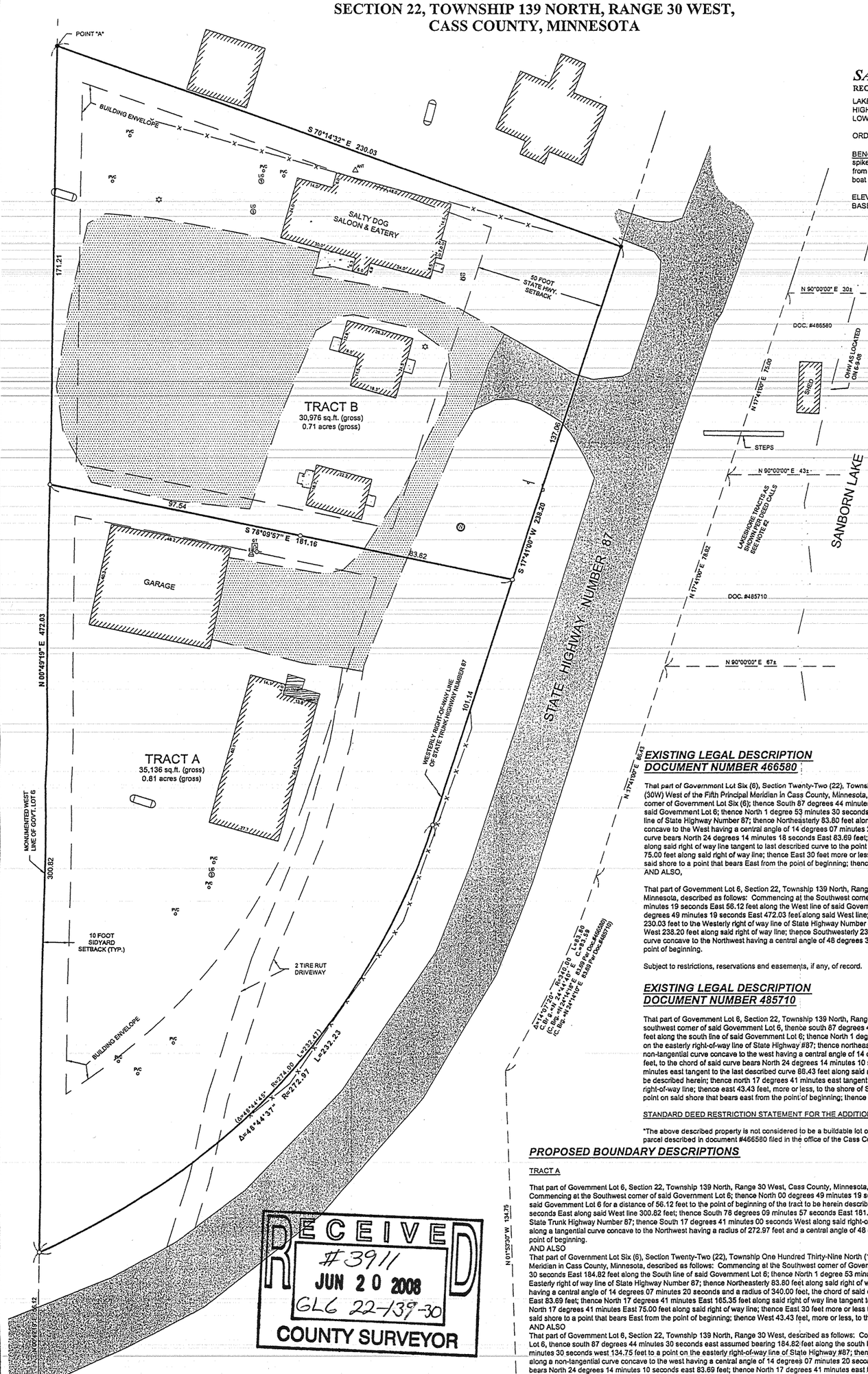
Roger Forcelle 6/18/2008 2:40 PM - F:\Drawings\2008\081114 SEWALL\dwg\C081114.dwg

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 6, SECTION 22, TOWNSHIP 139 NORTH, RANGE 30 WEST, CASS COUNTY, MINNESOTA



SANBORN LAKE
RECREATIONAL DEVELOPMENT

LAKE ELEVATION = 1318.46 ON 6-9-08
HIGHEST RECORDED ELEVATION = 1320.46(11/11/1995)
LOWEST RECORDED ELEVATION = 1318.8 (9/13/1967)

ORDINARY HIGH WATER ELEVATION = 1320.3

BENCHMARK: At the PA on N-NE side of lake, ¾"x8" spike(painted red) in W-NW side of R.Pine, 2.9' above grd., 23' SW from edge of gravel parking area, 7' from WE, 118' W CL of conc. boat ramp, also Nerly most in line of 4 pines.

