## **CERTIFICATE OF SURVEY** EXISTING LEGAL DESCRIPTION ACCORDING TO DOC. NO 388626 In Section 24, Township 139 North, Range 30 West; That part of Gov. Lot 1 lying northeast of the following PART OF GOVERNMENT LOT 1, AND PART OF THE NW1/4-NE1/4, described line; commencing at the northeast corner of Gov. Lot 1 which is the one-quarter corner between Sections 13 and 24; thence west along the north boundary of section 24 54.50 feet to a point on the southeast SECTION 24, TOWNSHIP 139, RANGE 30, shore of Portage Lake; thence southwesterly along the southeast shore of Portage Lake 213.50 feet to the point of beginning, thence southeasterly in a straight line 364 feet more or less to a point on the east boundary of Gov. CASS COUNTY, MINNESOTA Lot 1 that is located 479.50 feet south of the northeast corner of Gov. Lot. 1 and there ending, said parcel extends northwesterly to the water's edge of Portage Lake immediately northeast of the point of beginning, contains 1.17 acres more or less and is subject to reservations, restrictions and easements that are of record. All that portion of the Northwest quarter of the Northeast quarter (NW1/4 of NE1/4, Section Twenty-four (24), Township One Hundred Thirty-nine (139), Range Thirty (30), lying and being Northwesterly of State Highway No. 87 as at present established across said Northwest quarter of the Northeast quarter (NW1/4 of NE1/4). BIG PROPOSED LEGAL DESCRIPTIONS: SUUTE LIIL PORTAGE /SECTION 13 That part of Government Lot 1 and that part of the Northwest Quarter of the Northeast Quarter (NW1/4-NE1/4) Section 24, Township 139 North, Range 30 West Cass County Minnesota, Commencing at the northeast corner of said Government Lot NO. 87 1; thence South 00 degrees 09 minutes 12 seconds West, bearing based on the Cass County Coordinate Database NAD 83, MONUMENT LIES NORTH -OF LINE 0.9 FEET NORTH LINE OF GOVERNMENT LOT 1 (DEED = WEST)213.76 feet along the east line of said Government Lot 1; thence North 48 degrees 19 minutes 39 seconds West 54.53 feet N89°22'57"E 485± LAKE to the point of beginning of the tract to be described; thence reversing South 48 degrees 19 minutes 39 seconds East 76.12 THE STATE AND THE STATE OF THE feet; thence South 63 degrees 55 minutes 38 seconds East 117.85 feet to the centerline of State Highway No. 87; thence NORTH LINE OF THE NW1/4-NE1/4 North 32 degrees 49 minutes 45 seconds East 174.49 feet along said centerline of State Highway No. 87; thence EDGE OF WOODS (TYP.) northeasterly 250.51 feet on a tangential curve concave to the southeast, having a central angle of 45 degrees 33 minutes 58 seconds and a radius of 315.00 feet, along said centerline of State Highway No. 87 to its intersection with the north line of SECTION 24 CORNER OF SECTION 24 WESTERLY LINE OF THE PRESCRIPTIVE said NW1/4-NE1/4; thence South 89 degrees 22 minutes 57 seconds West 485 feet, more or less, along said north line of RIGHT OF WAY OF STATE HIGHWAY the NW1/4-NE1/4 and along the north line of said Government Lot 1 to the shore of Big Portage Lake; thence southwesterly NORTHEAST CORNER OF NO. 87 BASED ON TRAVELED CENTERLINE along said shore of Big Portage Lake to its intersection with the line that bears North 42 degrees 35 minutes 45 seconds GOVERNMENT LOT 1 ACCORDING TO MNDOT DISTRICT 3 ROADWAY REGULATIONS SUPERVISOR West from the point of beginning; thence South 42 degrees 35 minutes 45 seconds East 141 feet, more or less, to the point Together with and subject to a 33.00 foot wide easement for ingress and egress purposes over and across that part of Government Lot 1 and that part of the Northwest Quarter of the Northeast Quarter (NW1/4-NE1/4), Section 24, Township 139 North, Range 30 West, Cass County Minnesota, the centerline of said easement is described as follows: Commencing ORDINARY HIGH WATER LINE BUILDING SETBACK at the northeast corner of said