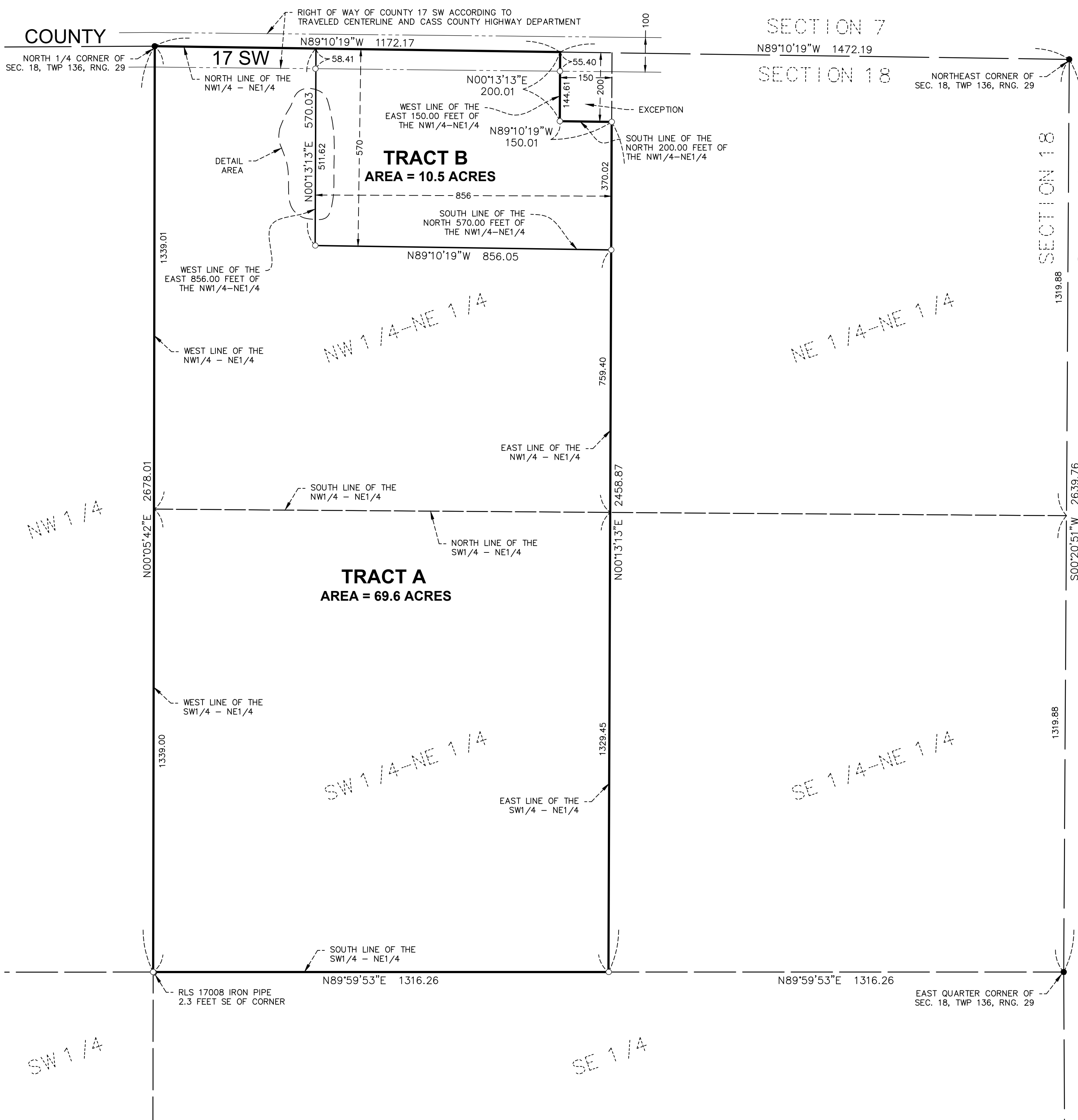


CERTIFICATE OF SURVEY

PART OF THE WEST HALF OF THE NORTHEAST QUARTER, SECTION 18, TOWNSHIP 136, RANGE 29, CASS COUNTY, MINNESOTA



SURVEYOR'S NOTES:

THE ADDRESS FOR THE SUBJECT PROPERTY IS 1843 COUNTY 17 SW, PEQUOT LAKES, MINNESOTA.
THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 22-018-1200.

