

EXISTING DESCRIPTIONS:

BOOK 19415
 PID # 12-016-2302, 12-428-0420
 February 25, 2016
 TODD ACKNOWLEDGEMENT
 by: *[Signature]* Deputy
 REGISTER OF DEEDS
 by: *[Signature]* Unrecorded Grantor
 NO DEED TAX DUE pursuant to Minn. Stat. § 27.22(1)
 DATE: 2/27/16
 AAR: C. Hines, a Notary Public, hereby certifies and attests to the fact that the above described Grantor and Grantee are duly qualified and qualified to execute this instrument in accordance with the laws of the State of Minnesota.

CERTIFICATE OF SURVEY

PART OF OUTLOTS E, F, AND G, AUDITOR'S PLAT OF LAKE WASHBURN OUTLOTS, AND THE EAST HALF OF GOVERNMENT LOT 8, SECTION 16, TOWNSHIP 139 NORTH, RANGE 26 WEST, CASS COUNTY, MINNESOTA

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES SET LATH
- DENOTES MONUMENT FOUND
- DENOTES FOUND POST
- ✕ DENOTES CALCULATED POSITION
- ⊕ DENOTES BENCHMARK SPIKE SET IN WEST FACE OF 18 INCH PINE, UP 0.5 FEET FROM GROUND LEVEL. ELEV. = 1321.24
- ⊙ DENOTES EXISTING WELL
- ⊕ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- ⊕ DENOTES EXISTING ELECTRIC METER
- ⊕ DENOTES EXISTING UTILITY POLE
- ⊕ DENOTES EXISTING LP TANK
- ⊕ DENOTES EXISTING BUILDING
- ⊕ DENOTES DELINEATED WETLAND(S)
- ⊕ DENOTES OVERHEAD ELECTRIC LINE

CURVE TABLE

Curve Segment	Delta	Radius	Length	Chord Bearing	Chord Distance
C1	Δ=74°00'34"	80.00	103.34	S41°55'53"E	96.30
C2	Δ=65°19'33"	110.00	125.42	S37°35'23"E	118.73
C3	Δ=28°17'10"	110.00	54.31	S84°23'44"E	53.76
C4	Δ=41°53'02"	125.00	91.38	S77°35'48"E	89.36
C5	Δ=45°00'00"	100.00	100.00	N45°00'00"E	100.00

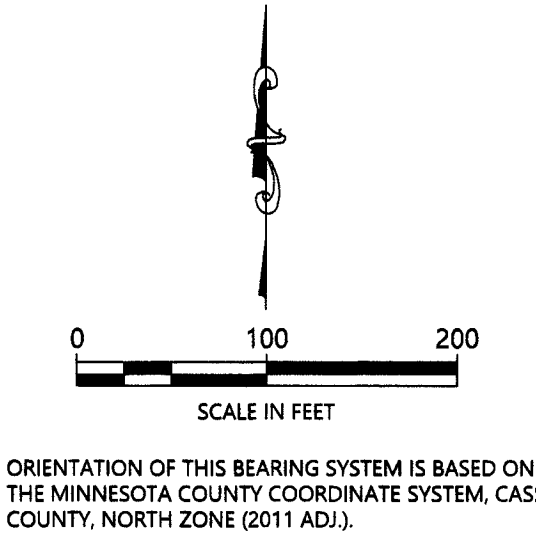
LINE TABLE

Line Segment	Bearing	Distance
L1	S04°55'36"E	21.93
L2	N71°14'13"E	51.55
L3	N81°27'41"E	41.52
L4	S78°56'11"E	177.75
L5	N89°50'19"E	88.05
L6	N39°52'54"W	110±
L7	N49°11'40"W	132±

EXISTING
 The East 1/2 of Government Lot 8 in Section 16, Township 139 North, Range 26 West of the Fifth Principal Meridian containing 23 acres more or less according to the United States Government survey thereof, subject to mineral reservations of record and subject also to roadway easement of record, but reserving that part thereof conveyed by deed recorded in the office of the Register of Deeds of said County in 116 of Deeds, Page 426; and

