

# CERTIFICATE OF SURVEY

FOR

## ZIERDEN

PART OF GOVERNMENT LOT 4, SECTION 7,  
TOWNSHIP 140 NORTH, RANGE 29 WEST OF  
THE 5th PRINCIPAL MERIDIAN  
IN CASS COUNTY, MINNESOTA

LAND DESCRIPTION FOR THE ZIERDEN PROPERTY AT WEBB LAKE  
IN CASS COUNTY, MINNESOTA

That part of Government Lot 4, Section 7, Township 140 North, Range 29 West of the 5th Principal Meridian, described as follows:

Commencing at the southeast corner of said Government Lot 4, thence North 0 degrees 41 minutes 03 seconds West 220.00 feet, initial bearing assigned, along the east line of said Government Lot 4 to the northeast corner of the South 220.00 feet of said Government Lot 4; thence South 89 degrees 17 minutes 14 seconds West 962.67 feet along the north line of said South 220.00 feet to the point of BEGINNING of the land to be described; thence North 46 degrees 15 minutes 37 seconds West 50.61 feet; thence South 65 degrees 02 minutes 47 seconds West 86.32 feet to said north line; thence North 89 degrees 17 minutes 14 seconds East 114.83 feet along said north line to the point of beginning.

Containing 2,035 square feet of area, more or less.

Together with and subject to a non-exclusive 33 foot wide roadway easement, for ingress, egress and regress, over, under and across the existing road located in part of said Government Lot 4.

The center line of said roadway easement is described as follows:

Commencing at the southeast corner of said Government Lot 4, thence North 0 degrees 41 minutes 03 seconds West 238.17 feet, initial bearing assigned, along the east line of said Government Lot 4 to the point of beginning of the centerline to be described; thence South 88 degrees 17 minutes 04 seconds West 163.95 feet; thence North 62 degrees 18 minutes 47 seconds West 139.22 feet; thence North 72 degrees 41 minutes 33 seconds West 136.20 feet; thence South 70 degrees 30 minutes 43 seconds West 100.00 feet; thence South 59 degrees 27 minutes 49 seconds West 159.50 feet; thence South 88 degrees 53 minutes 56 seconds West 273.76 feet; thence westerly 79.82 feet along a tangential curve to the right having a central angle of 39 degrees 59 minutes 31 seconds, a radius of 114.35 feet and the chord of said curve bears North 71 degrees 06 minutes 19 seconds West for a distance of 78.21 feet and said centerline there terminating; thence South 65 degrees 02 minutes 47 seconds West 18.11 feet to a point hereinafter referred to as "Point A".

The side lines are prolonged or shortened to terminate on the westerly right of way line of Cass County Road 121 and on the line that bears North 65 degrees 02 minutes 47 seconds East from said "Point A".

Said granted roadway easement includes the right to plow or otherwise to remove snow from said road, provided however that grantee shall not stockpile or otherwise push snow unto grantor's property in areas which would block grantor's access to her cottage. This grant of easement does not in any way require grantor to maintain or improve the roadway portion. Grantee may maintain said road with the prior permission of grantor, and permission shall not be unreasonably withheld.

Also, subject to other easements, reservations, conditions and restrictions, if any.