ACCORDING TO THE CASS COUNTY ON-LINE PARCEL MAPPING APPLICATION, THE MAJORITY OF THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE SHORELAND RESIDENTIAL ZONING DISTRICT.

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR OPINION. THERE MAY BE EASEMENTS OR OTHER LIMITING FACTORS WHICH AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.

PRIOR TO THE FILED SURVEY OF THE SUBJECT PROPERTY WE COMPLETED RESEARCH OF AVAILABLE SURVEYS WHICH REVEALED THAT PREVIOUS SURVEYS HAD UTILIZED MULTIPLE LOCATIONS FOR THE NORTH SOUTH QUARTER LINE. FOLLOWING OUR FIELDWORK THE FOUND MONUMENTS FROM THESE SURVEYS CONFIRMED THE FINDINGS OF OUR RESEARCH.

THE ORIGINAL GLO PLAT AND FIELD NOTES INDICATE THE SOUTH LINE OF SECTION 18 WAS RUN ON THE GROUND OVER LOOK LAKE ON THE ICE IN 1870. THE PROPER METHOD TO RE-ESTABLISH THE LOCATION OF THE NORTH SOUTH QUARTER LINE IN THIS SITUATION IS TO ESTABLISH A POSITION FOR THE SOUTH QUARTER CORNER BY PROPORTIONATE MEASUREMENT BETWEEN THE ACCEPTED SOUTHEAST AND SOUTHWEST SECTION CORNERS AND CONNECT THE COMPUTED PROPORTIONATE POSITION WITH THE ACCEPTED NORTH QUARTER CORNER.

PROPERTY AREAS:

TOTAL AREA OF THE SUBJECT PROPERTY IS 3,490,125 SQ.FT. (80.1 ACRES).
TOTAL AREA FOR PROPOSED TRACT A IS 3,031,912 SQ.FT. (69.6 ACRES).
TOTAL AREA FOR PROPOSED TRACT B IS 458,213 SQ.FT. (10.5 ACRES).