This part of Outlots E and F of the Auditor's Plat of Lake Washburn Outlots in Government Lot 7, Section 16, Township 139 North, Range 26 West of the Fifth Principal Meridian, described as follows, to-wit: Beginning at a point on the West line of said Government Lot 7 which is 2030 feet North of the Southwest corner thereof, said point being marked by an iron pipe; thence South 51°51' East for a distance of 275 feet; thence South 22°33' West for a distance of 392.8 feet to the West line of said Government Lot 7; thence North for a distance of 890.2 feet along the West line of said Government Lot 7 to the place of beginning, all according to said Auditor's Plat as on file and of record in the office of the Register of Deeds of Cass County, Minnesota, together with the roadway easement referred to in that certain deed recorded in the office of said Register of Deeds in Book 116 of Deeds, Page 330.

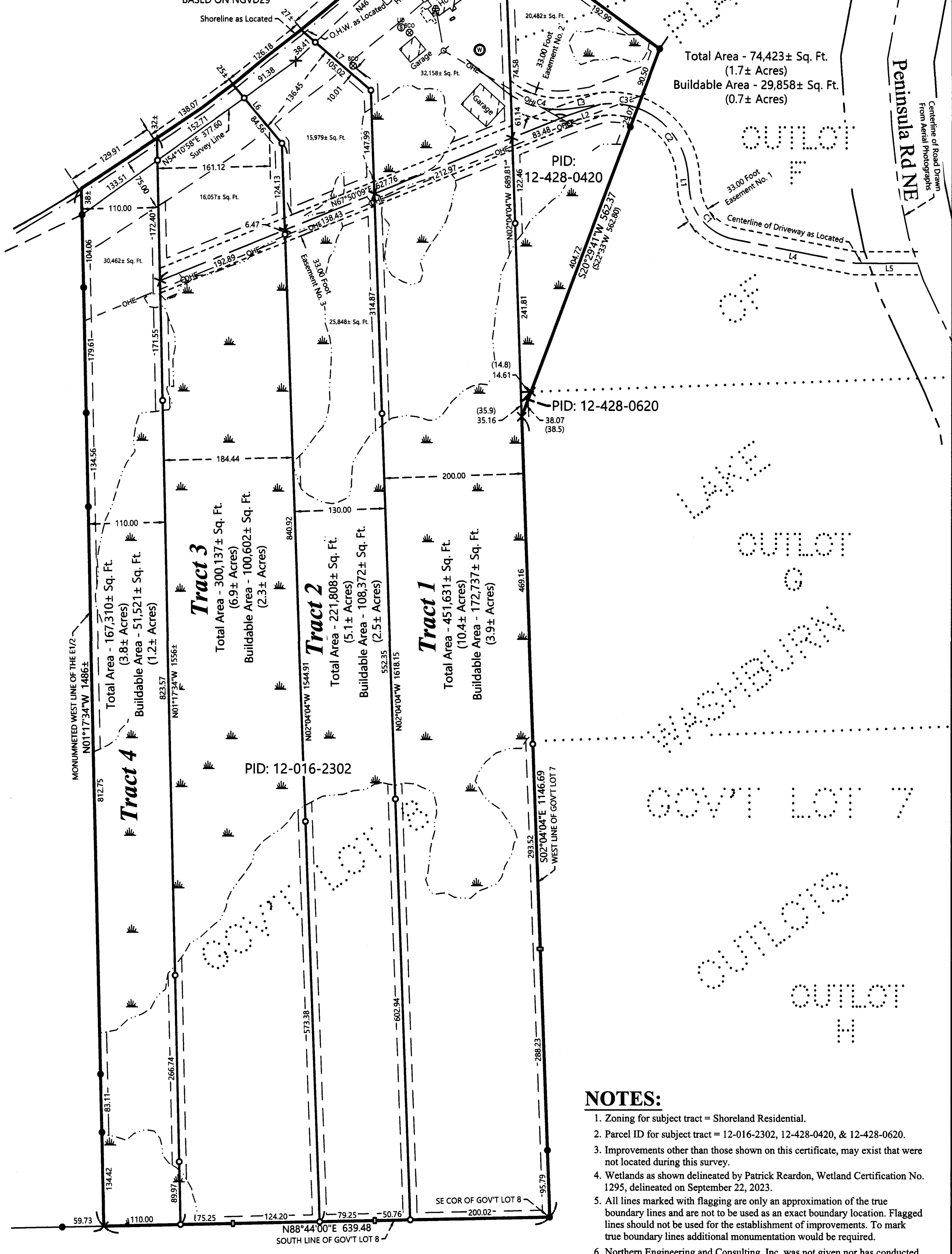
PROPOSED
 The East 1/2 of Government Lot 8, Section 16, Township 139 North, Range 26 West, Cass County, Minnesota described as follows: COMMENCING at the southeast corner of said Government Lot 8; thence North 02 degrees 04 minutes 04 seconds West, assigned bearing, along the east line thereof, 1836.51 feet to a point referred to as a point being 2030 feet North of the southwest corner of Government Lot 7, said Section 16, and the Point of Beginning of the tract to be herein described; thence South 02 degrees 04 minutes 04 seconds East, along said east line, 1836.51 feet to said southeast corner; thence South 88 degrees 44 minutes 00 seconds West, along the south line of said Government Lot 8, 200.02 feet; thence North 02 degrees 04 minutes 04 seconds West 1618.15 feet; thence North 49 degrees 11 minutes 40 seconds West 132 feet, more or less, to the shoreline of Washburn Lake; thence Northeast along said shoreline to the intersection with a line that bears North 53 degrees 45 minutes 19 seconds West from the point of beginning; thence South 53 degrees 45 minutes 19 seconds East 92 feet, more or less, to the point of beginning. SUBJECT to easements, restrictions, and reservations of record. TOGETHER with Easement No. 1 and 2. SUBJECT to Easement No. 3.



