## CERTIFICATE OF SURVEY

NW CORNER OF GOV'T LOT 1

SEC. 18, TWP. 143, RGE. 30

Found Iron Pipe

marked with RLS

21367 is 0.10 feet

West & 0.58 feet

South of Boundary

GRAVEL \_ SURFACE

NW CORNER DOC.

Iron Pipe

marked with

RLS 21367 is

0.10 feet East

of Boundary

-marked with RLS 21367

<sub>-</sub> No. 211599

(POINT "A")

-POINT "A"

Pipe marked

21367 is 0.07

Boundary Lines

feet West & 0.70 feet

South of

Iron Pipe

marked with

RLS 21367 is

of Boundary

Iron Pipe marked

is 0.17 feet EAST

Boundary Line &

is on the South

Boundary Line

Iron Pipe

marked with RLS 21367 is \_\_\_

0.20 feet East of Boundary

1 1/2" Iron Pipe is 0.07 feet East of

Boundary Line

with RLS 21367

of the West

with RLS

Found Iron Pipe

marked with RLS

West & 0.63 feet

South of Boundary

N70'09'51"E

\_\_ 21367 is 0.08 feet

Lines

1239.09 N89'16'18"F

marked with

RLS 21367 is

0.65 feet S'LY

marked with

RLS 21367 is

0.64 feet S'LY

LOT

392,296 sq.ft.±

marked with

RLS 21367 is

0.60 feet S'LY

of Boundary

- PROPOSED 10.00 FOOT WIDE

DRIVEWAY EASEMENT

GOV"

of Boundary

of Boundary

Found 1/2" Iron

Pipe is 0.60 feet

S'LY of Boundary

Cass Co., MN

SURVE 0 GOV 18, CAS

DIV

cher 1590 5648 7 astii 0.

**DESCRIPTION:** 

RLS 21367 is

of Boundary

0.72 feet S'LY

3.78 S68:37'03"E

36,550 sq.ft.± 0.8 acres±

marked with

RLS 21367 is\_\_

Boundary Line

(PARCEL "B") (PARCEL "C")

(DRIVEWAY EASEMENT)

marked with

RLS 21367 is

of Boundary

(PARCEL "A") - ~

0.82 feet S'LY

Those parts of Government Lots 1 and 6 of Section 18, Township 143, Range 30, Cass County, Minnesota, described as follows:

Commencing at the northwest corner of said Government Lot 1; thence on as assumed bearing of South 00 degrees 08 minutes 33 seconds West, along the west line of said Government Lot 1, a distance of 804.69 feet to the northwest corner of the parcel of land described in Document Number 211599 on file in the office of the County Recorder, Cass County, Minnesota, said point also being hereinafter referred to as Point "A"; thence South 76 degrees 35 minutes 14 seconds East, along the northerly line of said Document Number 211599, a distance of 275.40 feet to a point hereinafter referred to as Point "B"; thence North 35 degrees 29 minutes 28 seconds West a distance of 146.65 feet to a point hereinafter referred to as Point "C"; thence North 70 degrees 09 minutes 51 seconds East a distance of 5.69 feet to a point hereinafter referred to as Point "D"; thence South 76 degrees 35 minutes 14 seconds East a distance of 929.40 feet to the point of beginning of the parcel of land to be described; thence North 68 degrees 37 minutes 03 seconds West a distance of 302.44 feet; thence North 80 degrees 23 minutes 46 seconds West a distance of 631.28 feet to said Point "D"; thence South 70 degrees 09 minutes 51 seconds West a distance of 5.69 feet to said Point "C"; thence South 35 degrees 29 minutes 28 seconds East a distance of 146.65 feet to said Point "B"; thence North 76 degrees 35 minutes 14 seconds West a distance of 275.40 feet to said Point "A"; thence South 00 degrees 08 minutes 33 seconds West, along said west line of Government Lot 1, a distance of 267.94 feet; thence South 71 degrees 21 minutes 47 seconds East a distance of 1126 feet, more or less, to the shoreline of Leech Lake; thence Northerly, along said Leech Lake shoreline, a distance of 489 feet, more or less, to the line that bears South 76 degrees 35 minutes 14 seconds Éast from said point of beginning; thence North 76 degrees 35 minutes 14 seconds West a distance of 55 feet, more or less, to the point of

(PARCEL "B") That part of Government Lot 1 of Section 18, Township 143, Range 30, Cass County, Minnesota, described as follows:

thence on as assumed bearing of South 00 degrees 08 minutes 33 seconds West, along the west line of said Government Lot 1, a

distance of 804.69 feet to the northwest corner of the parcel of Said parcel contains 10.8 acres of land, more or less, and is subject land described in Document Number 211599 on file in the office of to existing easements of record.

