

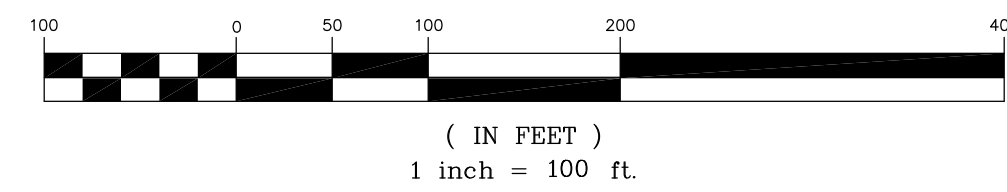
CERTIFICATE OF SURVEY

~for~ WAYNE FLOE



NORTH

GRAPHIC SCALE



LEGEND

- DENOTES IRON MONUMENT FOUND
- DENOTES IRON MONUMENT SET
- DENOTES UTILITY POLE
- ohw DENOTES OVERHEAD WIRE
- ▭ DENOTES OVERLAP IN ADJOINERS DEED (DOC. # 257171)
- ⊕ DENOTES COUNTY MONUMENT
- ⊕ DENOTES SOIL BORING
- ⊕ DENOTES EXISTING WELL

NOTES

- There is an overlap between this property and the property owned by Todd Streeter to the east, client advised to see council to clear title.
- No documentation has been provided by client or township to help define 487th Lane, the traveled centerline of said road is shown hereon.
- This survey was prepared without the benefit of titlwork. Easement, appurtenances and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon receipt of a title insurance commitment or attorneys title opinion.
- Subject to approval by local governing unit.
- Wetlands were not located or researched and not shown hereon.
- Buildable area excludes setbacks and septic areas.

EXISTING LEGAL DESCRIPTION:

Government Lot One (1) of Section Nineteen (19), Township Forth-nine (49), Range Twenty-three (23); subject to easements, flowage rights, reservations, and restriction of record, Aitkin County, Minnesota.

AND

That part of Government Lot Three (3) of Section Twenty (20), Township Forty-nine (49), Range Twenty-three (23), described as follows: Beginning at the Northwest Corner of said Government Lot 3 and run East along the North line thereof 123.5 feet; thence deflect to the right 61 degrees 15 minutes to the South line of said Government Lot 3; thence West on that South line to the Southwest corner; thence North to the Northwest corner of said Government Lot 3, to the point of beginning; subject to easements, flowage right, reservations and restrictions of record, Aitkin County, Minnesota.

PROPOSED LEGAL DESCRIPTION (PARCEL A):

