

CERTIFICATE OF SURVEY

EXISTING DESCRIPTION - (As Per Doc. No. - A000695241 Parcel No.: 12-016-2304)

The East One-Half of the West One-Half (E1/2 of W1/2) of Government Lot Eight (8), Section Sixteen (16), Township One Hundred Thirty-nine (139), Range Twenty-six (26), Cass County, Minnesota.

Together with and subject to a 66.00 foot wide easement for road and utility purposes over, under and across that part of said Government Lot 8 that lies within 33.00 feet on each side of the following described centerline: Commencing at the Iron Monument at the Southwest corner of said Government Lot 8; thence North 0 degrees 42 minutes 31 seconds East 36.38 feet along the West line of said Government Lot 8 to the point of beginning of the centerline to be described; thence North 54 degrees 23 minutes 35 seconds East 110.43 feet; thence North 11 degrees 46 minutes 06 seconds East 268.59 feet; thence North 19 degrees 38 minutes 08 seconds West 216.38 feet; thence North 27 degrees 25 minutes 53 seconds East 243.76 feet; thence North 02 degrees 46 minutes 42 seconds East 155.31 feet to a point hereinafter referred to as "Point A"; thence North 81 degrees 50 minutes 10 seconds East 101.91 feet and said centerline there ending. The side lines of said road and utility easement are to be lengthened or shortened to terminate on the West line of said Government Lot 8 and to be lengthened or shortened to terminate on a line bearing North 1 degree 05 minutes 37 seconds West and South 1 degrees 05 minutes 37 seconds East from the terminus of the foregoing described centerline.

Also together with and subject to a 66.00 foot wide easement for road and utility purposes over, under and across that part of said Government Lot 8 that lies within 33.00 feet on each side of the following-described centerline: Beginning at said "Point A"; thence South 81 degrees 50 minutes 10 seconds West 108.80 feet and said centerline there ending. The side lines of this last described road and utility easement are to be lengthened or shortened to terminate on a line bearing North 0 degrees 50 minutes 13 seconds West and South 0 degrees 50 minutes 13 seconds East from the terminus of the last described centerline.

Said easements are part of Agreement recorded as Doc. No. 418724 and reserved in Doc. Nos. 451478, 451579 and 451580.

PROPOSED DESCRIPTION - (PARCEL 'A')

That part of the East Half of the West Half (E1/2 W1/2) of Government Lot Eight (8), Section Sixteen (16), Township One Hundred Thirty-nine (139), Range Twenty-six (26), Cass County, Minnesota described as follows: Commencing at the southwest corner of said Government 8; thence North 88 degrees 42 minutes 55 seconds East, bearings based on the Cass County Coordinate System North (NAD83), along the south line of said Government Lot 8 a distance of 319.74 feet to the southwest corner of said E1/2 W1/2 of said Government Lot 8; thence North 00 degrees 54 minutes 16 seconds West along the west line of said E1/2 W1/2 a distance of 237.48 feet to the point of beginning; thence North 89 degrees 05 minutes 44 seconds East 103.00 feet; thence North 00 degrees 54 minutes 16 seconds West 1130.00 feet, more or less, to the shore of Washburn Lake; thence southwesterly along the shore of Washburn Lake to the West line of said E1/2 W1/2; thence South 00 degrees 54 minutes 16 seconds East along the west line of said E1/2 W1/2 a distance of 1081 feet, more or less, to the point of beginning.

Said parcel contains 2.62 acres of land, more or less, and is subject to existing easements of record.

PROPOSED DESCRIPTION - (PARCEL 'B')

That part of the East Half of the West Half (E1/2 W1/2) of Government Lot Eight (8), Section Sixteen (16), Township One Hundred Thirty-nine (139), Range Twenty-six (26), Cass County, Minnesota described as follows: Commencing at the southwest corner of said Government 8; thence North 88 degrees 42 minutes 55 seconds East, bearings based on the Cass County Coordinate System North (NAD83), along the south line of said Government Lot 8 a distance of 319.74 feet to the southwest corner of said E1/2 W1/2 of said Government Lot 8; thence North 00 degrees 54 minutes 16 seconds West along the west line of said E1/2 W1/2 a distance of 237.48 feet; thence North 89 degrees 05 minutes 44 seconds East 103.00 feet to the point of beginning; thence continuing North 89 degrees 05 minutes 44 seconds East 103.00 feet; thence North 00 degrees 54 minutes 16 seconds West 1179 feet, more or less, to the shore of Washburn Lake; thence southwesterly along the shore of Washburn Lake to the intersection with a line that bears North 00 degrees 54 minutes 16 seconds West from the point of beginning; thence South 00 degrees 54 minutes 16 seconds East a distance of 1130 feet, more or less, to the point of beginning.