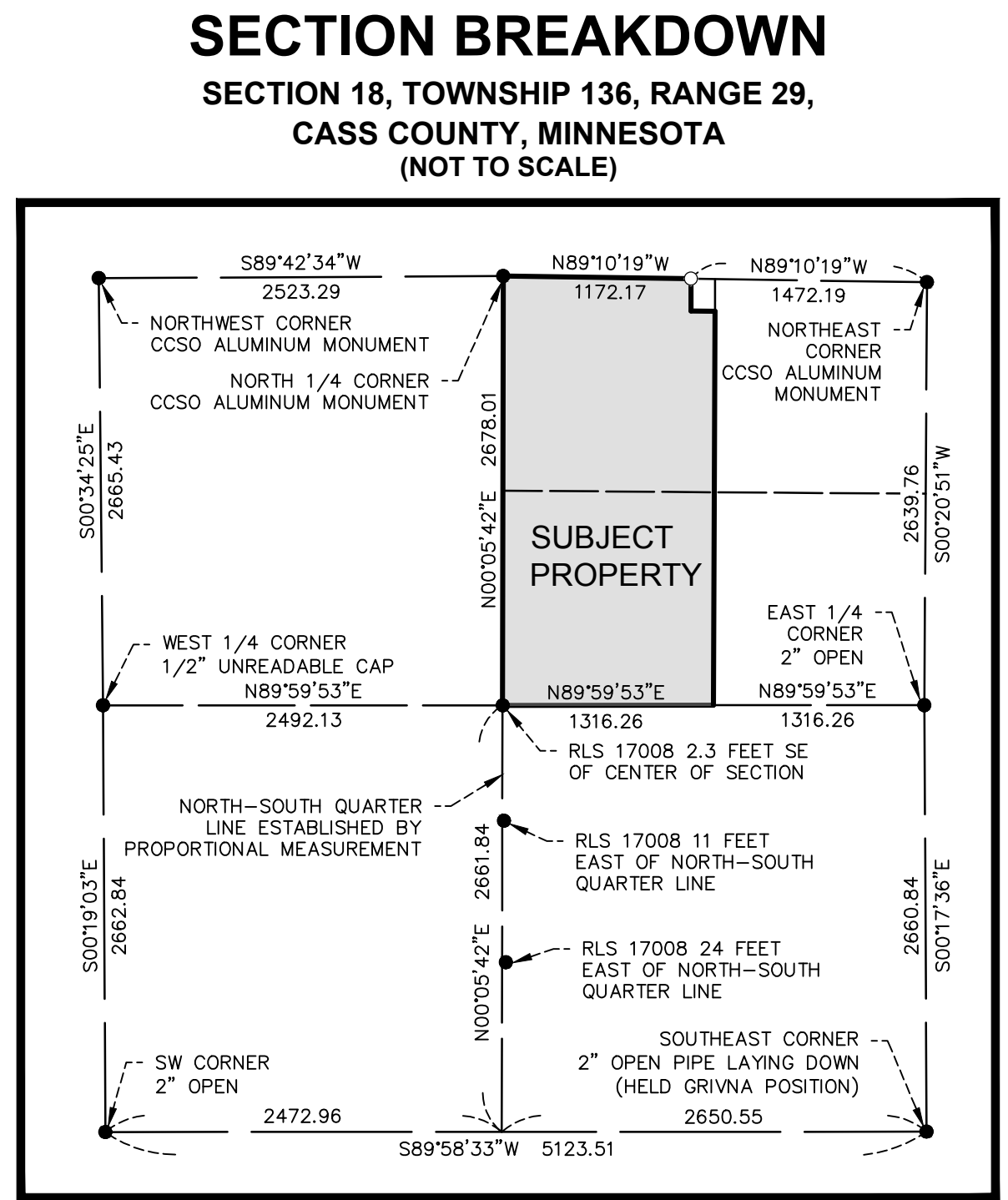
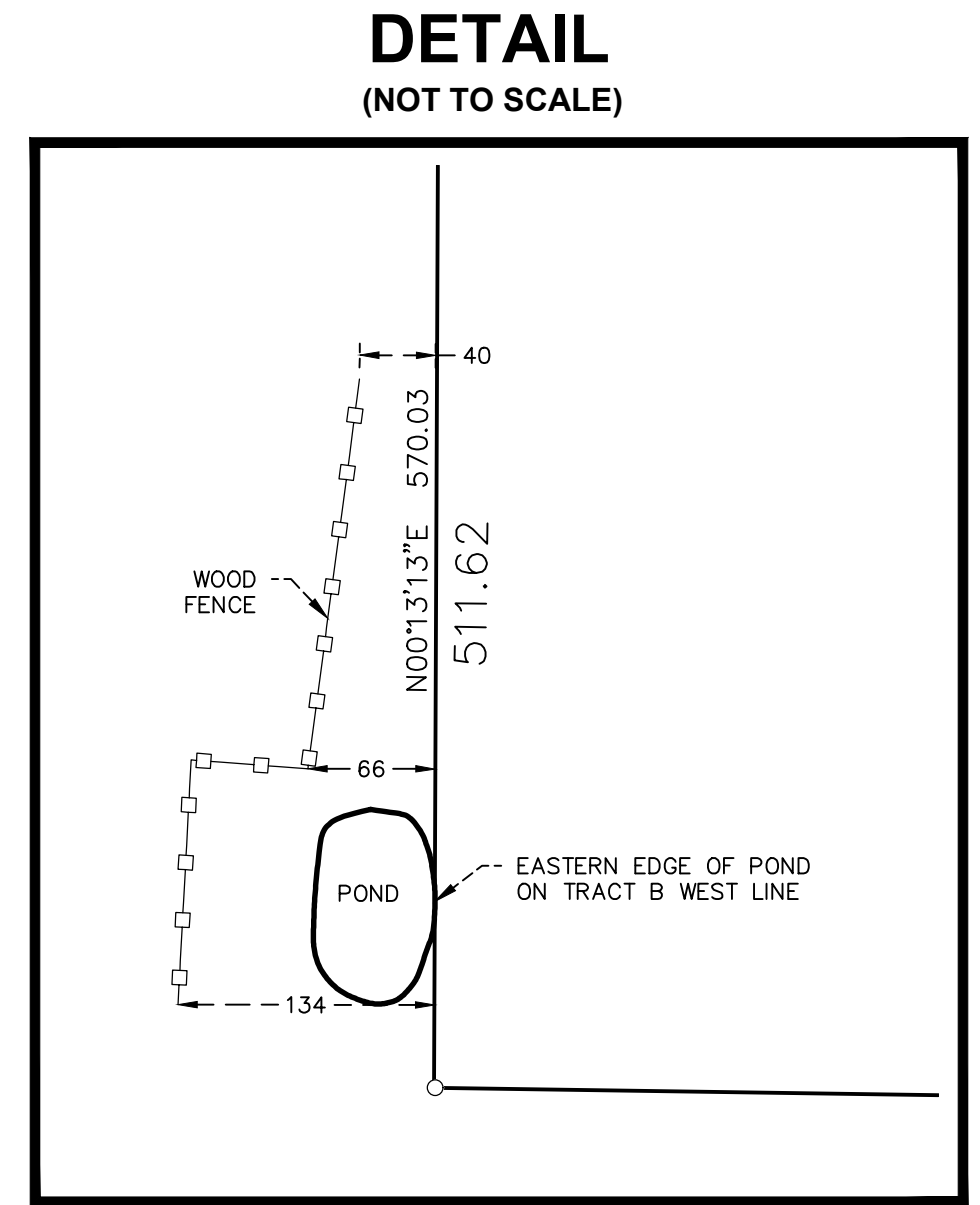
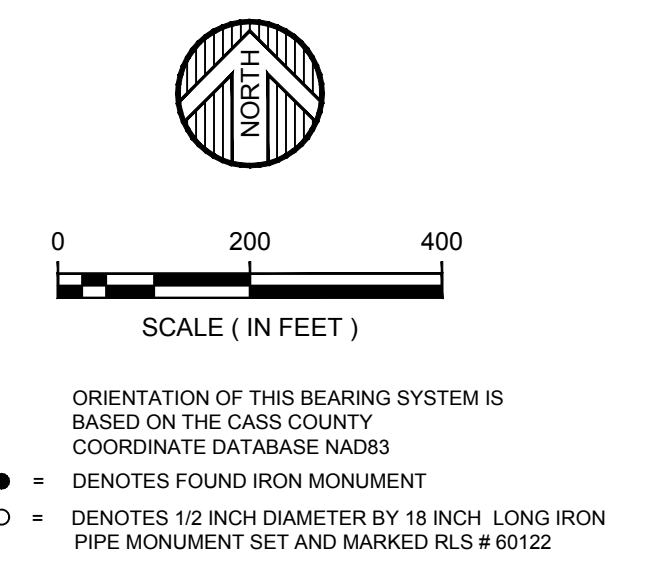
EXISTING LEGAL DESCRIPTION (According to Document No. 692163):

