CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 4, SECTION 31, AND PART OF THE WEST HALF OF THE SOUTHWEST QUARTER SECTION 32, TOWNSHIP 139 NORTH, RANGE 30 WEST, CASS COUNTY, MINNESOTA

EASEMENTS TO BE VACATED:

EASEMENT NO. 1A

An easement for roadway purposes 33.00 feet in width over and across the West Half of the Southwest Quarter, Section 32 and Government Lot 4, Section 31, all in Township 139 North, Range 30 West, Cass County, Minnesota the centerline of which is described as follows: Commencing at the Southeast corner of said West Half; thence North 00 degrees 34 minutes 44 seconds West assumed bearing along the east line of said West Half a distance of 450.03 feet; thence South 88 degrees 44 minutes 05 seconds West 300.02 feet to the point of beginning of the centerline to be herein described; thence North 69 degrees 54 minutes 43 seconds West 1093.64 feet; thence South 88 degrees 52 minutes 02 seconds West 325.47 feet; thence southwesterly 78.08 feet along a tangential curve, concave to the southeast, having a radius of 50.00 feet and a central angle of 89 degrees 28 minutes 33 seconds; thence South 0 degrees 36 minutes 31 seconds East, tangent to said curve 197.46 feet; thence South 40 degrees 23 minutes 01 seconds West 203.55 feet; thence South 88 degrees 44 minutes 05 seconds West 218.24 feet, more or less, to the centerline of Highway No. 87 and said centerline there terminating.

EASEMENT NO. 2A

An easement for roadway purposes 33.00 feet in width over and across the West Half of the Southwest Quarter (W ½ of SW ¼), Section 32 and Government Lot 4, Section 31, all in Township 139 North, Range 30 West, Cass County, Minnesota the centerline of which is described as follows: Commencing at the Southeast corner of said West Half; thence North 00 degrees 34 minutes 44 seconds West assumed bearing along the east line of said West Half a distance of 450.03 feet; thence South 88 degrees 44 minutes 05 seconds West 300.02 feet to the point of beginning of the centerline to be herein described; thence North 69 degrees 54 minutes 43 seconds West 963.61 feet; thence southwesterly 206.59 feet along a tangential curve, concave to the south, having a radius of 133.22 feet and a central angle of 88 degrees 51 minutes 05 seconds to the point of reverse curve; thence southwesterly 530.13 feet along said reverse curve, concave to the northwest, having a radius of 450.00 feet and a central angle of 67 degrees 29 minutes 53 seconds; thence South 88 degrees 44 minutes 05 seconds West tangent to said reverse curve, 265.14 feet, more or less, to the centerline of Highway No. 87 and said centerline there terminating.

NEW PROPOSED EASEMENTS:

EASEMENT NO. 1

An easement for roadway purposes 33.00 feet in width over and across that part of Government Lot 4, Section 31, Township 139 North, Range 30 West, Cass County, Minnesota the centerline of which is described as follows: Commencing at the Southeast corner of the West Half of the Southwest Quarter, Section 32, said township; thence North 00 degrees 34 minutes 44 seconds West assumed bearing along the east line of said West Half a distance of 450.03 feet; thence South 88 degrees 44 minutes 05 seconds West 300.02; thence North 69 degrees 54 minutes 43 seconds West 1093.64 feet; thence South 88 degrees 52 minutes 02 seconds West 325.47 feet; thence southwesterly 78.08 feet along a tangential curve, concave to the southeast, having a radius of 50.00 feet and a central angle of 89 degrees 28 minutes 33 seconds; thence South 0 degrees 36 minutes 31 seconds East, tangent to said curve 197.46 feet to the point of beginning of the centerline to be herein described; thence South 40 degrees 23 minutes 01 seconds West 203.55 feet; thence South 88 degrees 44 minutes 05 seconds West 218.24 feet, more or less, to the centerline of Highway No. 87 and said centerline there terminating.

