CERTIFICATE OF SURVEY

THE SOUTHEAST QUARTER OF THE SOUTHWET QUARTER, AND PARTS OF GOVERNMENT LOTS 2 & 3, SECTION 30, TOWNSHIP 144 NORTH, RANGE 31 WEST, CASS COUNTY, MINNESOTA

PROPOSED DESCRIPTIONS:

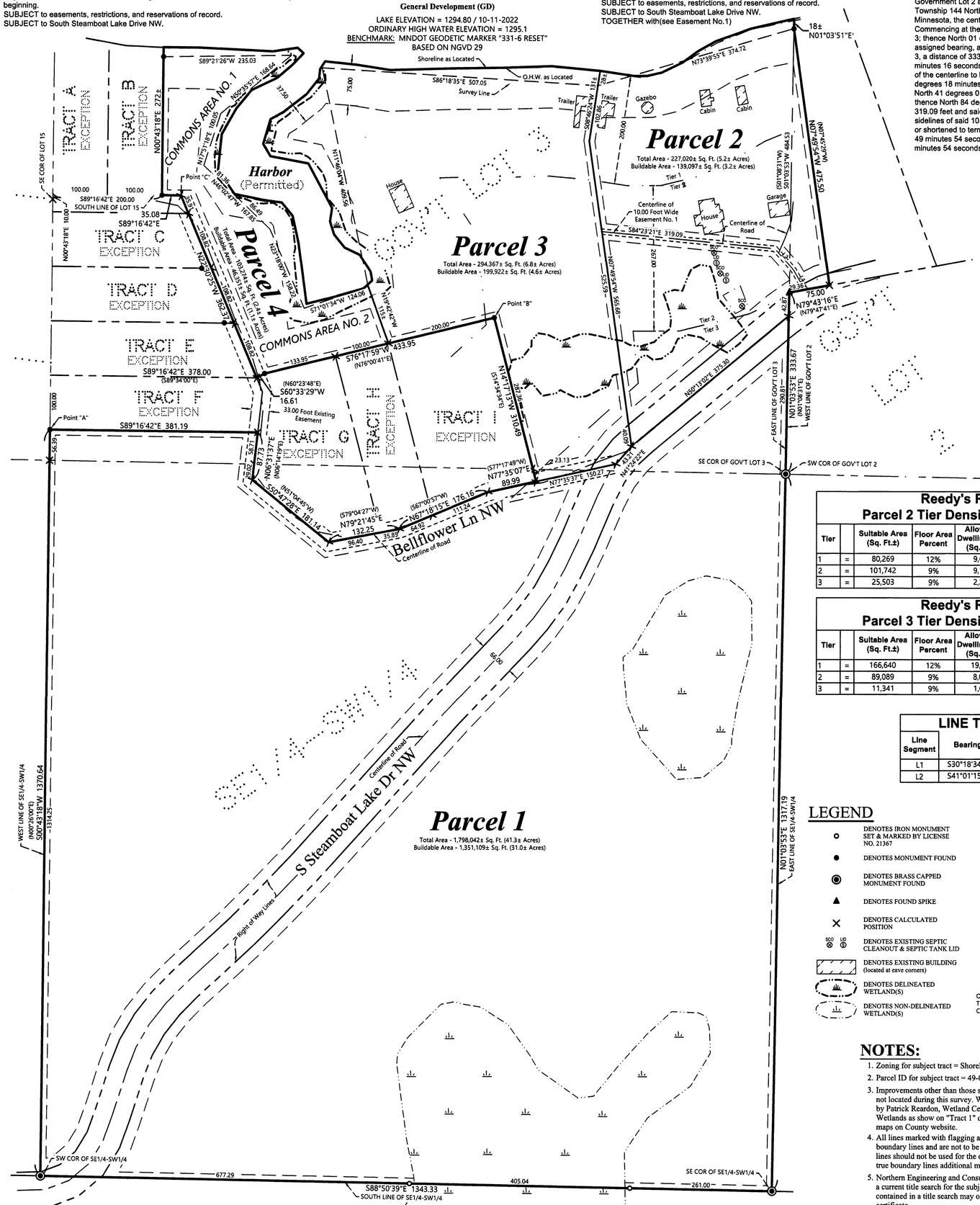
PARCEL 1
Those parts of the Southeast Quarter of the Southwest Quarter and Government Lot 3, Section 30, Township 144 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the southwest corner of said Southeast Quarter of the Southwest Quarter; thence North 00 degrees 43 minutes 18 seconds East, assigned bearing, along the west line of said Southeast Quarter of the Southwest Quarter and Government Lot 3, a distance of 1370.64 feet to a Point hereinafter referred to as Point "A"; thence continue North 00 degrees 43 minutes 18 seconds East, along said west line of Government Lot 3, a distance of 100.00 feet; thence South 89 degrees 16 minutes 42 seconds East 378.00 feet; thence North 60 degrees 33 minutes 29 seconds East 16.61 feet; thence North 76 degrees 17 minutes 59 seconds East 433.95 feet to a Point hereinafter referred to as Point "B"; AND Beginning at the southeast corner of said Government Lot 3; thence North 01 degrees 03 minutes 53 seconds East, along the east line of said Government Lot 3, a distance of 290.81 feet; thence South 50 degrees 13 minutes 02 seconds West 375.30 feet; thence South 41 degrees 24 minutes 22 seconds West 43.21 feet; thence South 77 degrees 35 minutes 37 seconds West 150.27 feet to the intersection with a line bearing South 14 degrees 17 minutes 13 seconds East distant 310.49 feet from said Point "B"; thence South 77 degrees 35 minutes 07 seconds West 89.99 feet; thence South 67 degrees 18 minutes 15 seconds West 176.16 feet; thence South 79 degrees 21 minutes 45 seconds West 132.25 feet; thence North 50 degrees 47 minutes 28 seconds West 181.14 feet; thence North 06 degrees 31 minutes 37 seconds East 87.73 feet to the intersection with a line bearing South 89 degrees 16 minutes 42 seconds East from said Point "A"; thence North 89 degrees 16 minutes 42 seconds West 381.19 feet to said Point "A"; thence South 00 degrees 43 minutes 18 seconds West, along said west line of the Southeast Quarter of the Southwest Quarter and Government Lot 3, a distance of 1370.64 feet to said southwest corner; thence South 88 degrees 50 minutes 39 seconds East, along the south line thereof 1343.33 feet to the southeast corner of said Southeast Quarter of the Southwest Quarter; thence North 01 degrees 03 minutes 53 seconds East, along the east line thereof 1317.19 feet to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to South Steamboat Lake Drive NW.

