of Beginning of the tract to be herein described; thence continue South 88 degrees 29 minutes 03 seconds East, along said easterly extension, 111.00 feet; thence South 21 degrees 30 minutes 57 seconds West 150.00 feet to the intersection with the easterly extension of the southerly line of line of said Lot 3; thence North 88 degrees 29 minutes 03 seconds West, along last said easterly extension, 111.00 feet to the easterly line of said Lot 3; thence North 21 degrees 31 minutes 01 seconds East 150.00 feet to the point of beginning. Subject tract is non-conforming on it's own and must be attached to an adjacent parcel. SUBJECT to East Ponto Lake Road NW.

16.00 Foot Roadway Vacation

That part of the 16 Foot Roadway as dedicated in SNODGRASS' FIRST ADDITION TO EAST SHORE, plat of record, Cass County, Minnesota, lying between the easterly extensions of the southerly and northerly lines of Lot 3, said plat. SUBJECT to East Ponto Lake Road NW.

LINE TABLE				
Line Segment	Bearing	Distance	Record Bearing	Record Distance
L1	N01°21'01"E	26.84	N01°57"E	
L2	N89°24'01"E	173.09	WEST	173.09
L3	N71°43'01"W	66.78	S72°19"W	66.78
L4	N49°57'01"W	100.65	S50°33"W	100.65
L5	N68°29'03"W	44.20	S67°53"E	
L6	N21°31'01"E	16.00		
L7	S68°29'03"E	127.00		
L8	N21°30'57"E	150.00		
L9	N68°29'03"W	127.00	S67°53'04"E	
L10	N21°31'01"E	150.00		



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 = 32-010-2404 & 32-384-0030.
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 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 THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

TERRY L. FREEMAN
 LIC. NO. 21967



CERTIFICATE OF SURVEY
 Jeff Becker
 1853 East Ponto Lake Rd NW
 Backus, MN 56435

JOB NO. 23-227
 DATE: 11-02-2023
 SHEET NO. 1 OF 1