Washburn Lake
 General Development (GD)

LAKE ELEVATION = 1316.45 / 8-14-2023
 ORDINARY HIGH WATER ELEVATION = 1317.2

BENCHMARK: MNDOT GEODETIC MARKER "1103 W"
 BASED ON NGVD29



PROPOSED DESCRIPTIONS:

Tract 1
 That part of the East Half of Government Lot 8, Section 16, Township 139 North, Range 26 West, Cass County, Minnesota described as follows: COMMENCING at the southeast corner of said Government Lot 8; thence North 02 degrees 04 minutes 04 seconds West, assigned bearing, along the east line thereof, 1836.51 feet to a point referred to as a point being 2030 feet North of the southwest corner of Government Lot 7, said Section 16, and the Point of Beginning of the tract to be herein described; thence South 02 degrees 04 minutes 04 seconds East, along said east line, 1836.51 feet to said southeast corner; thence South 88 degrees 44 minutes 00 seconds West, along the south line of said Government Lot 8, 200.02 feet; thence North 02 degrees 04 minutes 04 seconds West 1618.15 feet; thence North 49 degrees 11 minutes 40 seconds West 132 feet, more or less, to the shoreline of Washburn Lake; thence Northeast along said shoreline to the intersection with a line that bears North 53 degrees 45 minutes 19 seconds West from the point of beginning; thence South 53 degrees 45 minutes 19 seconds East 92 feet, more or less, to the point of beginning. SUBJECT to easements, restrictions, and reservations of record. TOGETHER with Easement No. 1 and 2. SUBJECT to Easement No. 3.

