

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 4,
SECTION 26, TOWNSHIP 142 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA

PROPOSED DESCRIPTIONS:

NEW PID: 38-126-3403(Fisher Tract)

That part of Government Lot 4, Section 26, Township 142 North, Range 31 West, Cass County, Minnesota described as follows: COMMENCING at the intersection of the south line of said Government Lot 4 and the northeasterly right of way line of Old Minnesota Trunk Highway No. 34, Renumbered to Minnesota Trunk Highway No. 371; thence North 42 degrees 58 minutes 22 seconds West, assigned bearing, along said northeasterly right of way line, 273.20 feet to a point hereinafter referred to as Point "A"; thence COMMENCING at the South Quarter Corner of said Section 26; thence North 86 degrees 48 minutes 19 seconds West, along the south line of said Government Lot 4, a distance of 286.13 feet to the westerly right of way of Minnesota Trunk Highway No. 371 and the Point of Beginning of the tract to be herein described; thence continue North 86 degrees 48 minutes 19 seconds West, along said south line, 123.04 feet to the easterly right of way line of Front Street NW; thence North 42 degrees 58 minutes 22 seconds West, along said easterly right of way line, 191.91 feet to the intersection with a line that bears South 44 degrees 36 minutes 37 seconds West from said Point "A"; thence North 44 degrees 36 minutes 37 seconds East, projecting through said Point "A", 170.64 feet to the last said westerly right of way; thence South 26 degrees 28 minutes 17 seconds East, along said westerly right of way line, 300.23 feet to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to 10.00 foot easement.