Government Lot 1; thence South 00 degrees 09 minutes 12 seconds West, bearing based on LOCATED ON 12-28-2023 the Cass County Coordinate Database NAD 83, 213.76 feet along the east line of said Government Lot 1; thence North 48 LINE (TYP.) degrees 19 minutes 39 seconds West 54.53 feet; thence North 42 degrees 35 minutes 45 seconds West 66.16 feet to the SURVEY LINI point of beginning of the easement to be described; thence reversing South 42 degrees 35 minutes 45 seconds East 66.16 feet; thence South 48 degrees 19 minutes 39 seconds East 76.12 feet; thence South 63 degrees 55 minutes 38 seconds East 117.85 feet to the centerline of State Highway No. 87 and said centerline of easement terminating. Sidelines of said easement are to be prolonged or shortened to terminate at said centerline of state highway No. 87. TRACT A Subject to other easements, reservations or restrictions of record, if any EASTERLY LINE OF THE PRESCRIPTIVE RIGHT OF WAY OF MONUMENT LIES EAST STATE HIGHWAY NO. 87 BASED ON TRAVELED CENTERLINE OF LINE 0.7 FEET ACCORDING TO MNDOT DISTRICT 3, ROADWAY REGULATIONS SUPERVISOR That part of Government Lot 1 and that part of the Northwest Quarter of the Northeast Quarter (NW1/4-NE1/4) Section 24, PROPOSED INGRESS AND EGRESS EASEMENT DESCRIPTION: Township 139 North, Range 30 West Cass County Minnesota, Commencing at the northeast corner of said Government Lot 1; thence South 00 degrees 09 minutes 12 seconds West, bearing based on the Cass County Coordinate Database NAD 83, 213.76 feet along the east line of said Government Lot 1; thence North 48 degrees 19 minutes 39 seconds West 54.53 feet A 33.00 foot wide easement for ingress and egress purposes over and across to the point of beginning of the tract to be described; thence reversing South 48 degrees 19 minutes 39 seconds East 76.12 that part of Government Lot 1 and that part of the Northwest Quarter of the feet; thence South 63 degrees 55 minutes 38 seconds East 117.85 feet to the centerline of State Highway No. 87; thence Northeast Quarter (NW1/4-NE1/4), Section 24, Township 139 North, Range 30 South 32 degrees 49 minutes 45 seconds West 92.71 feet along said centerline; thence southwesterly 216.91 feet on a West, Cass County Minnesota, the centerline of said easement is described as tangential curve concave to the southeast, having a central angle of 26 degrees 09 minutes 49 seconds and a radius of follows: Commencing at the northeast corner of said Government Lot 1; thence 475.00 feet, along said centerline of State Highway No. 87 to its intersection with said east line of Government Lot 1; thence TRACT B South 00 degrees 09 minutes 12 seconds West, bearing based on the Cass North 00 degrees 09 minutes 12 seconds East 80.70 feet along said east line of Government Lot 1 to a point on said east County Coordinate Database NAD 83, 213.76 feet along the east line of said line of Government Lot 1 that is 479.50 feet south of the northeast corner of said Government Lot 1; thence North 31 Government Lot 1; thence North 48 degrees 19 minutes 39 seconds West 54.53 degrees 58 minutes 06 seconds West 407 feet, more or less, to the shore of Big Portage Lake; thence northeasterly along feet; thence North 42 degrees 35 minutes 45 seconds West 66.16 feet to the said shore of Big Portage Lake to its intersection with the line that bears North 42 degrees 35 minutes 45 seconds West from GOVERNMENT LOT ' point of beginning of the easement to be described; thence reversing South 42 the point of beginning; thence South 42 degrees 35 minutes 45 seconds East 141 feet, more or less, to the point of degrees 35 minutes 45 seconds East 66.16 feet; thence South 48 degrees 19 WEST LINE OF THE NW1/4-NE1/4 minutes 39 seconds East 76.12 feet; thence South 63 degrees 55 minutes 38 seconds East 117.85 feet to the centerline of State Highway No. 87 and said Together with and