Tract 2
 That part of the East Half of Government Lot 8, Section 16, Township 139 North, Range 26 West, Cass County, Minnesota described as follows: COMMENCING at the southeast corner of said Government Lot 8; thence South 88 degrees 44 minutes 00 seconds West, assigned bearing, along the south line thereof, 330.03 feet; thence North 02 degrees 04 minutes 04 seconds West, 1544.91 feet to the Point of Beginning of the tract to be herein described; thence South 02 degrees 04 minutes 04 seconds East 1544.91 feet to said south line; thence North 88 degrees 44 minutes 00 seconds East, along said south line, 130.01 feet; thence North 02 degrees 04 minutes 04 seconds West, 1618.15 feet; thence North 49 degrees 11 minutes 40 seconds West 132 feet, more or less, to the shoreline of Washburn Lake; thence southwesterly along said shoreline to the intersection with a line that bears North 39 degrees 52 minutes 54 seconds West from the point of beginning; thence South 39 degrees 52 minutes 54 seconds East 110 feet more or less to the point of beginning. SUBJECT to easements, restrictions, and reservations of record. TOGETHER with Easement No. 1. SUBJECT to and TOGETHER with Easement No. 3.

Tract 3
 That part of the East Half of Government Lot 8, Section 16, Township 139 North, Range 26 West, Cass County, Minnesota described as follows: COMMENCING at the southeast corner of said Government Lot 8; thence South 88 degrees 44 minutes 00 seconds West, assigned bearing, along the south line thereof, 330.03 feet; thence North 02 degrees 04 minutes 04 seconds West, 1544.91 feet to the Point of Beginning of the tract to be herein described; thence South 02 degrees 04 minutes 04 seconds East 1544.91 feet to said south line; thence North 88 degrees 44 minutes 00 seconds East, along said south line, 199.45 feet to the east line of the West 110.00 feet of said East Half; thence North 01 degrees 17 minutes 34 seconds West, along said east line, 1556 feet, more or less, to the shoreline of Washburn Lake; thence northeasterly along said shoreline to the intersection with a line that bears North 39 degrees 52 minutes 54 seconds West from the point of beginning; thence South 39 degrees 52 minutes 54 seconds East 110 feet more or less to the point of beginning. SUBJECT to easements, restrictions, and reservations of record. TOGETHER with Easement No. 1. SUBJECT to and TOGETHER with Easement No. 3.

Tract 4
 The West 110.00 feet of the East Half of Government Lot 8, Section 16, Township 139 North, Range 26 West, Cass County. SUBJECT to easements, restrictions, and reservations of record. TOGETHER with Easement No. 1 and 3.

Easement No. 1
 A 33.00 foot wide easement for ingress, egress, and utility purposes over, under, and across that part of OUTLOT F, AUDITORS PLAT OF LAKE WASHBURN OUTLOTS, Section 16, Township 139 North, Range 26 West, Cass County, Minnesota, the centerline of which is described as follows: COMMENCING at the southeast corner of Government Lot 8, said Section 16; thence North 02 degrees 04 minutes 04 seconds West, assigned bearing, along the east line thereof, 1546.13 feet; thence North 67 degrees 50 minutes 09 seconds East 83.48 feet; thence North 71 degrees 14 minutes 13 seconds East 51.55 feet; thence easterly 54.31 feet along a non-tangential curve, concave to the south, having a radius of 110.00 feet, a central angle of 28 degrees 17 minutes 10 seconds and a chord bearing of South 84 degrees 23 minutes 44 seconds East with a chord distance of 53.76 feet to the Point of Beginning of said centerline to be herein described; thence continue 125.42 feet southeasterly along said 110.00 foot radius curve, having a central angle of 65 degrees 19 minutes 33 seconds, a chord bearing of South 37 degrees 35 minutes 23 seconds East with a chord distance of 118.73; thence South 04 degrees 55 minutes 36 seconds East, tangent to last described curve, 21.93 feet; thence southeasterly 103.34 feet along a tangential curve, concave to the northeast, having a radius of 80.00 feet, and a central angle of 74 degrees 00 minutes 34 seconds; thence South 78 degrees 56 minutes 11 seconds East, tangent to last described curve, 177.75 feet; thence North 89 degrees 50 minutes 19 seconds East 88.05 feet to the centerline of Peninsula Rd NE and said centerline there terminating.