10.00 Foot Easement(Fisher to Arnold)

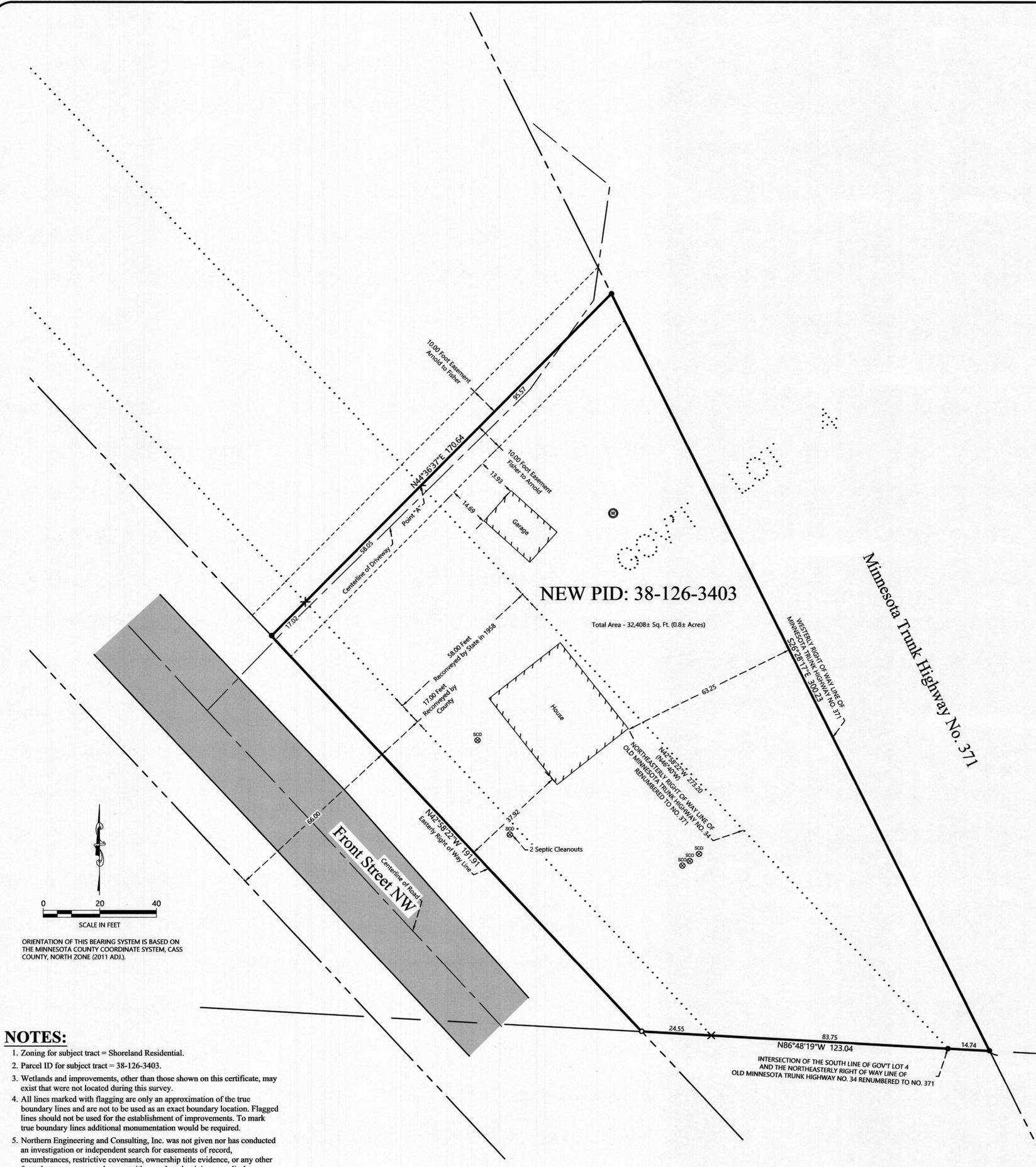
A 10.00 foot wide easement for ingress and egress purposes over, under, and across that part of Government Lot 4, Section 26, Township 142 North, Range 31 West, Cass County, Minnesota the northwesterly line of which is described as follows: COMMENCING at the South Quarter Corner of said Section 26; thence North 86 degrees 48 minutes 19 seconds West, along the south line of said Government Lot 4, a distance of 409.17 feet to the easterly right of way line of Front Street NW; thence North 42 degrees 58 minutes 22 seconds West, along said easterly right of way line, 191.91 feet to the Point of Beginning of the northwesterly line to be herein described; thence North 44 degrees 36 minutes 37 seconds East 170.64 feet to the westerly right of way line of Minnesota Trunk Highway No. 371 and said northwesterly line there terminating. The sidelines of said easement shall be prolonged or shortened to terminate on said easterly and westerly right of way lines.

10.00 Foot Easement(Arnold to Fisher)

A 10.00 foot wide easement for ingress and egress purposes over, under, and across that part of Government Lot 4, Section 26, Township 142 North, Range 31 West, Cass County, Minnesota the southeasterly line of which is described as follows: COMMENCING at the South Quarter Corner of said Section 26; thence North 86 degrees 48 minutes 19 seconds West, along the south line of said Government Lot 4, a distance of 409.17 feet to the easterly right of way line of Front Street NW; thence North 42 degrees 58 minutes 22 seconds West, along said easterly right of way line, 191.91 feet to the Point of Beginning of the southeasterly line to be herein described; thence North 44 degrees 36 minutes 37 seconds East 170.64 feet to the westerly right of way line of Minnesota Trunk Highway No. 371 and said southeasterly line there terminating. The sidelines of said easement shall be prolonged or shortened to terminate on said easterly and westerly right of way lines.

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- ⊙ DENOTES EXISTING WELL
- ⊙ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- ▨ DENOTES EXISTING BUILDING (located at curve corners)
- ▬ DENOTES EDGE OF EXISTING BITUMINOUS



NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 38-126-3403.
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
1.	3-18-2024	Add Easement

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
TERRY L. FREEMAN
3/18/24
LIC. NO. 21367



CERTIFICATE OF SURVEY
Betty Fisher
4222 Larch St NE
Bemidji, MN 56601

JOB NO. 23-302
DATE: 1-11-2023

SHEET NO.
1 OF 1