PARCEL 2
Those parts of Government Lot 2 and Government Lot 3, Section 30, Township 144 North, Range 31 West, Cass County, Minnesota, described as follows: Commencing at the southeast corner of said Government Lot 3; thence North 01 degrees 03 minutes 53 seconds East, assigned bearing, along the east line of said Government Lot 3, a distance of 333.67 feet; thence North 79 degrees 43 minutes 16 seconds East 75.00 feet to the Point of Beginning of the parcel to be herein described; thence reverse South 79 degrees 43 minutes 16 seconds West 75.00 feet to said east line; thence South 01 degrees 03 minutes 53 seconds West, along said east line, 42.87 feet; thence South 50 degrees 13 minutes 02 seconds West 375.30 feet; thence North 07 degrees 49 minutes 54 seconds West 565.68 feet; thence North 08 degrees 46 minutes 24 seconds East 131 feet, more or less, to the shoreline of Steamboat Lake; thence northeasterly along said shoreline to the intersection with said east line; thence South 01 degrees 03 minutes 53 seconds West 18 feet, more or less to the intersection with a line bearing North 07 degrees 49 minutes 54 seconds West distant 475.50 feet from the point of beginning; thence South 07 degrees 49 minutes 54 seconds East 475.50 feet to the point of beginning
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to South Steamboat Lake Drive NW.
SUBJECT to (see Easement No.1)

PARCEL 3
Those parts of the Southeast Quarter of the Southwest Quarter and Government Lot 3, Section 30, Township 144 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the southwest corner of said Southeast Quarter of the Southwest Quarter; thence North 00 degrees 43 minutes 18 seconds East, assigned bearing, along the west line of said Southeast Quarter of the Southwest Quarter and Government Lot 3, a distance of 1470.64 feet; thence South 89 degrees 16 minutes 42 seconds East 378.00 feet; thence North 60 degrees 33 minutes 29 seconds East 16.61 feet; thence North 76 degrees 17 minutes 59 seconds East 433.95 feet to a Point hereinafter referred to as Point "B"; AND Commencing at the southeast corner of said Government Lot 3; thence North 01 degrees 03 minutes 53 seconds East, along the east line of said Government Lot 3, a distance of 290.81 feet; thence South 50 degrees 13 minutes 02 seconds West 375.30 feet; thence North 07 degrees 49 minutes 54 seconds West 565.68 feet to the Point of Beginning of the parcel to be herein described; thence reverse South 07 degrees 49 minutes 54 seconds East 565.68 feet; thence South 41 degrees 24 minutes 22 seconds West 43.21 feet; thence South 77 degrees 35 minutes 37 seconds West 150.27 feet to the intersection with a line bearing South 14 degrees 17 minutes 13 seconds East distant 310.49 feet from said Point "B"; thence North 14 degrees 17 minutes 13 seconds West 310.49 feet to said Point "B"; thence South 76 degrees 17 minutes 59 seconds West 200.00 feet; thence North 19 degrees 42 minutes 42 seconds West 115 feet, more or less, to the shoreline of a harbor on Steamboat Lake; thence northwesterly and northeasterly along said shoreline to the intersection with the shoreline of Steamboat Lake; thence easterly along last said shoreline to the intersection with a line bearing North 08 degrees 46 minutes 24 seconds East from the point of beginning; thence South 08 degrees 46 minutes 24 seconds West 131 feet, more or less, to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to South Steamboat Lake Drive NW.
TOGETHER with(see Easement No.1)