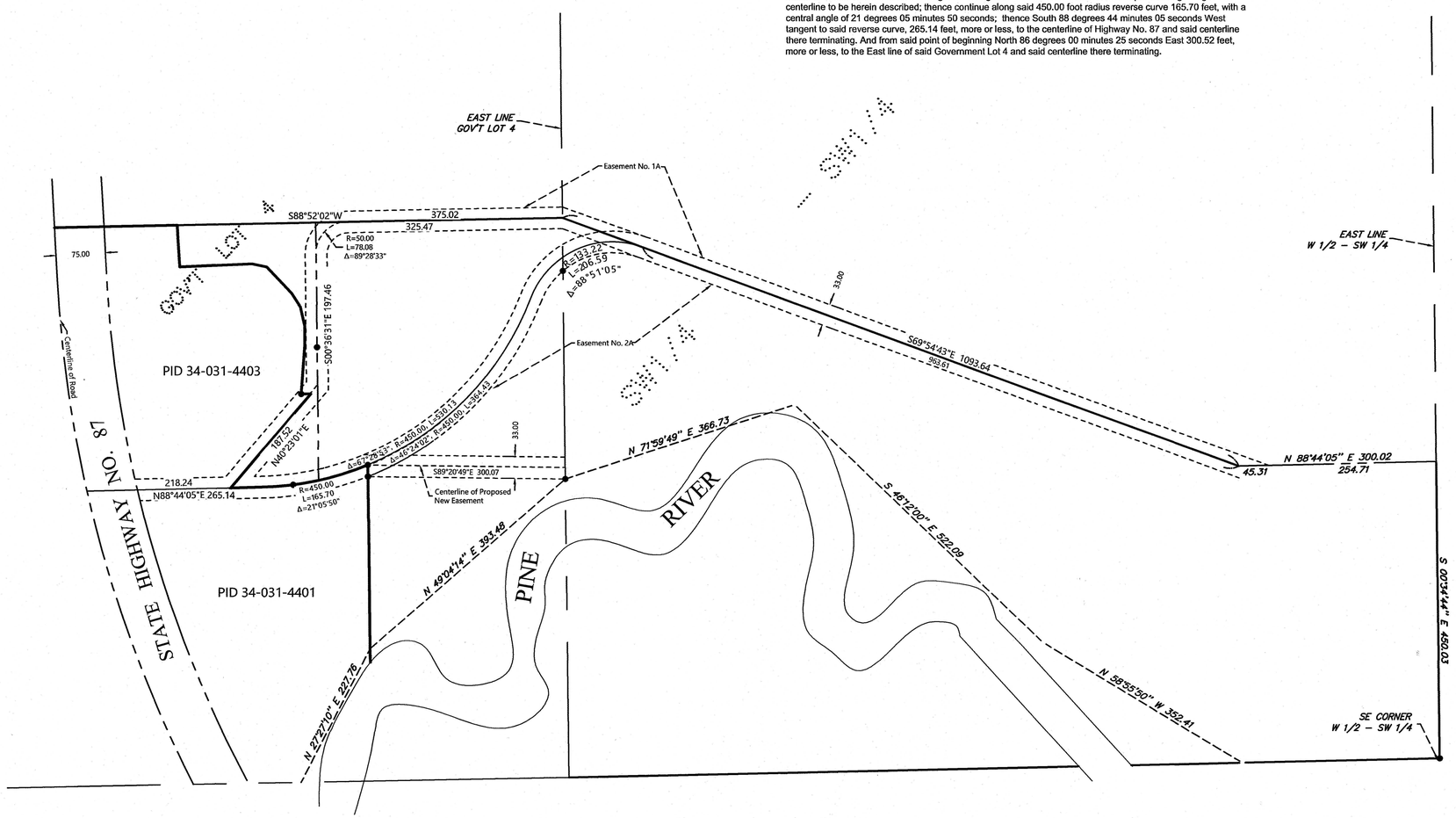
EASEMENT NO. 2

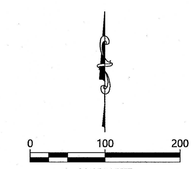
An easement for roadway purposes 33.00 feet in width over and across that part of Government Lot 4, Section 31, Township 139 North, Range 30 West, Cass County, Minnesota the centerline of which is described as follows: Commencing at the Southeast corner of the West Half of the Southwest Quarter, Section 32 said township; thence North 00 degrees 34 minutes 44 seconds West assumed bearing along the east line of said West Half a distance of 450.03 feet; thence South 88 degrees 44 minutes 05 seconds West 300.02 feet; thence North 69 degrees 54 minutes 43 seconds West 963.61 feet; thence southwesterly 206.59 feet along a tangential curve, concave to the south, having a radius of 133.22 feet and a central angle of 88 degrees 51 minutes 05 seconds to the point of reverse curve; thence southwesterly 364.43 feet along said reverse curve, concave to the northwest, having a radius of 450.00 feet and a central angle of 46 degrees 24 minutes 02 seconds to the point of beginning of the centerline to be herein described; thence continue along said 450.00 foot radius reverse curve 165.70 feet, with a central angle of 21 degrees 05 minutes 50 seconds; thence South 88 degrees 44 minutes 05 seconds West tangent to said reverse curve, 265.14 feet, more or less, to the centerline of Highway No. 87 and said centerline there terminating. And from said point of beginning North 86 degrees 00 minutes 25 seconds East 300.52 feet, more or less, to the East line of said Government Lot 4 and said centerline there terminating.

PROPOSED NEW EASEMENT:

PROPOSED NEW EASEMENT

An easement for roadway purposes 33.00 feet in width over and across that part of Government Lot 4, Section 31, Township 139 North, Range 30 West, Cass County, Minnesota the centerline of which is described as follows: Commencing at the Southeast corner of the West Half of the Southwest Quarter, Section 32 said township; thence North 00 degrees 34 minutes 44 seconds West assumed bearing along the east line of said West Half a distance of 450.03 feet; thence South 88 degrees 44 minutes 05 seconds West 300.02 feet; thence North 69 degrees 54 minutes 43 seconds West 963.61 feet; thence southwesterly 206.59 feet along a tangential curve, concave to the south, having a radius of 133.22 feet and a central angle of 88 degrees 51 minutes 05 seconds to the point of reverse curve; thence southwesterly 364.43 feet along said reverse curve, concave to the northwest, having a radius of 450.00 feet and a central angle of 46 degrees 24 minutes 02 seconds to the point of beginning of the centerline to be herein described; thence South 89 degrees 20 minutes 49 seconds East 300.07 feet, more or less, to the East line of said Government Lot 4 and said centerline there terminating.





ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER TO HAVE AN ASSIGNED BEARING OF S 00°34'44" E.

LEGEND

- ○ DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- ● DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 34-031-4400 & 34-032-3300.
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.

REVISIONS:

NO.	DATE	DESCRIPTION	BY

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.

3/20/25

TERRY L. BREEMAN — LIC. NO. 21367

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

CERTIFICATE OF SURVEY
Tim Hawkins
4840 Sage Dr NW
Backus, MN 56435

JOB NO. 25-041
DATE: 3-20-2025

SHEET NO. 1 OF 1