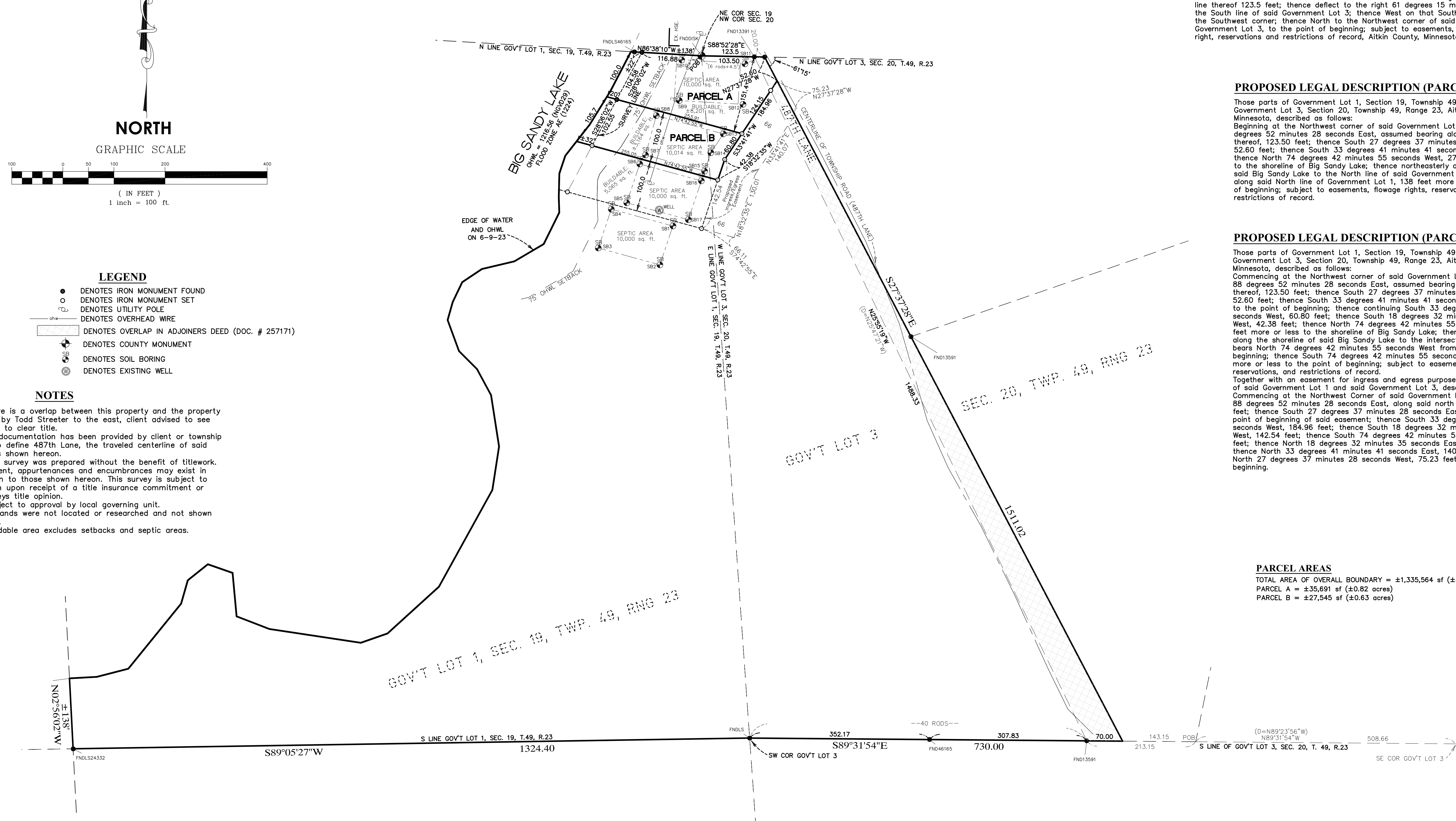
Those parts of Government Lot 1, Section 19, Township 49, Range 23 and Government Lot 3, Section 20, Township 49, Range 23, Aitkin County, Minnesota, described as follows:
Beginning at the Northwest corner of said Government Lot 3, thence South 88 degrees 52 minutes 28 seconds East, assumed bearing along the north line thereof, 123.50 feet; thence South 27 degrees 37 minutes 28 seconds East, 52.60 feet; thence South 33 degrees 41 minutes 41 seconds West, 124.15 feet to the point of beginning; thence continuing South 33 degrees 41 minutes 41 seconds West, 60.80 feet; thence South 18 degrees 32 minutes 35 seconds West, 42.38 feet; thence North 74 degrees 42 minutes 55 seconds West, 287 feet more or less to the shoreline of Big Sandy Lake; thence northeasterly along the shoreline of said Big Sandy Lake to the intersection with a line that bears North 74 degrees 42 minutes 55 seconds East, 274 feet more or less to the point of beginning; subject to easements, flowage rights, reservations, and restrictions of record.

PROPOSED LEGAL DESCRIPTION (PARCEL B):

Those parts of Government Lot 1, Section 19, Township 49, Range 23 and Government Lot 3, Section 20, Township 49, Range 23, Aitkin County, Minnesota, described as follows:
Commencing at the Northwest corner of said Government Lot 3, thence South 88 degrees 52 minutes 28 seconds East, assumed bearing along the north line thereof, 123.50 feet; thence South 27 degrees 37 minutes 28 seconds East, 52.60 feet; thence South 33 degrees 41 minutes 41 seconds West, 124.15 feet to the point of beginning; thence continuing South 33 degrees 41 minutes 41 seconds West, 60.80 feet; thence South 18 degrees 32 minutes 35 seconds West, 42.38 feet; thence North 74 degrees 42 minutes 55 seconds West, 287 feet more or less to the shoreline of Big Sandy Lake; thence northeasterly along the shoreline of said Big Sandy Lake to the intersection with a line that bears North 74 degrees 42 minutes 55 seconds East, 274 feet more or less to the point of beginning; subject to easements, flowage rights, reservations, and restrictions of record.
Together with an easement for ingress and egress purposes over those parts of said Government Lot 1 and said Government Lot 3, described as follows:
Commencing at the Northwest Corner of said Government Lot 3, thence South 88 degrees 52 minutes 28 seconds East, along said north line thereof, 123.50 feet; thence South 27 degrees 37 minutes 28 seconds East, 52.60 feet to the point of beginning of said easement; thence South 33 degrees 41 minutes 41 seconds West, 184.96 feet; thence South 18 degrees 32 minutes 35 seconds West, 142.54 feet; thence South 74 degrees 42 minutes 55 seconds East, 66.11 feet; thence North 18 degrees 32 minutes 35 seconds East, 130.01 feet; thence North 33 degrees 41 minutes 41 seconds East, 140.07 feet; thence North 27 degrees 37 minutes 28 seconds West, 75.23 feet to the point of beginning.

PARCEL AREAS

TOTAL AREA OF OVERALL BOUNDARY = ±1,335,564 sf (±30.66 acres)
PARCEL A = ±35,691 sf (±0.82 acres)
PARCEL B = ±27,545 sf (±0.63 acres)



I hereby certify that this plan, survey 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.

J.P.S.
JOSHUA P. SCHNEIDER

Revised: 8-17-23 (layout/legal/septic/etc)
Date: 7-6-23 Reg. No. 44655

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