subject to a 33.00 foot wide easement for ingress and egress purposes over and across that part of centerline of easement terminating. Sidelines of said easement are to be Government Lot 1 and that part of the Northwest Quarter of the Northeast Quarter (NW1/4-NE1/4), Section 24, Township 139 prolonged or shortened to terminate at said centerline of state highway No. 87. SCALE (IN FEET) North, Range 30 West, Cass County Minnesota, the centerline of said easement is described as follows: Commencing at the Subject to other easements, reservations or restrictions of record, if any. ORIENTATION OF THIS BEARING SYSTEM IS northeast corner of said Government Lot 1; thence South 00 degrees 09 minutes 12 seconds West, bearing based on the BASED ON THE CASS COUNTY Cass County Coordinate Database NAD 83, 213.76 feet along the east line of said Government Lot 1; thence North 48 COORDINATE DATABASE NAD 83 AREA degrees 19 minutes 39 seconds West 54.53 feet; thence North 42 degrees 35 minutes 45 seconds West 66.16 feet to the ELEVATIONS ARE BASED ON THE NATIONAL point of beginning of the easement to be described; thence reversing South 42 degrees 35 minutes 45 seconds East 66.16 GEODETIC VERTICAL DATUM OF 1929 (NGVD29) feet; thence South 48 degrees 19 minutes 39 seconds East 76.12 feet; thence South 63 degrees 55 minutes 38 seconds BENCHMARK IS A VERTICAL 3/8 X8" SPIKE IN East 117.85 feet to the centerline of State Highway No. 87 and said centerline of easement terminating. Sidelines of said THE WEST ROOT OF A 2.0' WHITE PINE easement are to be prolonged or shortened to terminate at said centerline of state highway No. 87. ELEVATION = 1324.23 Subject to other easements, reservations or restrictions of record, if any. **SURVEYORS NOTES:** = DENOTES FOUND IRON MONUMENT THE PIDS FOR THE SUBJECT PROPERTY ARE 34-024-2119 AND 34-024-1203. = DENOTES 1/2 INCH DIAMETER BY 18 INCH LONG IRON PIPE MONUMENT SET AND MARKED RLS # 60122 THE PHYSICAL ADDRESS FOR THE SUBJECT PROPERTY IS 2568 STATE 87 NW, BACKUS, MN 56435. = DENOTES FOUND PK NAIL SUBJECT PROPERTY IS LOCATED WITHIN THE SHORELAND ZONING DISTRICT ACCORDING TO THE CASS COUNTY ONLINE GIS MAPPING. = DENOTES GATE POST TODD AND RHONDA = DENOTES ELECTRIC TRANSFORMER THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR OPINION. THERE MAY BE EASEMENTS OR OTHER LIMITING FACTORS NOT JOSEPHSON SHOWN ON THIS SURVEY WHICH AFFECT THE SUBJECT PROPERTY. DENOTES SEPTIC TANK LID THIS SURVEY IS BASED ON THE CASS COUNTY COORDINATE DATABASE NAD 83. ALTHOUGH THE EXISTING DEED BEARINGS DIFFER FROM THE CASS COUNTY = DENOTES GATE POST BEARING SYSTEM, THE ANGULAR RELATIONSHIP BETWEEN THE BOUNDARY LINES SHOWN CORRESPONDS TO THE DEED LINES. ——O——O— = DENOTES GATE SETBACKS ARE ACCORDING TO THE CASS COUNTY LAND USE ORDINANCE DATED 06-01-2023. ACCORDING TO THE PROPERTY REVIEW ON MAY 09, 2024 COMPLETED BY JOEY GOEDEN, CERTIFIED WETLAND DELINEATOR NO. 1311, THERE ARE NO DENOTES BITUMINOUS SURFACE WETLANDS ON THE SUBJECT PROPERTY. N00°09'12"E PROPERTY AREAS: DENOTES GRAVEL SURFACE TOTAL AREA OF THE SUBJECT PROPERTY = 132,030± SQ. FT. (3.03± ACRES) DENOTES CONCRETE SURFACE TOTAL AREA OF THE SUBJECT PROPERTY LESS RIGHT OF WAY = 111,220 SQ. FT. (2.55± ACRES) TOTAL AREA OF TRACT A = 77,093 SQ. FT. TOTAL BUILDABLE AREA OF TRACT A = 39,363 SQ. FT. TOTAL AREA OF TRACT B = 54,898 SQ. FT. TOTAL BUILDABLE AREA OF TRACT B = 26,020 SQ. FT. © 2024 WIDSETH SMITH NOLTING & ASSOCIATES, INC N00'09'12"E PREPARED FOR: ADVANCED APPRAISAL 401K SOLO PLAN AMENDMENTS IEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY AS SHOWN IE OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED SOUTHWEST CORNER OF THE NE1/4 AND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA. DRAWN BY: CHECKED BY: TJP ARCHITECTS - ENGINEERS - SCIENTISTS - SURVEYORS FILE NUMBER: 2024-10536 TYLER J. POGREBA 🐓 DATE: 05/16/2024 LIC. NO. 60122