

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 2,
SECTION 8, TOWNSHIP 140 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:

Page 4 of 4 Minnesota Uniform Conveyance Blanks Form 10.1.1
Page 5 of 5 A000649813

EXHIBIT "A" LEGAL DESCRIPTION

That part of Government Lot Two (2), Section Eight (8), Township One Hundred Forty (140) North, Range Thirty-one (31) West, Cass County, Minnesota described as follows: Commencing at the southwest corner of said Government Lot 2; thence North 89 degrees 39 minutes 33 seconds East, assigned bearing, along the south line of said Government Lot 2, a distance of 510.64 feet; thence North 29 degrees 51 minutes 19 seconds West 192.04 feet; thence North 88 degrees 20 minutes 55 seconds East 284.25 feet; thence North 30 degrees 31 minutes 29 seconds East 200 feet to the point of beginning of the tract to be herein described; thence South 30 degrees 31 minutes 29 seconds West 200.00 feet; thence South 88 degrees 20 minutes 55 seconds West 108.81 feet; thence North 00 degrees 14 minutes 52 seconds East 530.31 feet; thence South 50 degrees 27 minutes 20 seconds East 350.48 feet; thence South 90 degrees 00 minutes 00 seconds East 124 feet, more or less, to the shoreline of Ten Mile Lake; thence southerly along said shoreline to the intersection with a line bearing South 89 degrees 45 minutes 08 seconds East from the point of beginning; thence North 89 degrees 45 minutes 08 seconds West 156 feet, more or less, to the point of beginning; AND

That part of Government Lot Two (2), Section Eight (8), Township One Hundred Forty (140) North, Range Thirty-one (31) West, Cass County, Minnesota described as follows: Commencing at the southwest corner of said Government Lot 2; thence North 89 degrees 39 minutes 33 seconds East, assigned bearing, along the south line of said Government Lot 2, a distance of 510.64 feet; thence North 29 degrees 51 minutes 19 seconds West 192.04 feet; thence North 88 degrees 20 minutes 55 seconds East 284.25 feet to a point hereinafter referred to as Point "A"; thence South 88 degrees 20 minutes 55 seconds West 108.81 feet; thence North 00 degrees 14 minutes 52 seconds East 530.31 feet; thence South 50 degrees 27 minutes 20 seconds East 350.48 feet; thence South 90 degrees 00 minutes 00 seconds East 124 feet, more or less, to the shoreline of Ten Mile Lake; thence southerly along said shoreline to the intersection with a line bearing South 89 degrees 45 minutes 08 seconds East from the point of beginning; thence North 89 degrees 45 minutes 08 seconds West 156 feet, more or less, to the point of beginning; AND

LESS That part of Government Lot 2, Section 8, Township 140 North, Range 31 West, Cass County, Minnesota described as follows: Commencing at the southwest corner of said Government Lot 2; thence North 89 degrees 39 minutes 33 seconds East, assigned bearing, along the south line of said Government Lot 2, a distance of 510.64 feet; thence North 29 degrees 51 minutes 19 seconds West 192.04 feet; thence North 88 degrees 20 minutes 55 seconds East 284.25 feet to a point hereinafter referred to as Point "A"; thence South 88 degrees 20 minutes 55 seconds West 108.81 feet; thence North 00 degrees 14 minutes 52 seconds East 530.31 feet; thence South 50 degrees 27 minutes 20 seconds East 350.48 feet; thence South 90 degrees 00 minutes 00 seconds East 124 feet, more or less, to the shoreline of Ten Mile Lake; thence southerly along said shoreline to the intersection with a line bearing South 89 degrees 45 minutes 08 seconds East from the point of beginning; thence North 89 degrees 45 minutes 08 seconds West 156 feet, more or less, to the point of beginning; AND

Cass County, Minnesota

PROPOSED DESCRIPTION:

TRACT A

That part of Government Lot 2, Section 8, Township 140 North, Range 31 West, Cass County, Minnesota described as follows: COMMENCING at the southwest corner of said Government Lot 2; thence North 89 degrees 39 minutes 33 seconds East, assigned bearing, along the south line of said Government Lot 2, a distance of 510.64 feet; thence North 29 degrees 51 minutes 19 seconds West 192.04 feet; thence North 88 degrees 20 minutes 55 seconds East 284.25 feet; thence North 30 degrees 31 minutes 29 seconds East 84.42 feet; thence South 53 degrees 40 minutes 46 seconds East 33.17 feet to the Point of Beginning of the tract to be herein described; North 53 degrees 40 minutes 46 seconds West 131.60 feet; thence northeasterly 40.14 feet, along a non-tangential curve, concave to the northwest, having a radius of 273.00 feet, a central angle of 8 degrees 25 minutes 31 seconds; a chord distance of 40.11 feet, and a chord bearing of North 32 degrees 06 minutes 28 seconds East; thence South 53 degrees 40 minutes 46 seconds East, not tangent to said last described curve, 115.48 feet; thence South 78 degrees 25 minutes 21 seconds East 20.11 feet; thence South 30 degrees 31 minutes 29 seconds West 55.21 feet to the point of beginning.

Subject tract is non-conforming on it's own and must be attached to an adjacent parcel.

