

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 1,
SECTION 32, TOWNSHIP 141 NORTH, RANGE 29 WEST,
CASS COUNTY, MINNESOTA

PROPOSED DESCRIPTIONS:

PARCEL 1

That part of Government Lot 1, Section 32, Township 141 North, Range 29 West, Cass County, Minnesota, described as follows: COMMENCING at the northeast corner of said Government Lot 1; thence North 89 degrees 23 minutes 35 seconds West, assigned bearing, along the north line thereof, 590.71 feet to the Point of Beginning of the tract to be herein described; thence South 00 degrees 11 minutes 36 seconds West 406.81 feet; thence South 86 degrees 27 minutes 28 seconds West 49.13 feet; thence South 17 degrees 26 minutes 54 seconds West 28.50 feet; thence southerly 99.09 feet along a tangential curve, concave to the west, having a radius of 299.77 feet, and a central angle of 18 degrees 56 minutes 19 seconds; thence South 36 degrees 23 minutes 13 seconds West, tangent to last described curve, 208.50 feet; thence southwesterly 299.23 feet along a tangential curve, concave to the northwest, having a radius of 1760.66 feet, and a central angle of 09 degrees 44 minutes 21 seconds; thence South 51 degrees 21 minutes 17 seconds East, not tangent to last described curve, 38.92 feet, to a point distant 455.56 feet North 48 degrees 39 minutes 24 seconds East (North 48 degrees 33 minutes 17 seconds East) from the NW corner of Lot 1, Block 1, ONDARKO'S MOCCASIN LAKE ACRES, plat of record, said County; thence South 48 degrees 39 minutes 24 seconds West toward said NW corner of Lot 1, a distance of 390.25 feet, to the northerly partition line between said Government Lot 1 and Government Lot 2, said Section 32; thence North 76 degrees 13 minutes 16 seconds West, along said partition line, 47.15 feet to the Special Meander corner on the west line of said Government Lot 1; thence North 00 degrees 40 minutes 39 seconds East, along said west line, 1196.11 feet, to the northwest corner of said Government Lot 1; thence South 89 degrees 23 minutes 35 seconds East, along said north line of Government Lot 1, a distance of 718.69 feet to the point of beginning.

Subject to easements, restrictions and reservations or record.
SUBJECT TO and TOGETHER with easement described in Doc.No.A000570468.
SUBJECT TO easement described in Doc.No.A000598576.

PARCEL 2

That part of Government Lot 1, Section 32, Township 141 North, Range 29 West, Cass County, Minnesota, described as follows: COMMENCING at the northeast corner of said Government Lot 1; thence North 89 degrees 23 minutes 35 seconds West, assigned bearing, along the north line thereof, 590.71 feet; thence South 00 degrees 11 minutes 36 seconds West 256.81 feet to the Point of Beginning of the tract to be herein described; thence continue South 00 degrees 11 minutes 36 seconds West 150.00 feet; thence South 09 degrees 27 minutes 28 seconds East 49.13 feet; thence South 70 degrees 39 minutes 01 seconds East 410.23 feet; thence South 00 degrees 38 minutes 25 seconds West 28 feet, more or less, to the shoreline of Moccasin Lake; thence easterly, northeasterly and northerly along said shoreline to the intersection with a line bearing North 86 degrees 26 minutes 29 seconds East from the point of beginning; thence South 86 degrees 26 minutes 29 seconds West 513 feet, more or less, to the point of beginning.

Subject to easements, restrictions and reservations or record.
SUBJECT TO and TOGETHER with easement described in Doc.No.A000570468.

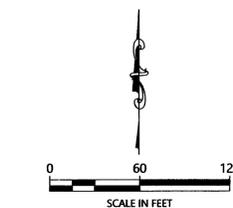
PARCEL 3

That part of Government Lot 1, Section 32, Township 141 North, Range 29 West, Cass County, Minnesota, described as follows: COMMENCING at the northeast corner of said Government Lot 1; thence North 89 degrees 23 minutes 35 seconds West, assigned bearing, along the north line thereof, 590.71 feet; thence South 00 degrees 11 minutes 36 seconds West 406.81 feet; thence South 86 degrees 27 minutes 28 seconds West 49.13 feet; thence South 70 degrees 39 minutes 01 seconds East 410.23 feet to the Point of Beginning of the tract to be herein described; thence reverse North 70 degrees 39 minutes 01 seconds West 410.23 feet; thence South 17 degrees 26 minutes 54 seconds West 28.50 feet; thence southerly 99.09 feet along a tangential curve, concave to the west, having a radius of 299.77 feet, and a central angle of 18 degrees 56 minutes 19 seconds; thence South 36 degrees 23 minutes 13 seconds West, tangent to last described curve, 208.50 feet; thence southwesterly 299.23 feet along a tangential curve, concave to the northwest, having a radius of 1760.66 feet, and a central angle of 09 degrees 44 minutes 21 seconds; thence South 51 degrees 21 minutes 17 seconds East, not tangent to last described curve, 38.92 feet, to a point distant 455.56 feet North 48 degrees 39 minutes 24 seconds East (North 48 degrees 33 minutes 17 seconds East) from the NW corner of Lot 1, Block 1, ONDARKO'S MOCCASIN LAKE ACRES, plat of record, said County; thence South 89 degrees 27 minutes 23 seconds East 568 feet, more or less, to the shoreline of Moccasin Lake; thence northwesterly, northeasterly and easterly along said shoreline to the intersection with a line bearing South 00 degrees 38 minutes 25 seconds West from the point of beginning; thence North 00 degrees 38 minutes 25 seconds East 28 feet, more or less, to the point of beginning.

Subject to easements, restrictions and reservations or record.
SUBJECT TO and TOGETHER with easement described in Doc.No.A000570468.

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- ⊙ DENOTES BRASS CAPPED MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- ⊕ DENOTES BENCHMARK: NAIL IN NORTHERLY FACE OF 20 INCH OAK, UP 1 FOOT ELEV. = 1387.50 / NGVD29
- (N01°23'45"E 123.45) DENOTES DEEDED VALUES
- ⊙ DENOTES EXISTING WELL
- ⊕ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- ⊕ DENOTES EXISTING LP TANK
- ⊕ DENOTES EXISTING GATE
- ▭ DENOTES EXISTING BUILDING
- ⊕ DENOTES NON-DELINEATED WETLAND(S)



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

NOTES:

- Zoning for subject tract = Shoreland Residential.
- Parcel ID for subject tract = 30-032-1100, 30-032-1101, & 30-032-1105.
- Improvements other than those shown on this certificate, may exist that were not located during this survey.
- Wetlands as shown on Parcel 1 as shown drawn from County Wetland Inventory maps. Wetlands as shown on Parcels 2 & 3 delineated by Patrick Reardon, Wetland Certificate No. 1295, on May 31, 2023.
- 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.

CERTIFICATE OF SURVEY

Robert Rabe
1235 102nd St. E
Inver Grove Heights, MN 55077

JOB NO. 23-055
DATE: 6-28-2023

SHEET NO.

1 OF 1

NO.	DATE	DESCRIPTION
1.	11-16-2023	Add Wetland

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

TERRY L. FREEMAN
LIC. NO. 21367