Said parcel contains 2.73 acres of land, more or less, and is subject to existing easements of record.

PROPOSED DESCRIPTION - (PARCEL 'C')

The of the East Half of the West Half (E1/2 W1/2) of Government Lot Eight (8), Section Sixteen (16), Township One Hundred Thirty-nine (139), Range Twenty-six (26), Cass County, Minnesota. Less and Except:

That part of the East Half of the West Half (E1/2 W1/2) of Government Lot Eight (8), Section Sixteen (16), Township One Hundred Thirty-nine (139), Range Twenty-six (26), Cass County, Minnesota described as follows: Commencing at the southwest corner of said Government 8; thence North 88 degrees 42 minutes 55 seconds East, bearings based on the Cass County Coordinate System North (NAD83), along the south line of said Government Lot 8 a distance of 319.74 feet to the southwest corner of said E1/2 W1/2 of said Government Lot 8; thence North 00 degrees 54 minutes 16 seconds West along the west line of said E1/2 W1/2 a distance of 237.48 feet to the point of beginning; thence North 89 degrees 05 minutes 44 seconds East 103.00 feet; thence North 00 degrees 54 minutes 16 seconds West 1179 feet, more or less, to the shore of Washburn Lake; thence southwesterly along the shore of Washburn Lake to the West line of said E1/2 W1/2; thence South 00 degrees 54 minutes 16 seconds East along the west line of said E1/2 W1/2 a distance of 1081 feet, more or less, to the point of beginning.

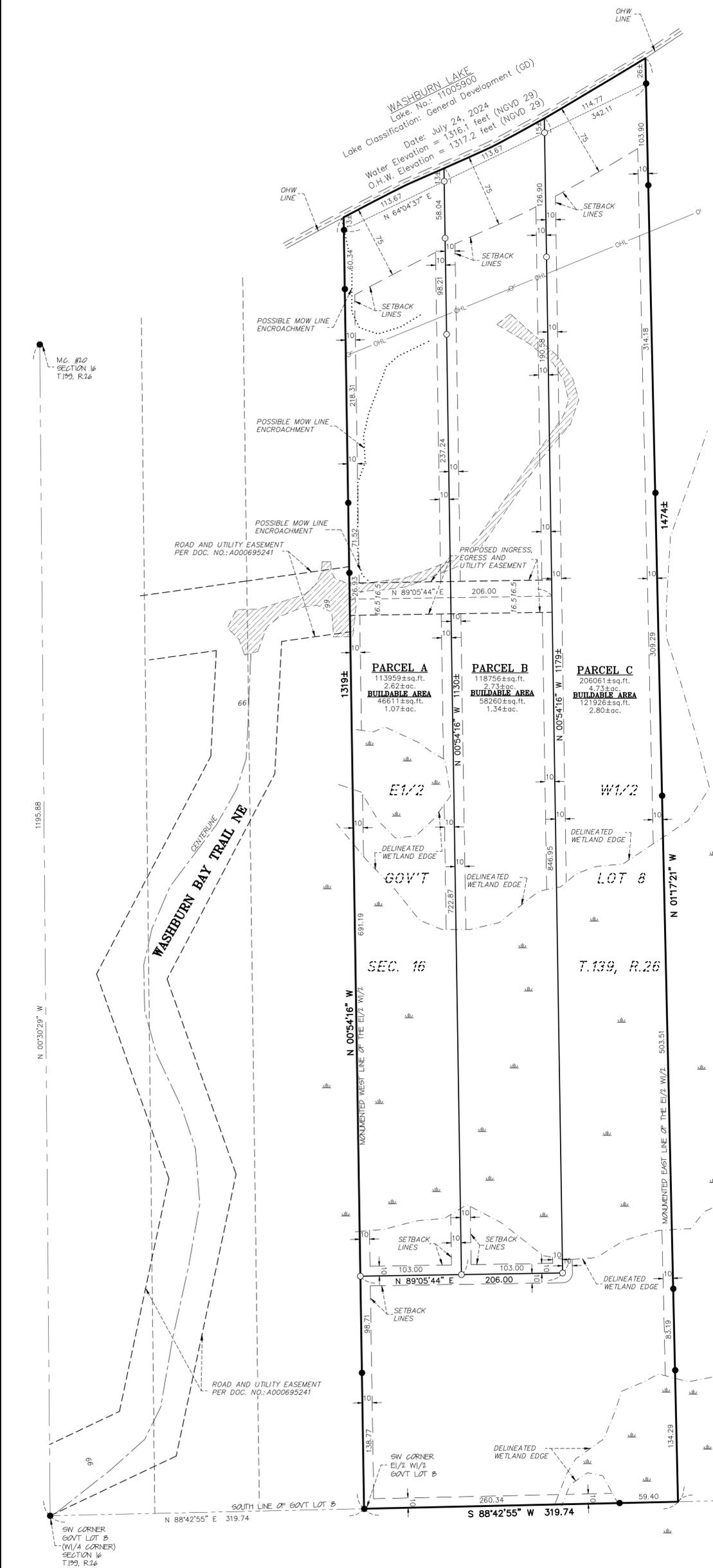
Said parcel contains 4.73 acres of land, more or less, and is subject to existing easements of record.