0 50 100 200

SCALE IN FEET

ONE METER = 3.2808333 U.S. SURVEY FEET  
1 FOOT = 0.3048006 METERS

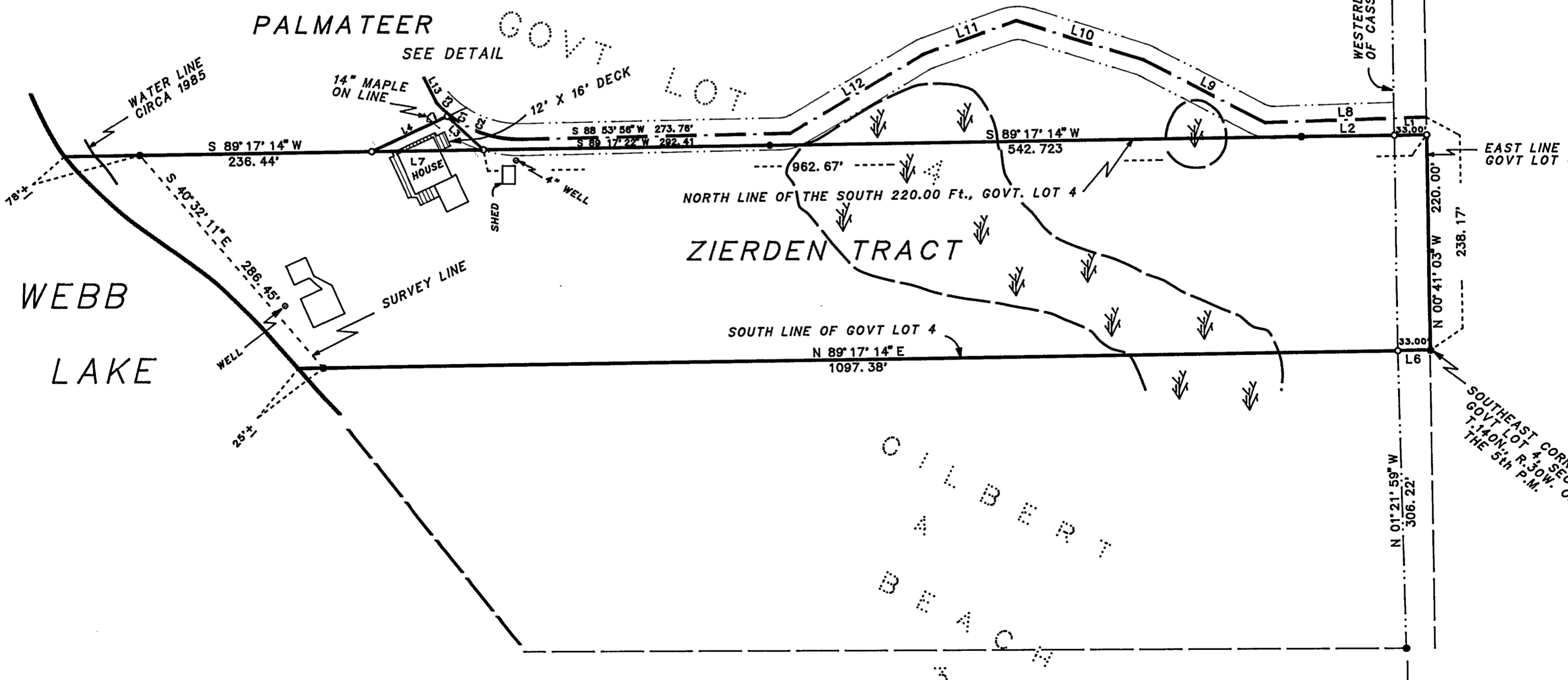
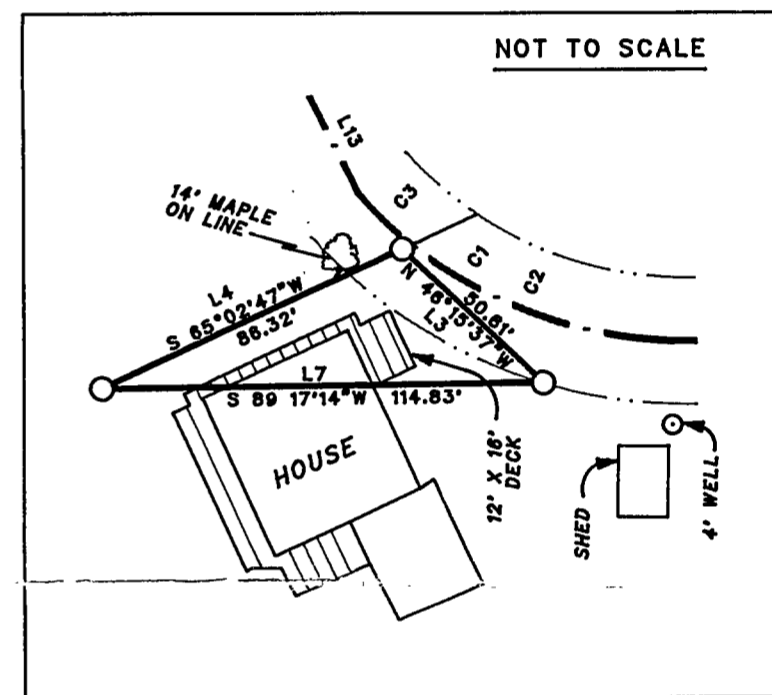
AMI SURVEYORS & MAPPERS  
HC 74 BOX 1820, HACKENSACK, MINNESOTA 56452  
PHONE: OFFICE (218) 682 2411 • FAX 682 2988

INITIAL BEARING ASSIGNED

- DENOTES IRON MONUMENT FOUND
- DENOTES IRON MONUMENT SET (stamped 11946)
- ▽ DENOTES LOW LAND

LINE	BEARING	DI. STANCE
L 1	S 89° 17' 14" W	33.00'
L 2	S 89° 17' 14" W	94.83'
L 3	N 46° 15' 37" W	50.61'
L 4	S 65° 02' 47" W	86.32'
L 5	N 89° 17' 14" E	25.00'
L 6	N 89° 18' 47" E	33.00'
L 7	S 89° 17' 14" W	114.83'
L 8	S 88° 17' 04" W	163.95'
L 9	N 62° 18' 47" W	139.22'
L 10	N 72° 41' 33" W	136.20'
L 11	S 70° 30' 43" W	100.00'
L 12	S 59° 27' 49" W	159.50'
L 13	N 26° 31' 34" W	28.52'

DETAIL



THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF MINNESOTA STATUTE 326.02 Subd. 4, IN CONFORMANCE WITH APPLICABLE SURVEYING STANDARDS SET FORTH IN THE "RECOMMENDED PROCEDURES FOR THE PRACTICE OF LAND SURVEYING", APPROVED AND ADOPTED BY THE MINNESOTA SOCIETY OF PROFESSIONAL SURVEYORS.

NOTE: NO ATTEMPT WAS MADE TO SURVEY AND SHOW THE EXISTENCE AND LOCATION OF WELLS, IMPROVEMENTS, UTILITIES OR VISIBLE FEATURES, EASEMENTS, ABOVEGROUND OR SUBSURFACE, TOPOGRAPHY, TERRAIN, LOW LAND LIMITS, ETC., EXCEPT AS SHOWN HEREON.

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	49° 29' 11"	114.35'	98.78'	52.70'	95.72'	N 68° 21' 29" W
C 2	39° 59' 31"	114.35'	79.82'	41.81'	78.21'	N 71° 08' 19" W
C 3	09° 29' 40"	114.35'	18.95'	9.50'	18.93'	N 46° 21' 43" W

CERTIFICATE OF SURVEY

I, ROGER A. MUSTONEN, HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

*Roger A. Mustonen*  
ROGER A. MUSTONEN, LAND SURVEYOR  
MINNESOTA LICENSE 11946