PARCEL 4
That part of Government Lot 3, Section 30, Township 144 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the southeast corner of Lot 15, Block 1, GACKSTETTER'S ADDITION, plat of record, said County, said corner being on the west line of said Government Lot 3; thence North 00 degrees 43 minutes 18 seconds East, assigned bearing, along the west line of said Government Lot 3, a distance of 10.00 feet; thence South 89 degrees 16 minutes 42 seconds East 235.08 feet to a Point hereinafter referred to as Point "C"; AND Commencing at the southwest corner of the Southeast Quarter of the Southwest Quarter, said Section 30; thence North 00 degrees 43 minutes 18 seconds East, assigned bearing, along the west line of said Southeast Quarter of the Southwest Quarter and Government Lot 3, a distance of 1470.64 feet; thence South 89 degrees 16 minutes 42 seconds East 378.00 feet; thence North 60 degrees 33 minutes 29 seconds East 16.61 feet; thence North 76 degrees 17 minutes 59 seconds East 233.95 feet to the Point of Beginning of the tract to be herein described; thence reversing South 76 degrees 17 minutes 59 seconds West 233.95 feet; thence South 60 degrees 41 minutes 06 seconds West 16.61 feet to the intersection with a line that bears South 22 degrees 30 minutes 25 seconds East from a point referred to as Point "C"; thence North 22 degrees 30 minutes 25 seconds West 362.34 feet to said Point "C"; thence North 89 degrees 16 minutes 42 seconds West 35.08 feet; thence North 00 degrees 43 minutes 18 seconds East 272 feet, more or less, to the shoreline of Steamboat Lake; thence easterly along said shoreline to the westerly shoreline of a permitted harbor; thence southwesterly, southerly, southeasterly, southerly, and northeasterly along said westerly shoreline to the intersection of a line that bears North 19 degrees 42 minutes 42 seconds West from the point of beginning; thence South 19 degrees 42 minutes 42 seconds East 115 feet, more or less, to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.

Easement No.1
A 10.00 foot wide easement over and across those parts of Government Lot 2 and Government Lot 3, Section 30, Township 144 North, Range 31 West, Cass County, Minnesota, the centerline of which is described as follows: Commencing at the southeast corner of said Government Lot 3; thence North 01 degrees 03 minutes 53 seconds East, assigned bearing, along the east line of said Government Lot 3, a distance of 333.67 feet; thence North 79 degrees 43 minutes 16 seconds East 29.36 feet to the Point of Beginning of the centerline to be herein described; thence North 30 degrees 18 minutes 34 seconds West 42.45 feet; thence North 41 degrees 01 minutes 15 seconds West 50.82 feet; thence North 84 degrees 23 minutes 21 seconds West 319.09 feet and said centerline there terminating. The sidelines of said 10.00 foot wide easement shall be prolonged or shortened to terminate on lines that bear North 07 degrees 49 minutes 54 seconds West and South 07 degrees 49 minutes 54 seconds East from the point of termination.



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

Reedy's Resort
Parcel 2 Tier Density Calculations

Tier		Suitable Area (Sq. Ft.±)	Floor Area Percent	Allowable Dwelling Area (Sq. Ft.±)	Existing Dwelling Area (Sq. Ft.±)	Remaining Dwelling Area (Sq. Ft.±)
1	=	80,269	12%	9,632	2,054	7,578
2	=	101,742	9%	9,157	2,527	6,630
3	=	25,503	9%	2,295	0	2,295

Reedy's Resort
Parcel 3 Tier Density Calculations

Tier		Suitable Area (Sq. Ft.±)	Floor Area Percent	Allowable Dwelling Area (Sq. Ft.±)	Existing Dwelling Area (Sq. Ft.±)	Remaining Dwelling Area (Sq. Ft.±)
1	=	166,640	12%	19,997	2,210	17,787
2	=	89,089	9%	8,018	0	8,018
3	=	11,341	9%	1,021	0	1,021

LINE TABLE

Line Segment	Bearing	Distance
L1	S30°18'34"E	42.45
L2	S41°01'15"E	50.82

NOTES:

1. Zoning for subject tract = Shoreland-WOC.
2. Parcel ID for subject tract = 49-030-3100.
3. Improvements other than those shown on this certificate, may exist that were not located during this survey. Wetlands as shown on "Tracts 2-4" delineated by Patrick Reardon, Wetland Certification No. 1259, in October 2022. Wetlands as show on "Tract 1" drawn from National Wetland Inventory maps on County website.
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 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.

SHEET NO. 1 OF 1
JOB NO. 22-209
DATE: 12-06-2022

CERTIFICATE OF SURVEY
Jeff Holly
P.O. Box 670
Walker, MN 56484

NORTHERN ENGINEERING & CONSULTING, INC.
P.O. Box 292, Walker, MN, 56484
Phone: 218-547-1296
web: www.neciusa.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.
12/18/24
TERRY L. FREEMAN LIC. NO. 21367

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1.	9-10-2024	Change parcel 2/3	LA.H.
2.	9-20-2024	Legal Descriptions	G.A.Y.
3.	12-3-2024	Easement #1	LA.H.
4	12-18-2024	Tier Calculations	G.A.Y.