PROPOSED EASEMENT DESCRIPTION - (33 FOOT WIDE)

A 33.00 foot wide perpetual ingress, egress and utility easement over, under and across that part of the East Half of the West Half (E1/2 W1/2) of Government Lot Eight (8), Section Sixteen (16), Township One Hundred Thirty-nine (139), Range Twenty-six (26), Cass County, Minnesota. The centerline of said easement is described as follows: Commencing at the Southwest corner of said Government Lot 8; thence North 88 degrees 42 minutes 55 seconds East, bearings based on the Cass County Coordinate System North (NAD83), along the south line of said Government Lot 8 a distance of 319.74 feet to the west line of said E1/2 W1/2; thence North 00 degrees 54 minutes 16 seconds West along the west line of said E1/2 W1/2 a distance of 928.67 feet; to the point of beginning of said centerline; thence North 89 degrees 05 minutes 44 seconds East 260.00 feet to the east line of the West 206.00 feet of said E1/2 W1/2 of Government Lot 8 and there terminating said centerline.

SURVEYOR'S NOTES:

- Bearing Orientation: Cass County Coordinate System North (NAD83).
- Vertical elevation and datum based on DNR lake benchmark on well casing. Elevation = 1326.02 feet (NGVD29).
- The field survey was completed on 7/24/2024.
- Arro Land Surveying of Brainerd, INC. has made no 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 may disclose.
- Existing Certificate of Survey, dated 3/2/1990 and amended multiple times, prepared by Wallace Buckler, MN Lic. No. 9672 was referenced in the preparation of this survey.
- The wetlands shown have been delineated by Mitch Brinks, Certified Wetland Delineator, #1007, on August 26, 2024.
- The utilities as shown on this survey were developed from the visible utilities across your property and is not implied nor intended to be the complete inventory of utilities in this area. It is the client's responsibility to verify the location of all utilities prior to construction or improving your property.
- Property Zoning: Shoreland
- Setback Requirements: OHW (GD) = 75 feet Property Line = 10 feet
- It is the client's responsibility to verify zoning and setback requirements prior to construction or improving your property.



DRAWN BY: JAS		CHECKED BY: EEL	
APPROVED BY: JAS		JOB NUMBER: 24-131B	
NO.	DATE	BY	REVISION DESCRIPTION
01	9/25/24	JAS	PRO. EASEMENT LOCATION

CLIENT:
Nicole Hansen

MINOR SUBDIVISION SURVEY
E1/2 W1/2, Gov't Lot 8
Sec. 16, T.139, R.26
Cass County, MN



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.

Dated this 28th day of August, 2024

By: *Jared A. Spaid*
Jared A. Spaid, Minnesota License No. 59285