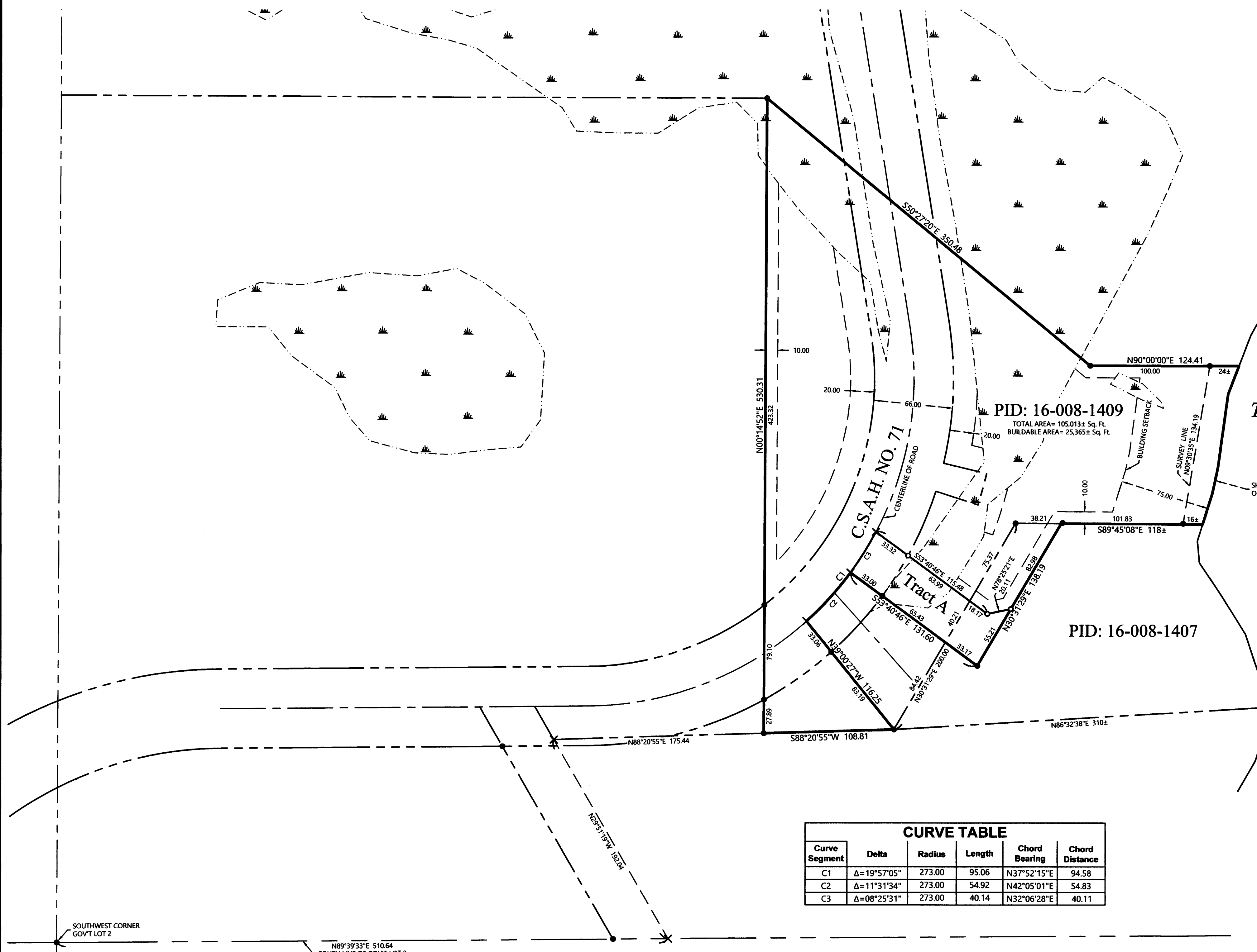
Subject to CSAH No. 71 right of way.

LEGEND

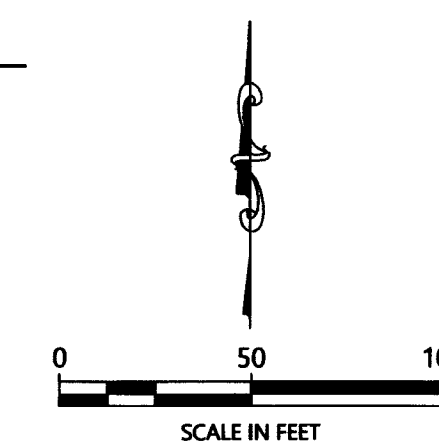
- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- ☼ DENOTES WETLAND(S)

NOTES:

- Zoning for subject tract = Shoreland Residential.
- Parcel ID for subject tract = 16-008-1409.
- Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey.
- 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.
- This survey reflects the located shoreline at the time of this survey, not the Ordinary High Water Elevation (OHWE).
- 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.



| CURVE TABLE | | | | | |
|---------------|-------------|--------|--------|---------------|----------------|
| Curve Segment | Delta | Radius | Length | Chord Bearing | Chord Distance |
| C1 | Δ=19°57'05" | 273.00 | 95.06 | N37°52'15"E | 94.58 |
| C2 | Δ=11°31'34" | 273.00 | 54.92 | N42°05'01"E | 54.83 |
| C3 | Δ=08°25'31" | 273.00 | 40.14 | N32°06'28"E | 40.11 |



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

| REVISIONS: | NO. | DATE | DESCRIPTION |
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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
12/9/2020
LIC. NO. 21367



CERTIFICATE OF SURVEY
Denise Rebers
2640 Oakland Rd
Minnetonka, MN 55305

JOB NO. 20-327
DATE: 12-09-2020
SHEET NO. 1 OF 1