Easement No. 2
 A 33.00 foot wide Easement for ingress, egress, and utility purposes over, under, and across that part of OUTLOT F, AUDITORS PLAT OF LAKE WASHBURN OUTLOTS, Section 16, Township 139 North, Range 26 West, Cass County, Minnesota, the centerline of which is described as follows: COMMENCING at the southeast corner of Government Lot 8, said Section 16; thence North 02 degrees 04 minutes 04 seconds West, assigned bearing, along the east line thereof, 1607.27 feet to the Point of Beginning of said centerline to be herein described; thence easterly 91.38 feet along a non-tangential curve, concave to the north, having a radius of 125.00 feet, a central angle of 41 degrees 53 minutes 02 seconds, a chord bearing of South 77 degrees 35 minutes 48 seconds East, and a chord distance of 89.36 feet; thence North 81 degrees 27 minutes 41 seconds East, tangent to last described curve, 41.52 feet; thence easterly 54.31 feet along a tangential curve, concave to the south, having a radius of 110.00 feet, and a central angle of 28 degrees 17 minutes 10 seconds and said centerline there terminating. Sidelines of said easement shall be prolonged or shortened to terminate on said east line and lines that bear North 20 degrees 29 minutes 41 seconds East and South 20 degrees 29 minutes 41 seconds West from the point of termination.

Easement No. 3
 A 33.00 foot wide Easement for ingress, egress, and utility purposes over, under, and across that part of the East Half of Government Lot 8, Section 16, Township 139 North, Range 26 West, Cass County, Minnesota, the centerline of which is described as follows: COMMENCING at the southeast corner of said Government Lot 8; thence South 88 degrees 44 minutes 00 seconds West, assigned bearing, along the south line thereof, 529.48 feet to the east line of the West 110.00 feet of said East Half; thence North 01 degrees 17 minutes 34 seconds West 1351.83 feet to the Point of Beginning of said centerline to be herein described; thence North 67 degrees 50 minutes 09 seconds East 83.48 feet; thence North 71 degrees 14 minutes 13 seconds East 51.55 feet; thence easterly 54.31 feet along a non-tangential curve, concave to the south, having a radius of 110.00 feet, a central angle of 28 degrees 17 minutes 10 seconds and a chord bearing of South 84 degrees 23 minutes 44 seconds East with a chord distance of 53.76 feet and said centerline there terminating. The sidelines of said easement shall be prolonged or shortened to terminate on said east line of the West 110.00 feet and lines that bear North 20 degrees 29 minutes 41 seconds East and South 20 degrees 29 minutes 41 seconds West from the point of termination.

NOTES:

- Zoning for subject tract = Shoreland Residential.
- Parcel ID for subject tract = 12-016-2302, 12-428-0420, & 12-428-0620.
- Improvements other than those shown in this certificate, may exist that were not located during this survey.
- Wetlands as shown delineated by Patrick Reardon, Wetland Certification No. 1295, delineated on September 22, 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
 Barth Reding
 3915 Zircon Lane N.
 Plymouth, MN 55446

NORTHERN ENGINEERING & CONSULTING, INC.
 P.O. Box 292, Walker, MN, 56484
 Phone: 218-547-1296
 web: www.neclusa.com

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.
[Signature] 2/19/24
 TERRY L. FREEMAN LIC. NO. 21367

REVISIONS:		
NO.	DATE	DESCRIPTION
1.	2-19-2024	Change Easements

JOB NO. 23-188
 DATE: 02-05-2023
 SHEET NO. 1 OF 1