the County Recorder, Cass County, Minnesota; thence South 76 degrees 35 minutes 14 seconds East, along the northerly line of said Document Number 211599, a distance of 275.40 feet; thence North 35 degrees 29 minutes 28 seconds West a distance of 146.65 feet; thence North 70 degrees 09 minutes 51 seconds East a distance of 5.69 feet; thence South 76 degrees 35 minutes 14 seconds East a

to existing easements of record.

distance of 929.40 feet; thence North 68 degrees 37 minutes 03 seconds West a distance of 302.44 feet; thence South 08 degrees 48 minutes 08 seconds West a distance of 204.92 feet to the point of beginning of the parcel of land to be described; thence North 08 degrees 48 minutes 08 seconds East a distance of 102.46 feet; thence South 68 degrees 37 minutes 03 seconds East a distance of

That part of Government Lot 1 of Section 18, Township 143, Range

thence on as assumed bearing of South 00 degrees 08 minutes 33

Commencing at the northwest corner of said Government Lot 1;

seconds West, along the west line of said Government Lot 1, a

the County Recorder, Cass County, Minnesota; thence South 76

distance of 804.69 feet to the northwest corner of the parcel of

land described in Document Number 211599 on file in the office of

degrees 35 minutes 14 seconds East, along the northerly line of said

Document Number 211599, a distance of 275.40 feet; thence North

35 degrees 29 minutes 28 seconds West a distance of 146.65 feet;

thence North 70 degrees 09 minutes 51 seconds East a distance of

5.69 feet; thence South 76 degrees 35 minutes 14 seconds East a

distance of 929.40 feet to the point of beginning of the parcel of

seconds West a distance of 302.44 feet; thence South 08 degrees

South 68 degrees 37 minutes 03 seconds East a distance of 365

feet, more or less, to the shoreline of Leech Lake; thence Northerly,

along said shoreline, a distance of 122 feet, more or less, to a line

that bears South 76 degrees 35 minutes 14 seconds East for said

point of beginning; thence North 76 degrees 35 minutes 14 seconds

West a distance of 55 feet, more or less, to the point of beginning.

Said parcel contains 0.8 acres of land, more or less, and is subject

Commencing at the northwest corner of said Government Lot 1;

land to be described; thence North 68 degrees 37 minutes 03

48 minutes 08 seconds West a distance of 102.46 feet; thence

30, Cass County, Minnesota, described as follows:

365 feet, more or less, to the shoreline of Leech Lake; thence Southerly, along said shoreline, a distance of 102 feet, more or less, to a line that bears South 68 degrees 37 minutes 03 seconds East for said point of beginning; thence North 68 degrees 37 minutes 03 seconds West a distance of 365 feet, more or less, to the point of

Said parcel contains 0.8 acres of land, more or less, and is subject to existing easements of record.

**DESCRIPTION:** 

**DESCRIPTION:** 

(PARCEL "A")

Those parts of Government Lots 1 and 6 of Section 18, Township 143, Range 30, Cass County, Minnesota, described as follows:

Commencing at the northwest corner of said Government Lot 1; thence on as assumed bearing of South 00 degrees 08 minutes 33 seconds West, along the west line of said Government Lot 1, a distance of 804.69 feet to the northwest corner of the parcel of land described in Document Number 211599 on file in the office of the County Recorder, Cass County, Minnesota, said point also being hereinafter referred to as Point "A"; thence South 76 degrees 35 minutes 14 seconds East, along the northerly line of said Document Number 211599, a distance of 275.40 feet to a point hereinafter referred to as Point "B"; thence North 35 degrees 29 minutes 28 seconds West a distance of 146.65 feet to a point hereinafter referred to as Point "C"; thence North 70 degrees 09 minutes 51 seconds East a distance of 5.69 feet to a point hereinafter referred to as Point "D"; thence South 76 degrees 35 minutes 14 seconds East a distance of 929.40 feet; thence North 68 degrees 37 minutes 03 seconds West a distance of 302.44 feet; thence South 08 degrees 48 minutes 08 seconds West a distance of 204.92 feet to the point of beginning of the parcel of land to be described; thence North 08 degrees 48 minutes 08 seconds East a distance of 204.92 feet; thence North 80 degrees 23 minutes 46 seconds West a distance of 631.28 feet to said Point "D"; thence South 70 degrees 09 minutes 51 seconds West a distance of 5.69 feet to said Point "C"; thence South 35 degrees 29 minutes 28 seconds East a distance of 146.65 feet to said Point "B"; thence North 76 degrees 35 minutes 14 seconds West a distance of 275.40 feet to said Point "A"; thence South 00 degrees 08 minutes 33 seconds West, along said west line of Government Lot 1, a distance of 267.94 feet; thence South 71 degrees 21 minutes 47 seconds East a distance of 1126 feet, more or less, to the shoreline of Leech Lake; thence Northerly, Southwesterly, Westerly, Northeasterly, Easterly and Northerly, along said Leech Lake shoreline, to the line that bears South 68 degrees 37 minutes 03 seconds East from said

Said parcel contains 9.0 acres of land, more or less, and is subject to existing easements of record.