THE WEST HALF OF THE NORTHEAST QUARTER (W1/2 NE1/4), LESS THE NORTH 200 FEET OF THE EAST 150 FEET THEREOF, SECTION 18, TOWNSHIP 136, RANGE 29, CASS COUNTY, MINNESOTA.

PROPOSED LEGAL DESCRIPTIONS:

TRACT A:
The West half of the Northeast Quarter (W1/2-NE1/4), Section 18, Township 136, Range 29, Cass County, Minnesota Subject to the right of way of County 17 SW. Subject to easements, restrictions, or reservations of record, if any. EXCEPT
The North 570.00 feet of the East 856.00 feet of said W1/2-NE1/4.

TRACT B:
The North 570.00 feet of the East 856.00 feet of the Northwest Quarter of the Northeast Quarter (NW1/4-NE1/4), Section 18, Township 136, Range 29, Cass County, Minnesota Subject to the right of way of County 17 SW. Subject to easements, restrictions, or reservations of record, if any. EXCEPT
The North 200.00 feet of the East 150.00 feet of said NW1/4-NE1/4.



DATE: OCTOBER 30, 2023	DATE:	AMENDMENTS:	BY:	PREPARED FOR: SCOTT MCCALL
SCALE: AS SHOWN				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.
DRAWN BY: TJP				<i>Tyler J. Pogreba</i>
CHECKED BY: CMC				TYLER J. POGREBA DATE: 10/30/2023 LIC. NO. 60122
FILE NUMBER: 2023-11670				

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