point of beginning; thence North 68 degrees 37 minutes 03 seconds

West a distance of 364 feet, more or less, to the point of

## **DESCRIPTION:**

(PROPOSED DRIVEWAY EASEMENT A 10.00 foot wide perpetual easement for driveway purposes over and across the following described property:

Those parts of Government Lots 1 and 6 of Section 18, Township 143, Range 30, Cass County, Minnesota, described as follows:

Commencing at the northwest corner of said Government Lot 1; thence on as assumed bearing of South 00 degrees 08 minutes 33 seconds West, along the west line of said Government Lot 1, a distance of 804.69 feet to the northwest corner of the parcel of land described in Document Number 211599 on file in the office of the County Recorder, Cass County, Minnesota, said point also being hereinafter referred to as Point "A"; thence South 76 degrees 35 minutes 14 seconds East, along the northerly line of said Document Number 21599, a distance of 275.40 feet to a point hereinafter referred to as Point "B"; thence North 35 degrees 29 minutes 28 seconds West a distance of 146.65 feet to a point hereinafter referred to as Point "C"; thence North 70 degrees 09 minutes 51 seconds East a distance of 5.69 feet to a point hereinafter referred to as Point "D"; thence South 76 degrees 35 minutes 14 seconds East a distance of 929.40 feet; thence North 68 degrees 37 minutes 03 seconds West a distance of 302.44 feet; thence South 08 degrees 48 minutes 08 seconds West a distance of 204.92 feet to the point of beginning of the parcel of land to be described; thence North 08 degrees 48 minutes 08 seconds East a distance of 204.92 feet; thence North 80 degrees 23 minutes 46 seconds West a distance of 631.28 feet to said Point "D"; thence South 70 degrees 09 minutes 51 seconds West a distance of 5.69 feet to said Point "C"; thence South 35 degrees 29 minutes 28 seconds East a distance of 146.65 feet to said Point "B"; thence North 76 degrees 35 minutes 14 seconds West a distance of 275.40 feet to said Point "A"; thence South 00 degrees 08 minutes 33 seconds West, along said west line of Government Lot 1, a distance of 267.94 feet; thence South 71 degrees 21 minutes 47 seconds East a distance of 1126 feet, more or less, to the shoreline of Leech Lake; thence Northerly, Southwesterly, Westerly, Northeasterly, Easterly and Northerly, along said Leech Lake shoreline, to the line that bears South 68 degrees 37 minutes 03 seconds East from said point of beginning; thence North 68 degrees 37 minutes 03 seconds West a distance of 364 feet, more or less, to the point of

Said easement is described as follows:

That part of Government Lot 1 of Section 18, Township 143, Range 30, Cass County, Minnesota, which lies westerly and southerly of the following described line:

Commencing at the northwest corner of said Government Lot 1; thence on as assumed bearing of South 00 degrees 08 minutes 33 seconds West, along the west line of said Government Lot 1, a distance of 804.69 feet to the northwest corner of the parcel of land described in Document Number 211599 on file in the office of the County Recorder, Cass County, Minnesota, said point also being hereinafter referred to as Point "A"; thence South 76 degrees 35 minutes 14 seconds East, along the northerly line of said Document Number 21599, a distance of 275.40 feet to a point hereinafter referred to as Point "B"; thence North 35 degrees 29 minutes 28 seconds West a distance of 146.65 feet to a point hereinafter referred to as Point "C"; thence North 70 degrees 09 minutes 51 seconds East a distance of 5.69 feet to a point hereinafter referred to as Point "D"; thence South 76 degrees 35 minutes 14 seconds East a distance of 929.40 feet; thence North 68 degrees 37 minutes 03 seconds West a distance of 302.44 feet; thence South 08 degrees 48 minutes 08 seconds West a distance of 204.92 feet to the point of beginning of the line to be described; thence North 08 degrees 48 minutes 08 seconds East a distance of 204.92 feet; thence North 80 degrees 23 minutes 46 seconds West a distance of 631.28 feet to said Point "D"; thence South 70 degrees 09 minutes 51 seconds West a distance of 5.69 feet to said Point "C" and said line there terminating.

The westerly and southerly sidelines of said easement are to be prolonged or shortened to terminate on the line that bears North 68 degrees 37 minutes 03 seconds West from said point of beginning and on the westerly boundary line of the above described property.

Bearing Orientation: The west line of Government Lot 1 of Section 18, Township 143, Range 30 is assumed to have a bearing of South 00 degrees 08 minutes 33 seconds West.

2. The field survey was completed on May 24, 2006.

Arro Land Surveyors, LLC 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.



GRAPHIC SCALE

( IN FEET )

1 inch = 60 ft.



- DENOTES 1/2 INCH x 14 INCH IRON PIPE SET AND MARKED WITH RLS 17768 CAP.
- DENOTES FOUND SURVEY MONUMENT

## LEGEND

DENOTES FOUND U.S. GENERAL SURVEY BRASS CAP MONUMENT