ELEVATION = 1325.94
BASED ON 1929 DATUM

LEGEND

- DENOTES EXISTING SIGN(S)
- DENOTES EXISTING ANTENNA
- DENOTES EXISTING FENCE LINE
- DENOTES EDGE OF EXISTING BITUMINOUS
- DENOTES EDGE OF EXISTING GRAVEL
- DENOTES EDGE OF EXISTING CONCRETE
- DENOTES EDGE OF EXISTING WOODEN DECKING
- DENOTES EXISTING MOUNTED LIGHT
- DENOTES EXISTING UTILITY POLE
- DENOTES EXISTING ELECTRIC METER
- DENOTES EXISTING GROUND TRANSFORMER
- DENOTES EXISTING ELECTRIC OUTLET
- DENOTES EXISTING LP TANK
- DENOTES EXISTING PHONE PEDESTAL & PHONE BOX
- DENOTES EXISTING WELL
- DENOTES EXISTING SANITARY SEWER MANHOLE
- DENOTES EXISTING SEPTIC VENT, SEPTIC CLEANOUT, & SEPTIC TANK LID
- DENOTES MONUMENT FOUND
- DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 41002
- DENOTES FOUND PK NAIL
- (123.45) DENOTES PLAT AND/OR DEEDED MEASURE

EXISTING LEGAL DESCRIPTION DOCUMENT NUMBER 466580

That part of Government Lot Six (6), Section Twenty-Two (22), Township One Hundred Thirty-Nine North (139N), Range Thirty (30W) West of the Fifth Principal Meridian in Cass County, Minnesota, described as follows: Commencing at the Southwest corner of Government Lot Six (6); thence South 87 degrees 44 minutes 30 seconds East 184.82 feet along the South line of said Government Lot 6; thence North 1 degree 53 minutes 30 seconds West 134.75 feet to a point on the Easterly right of way line of State Highway Number 87; thence Northeasterly 83.80 feet along said right of way line along a non-tangential curve concave to the West having a central angle of 14 degrees 07 minutes 20 seconds and a radius of 340.00 feet, the chord of said curve bears North 24 degrees 14 minutes 18 seconds East 83.69 feet; thence North 17 degrees 41 minutes East 165.35 feet along said right of way line tangent to last described curve to the point of beginning; thence North 17 degrees 41 minutes East 75.00 feet along said right of way line; thence East 30 feet more or less to the shore of Sanbum Lake; thence Southerly along said shore to a point that bears East from the point of beginning; thence West 43.43 feet, more or less, to the point of beginning; AND ALSO,

That part of Government Lot 6, Section 22, Township 139 North, Range 30 West of the Fifth Principal Meridian in Cass County, Minnesota, described as follows: Commencing at the Southwest corner of Government Lot 6; thence North 0 degrees 49 minutes 19 seconds East 56.12 feet along the West line of said Government Lot 6 to the point of beginning; thence North 0 degrees 49 minutes 19 seconds East 472.03 feet along said West line; thence South 70 degrees 14 minutes 32 seconds East 230.03 feet to the Westerly right of way line of State Highway Number 87; thence South 17 degrees 41 minutes 00 seconds West 238.20 feet along said right of way line; thence Southwesterly 232.47 feet along said right of way line along a tangential curve concave to the Northwest having a central angle of 48 degrees 36 minutes 45 seconds and a radius of 274.00 feet to the point of beginning.

Subject to restrictions, reservations and easements, if any, of record.

EXISTING LEGAL DESCRIPTION DOCUMENT NUMBER 485710

That part of Government Lot 6, Section 22, Township 139 North, Range 30 West, described as follows: Commencing at the southwest corner of said Government Lot 6, thence south 87 degrees 44 minutes 30 seconds east assumed bearing 184.82 feet along the south line of said Government Lot 6; thence North 1 degree 53 minutes 30 seconds west 134.75 feet to a point on the easterly right-of-way line of State Highway #87; thence northeasterly along said right-of-way line 83.80 feet along a non-tangential curve concave to the west having a central angle of 14 degrees 07 minutes 20 seconds and a radius of 340.00 feet, to the chord of said curve bears North 24 degrees 14 minutes 10 seconds east 83.69 feet; thence North 17 degrees 41 minutes east tangent to the last described curve 86.43 feet along said right-of-way line, to the point of beginning of the tract to be described herein; thence north 17 degrees 41 minutes east tangent to last described curve, 78.92 feet along said right-of-way line; thence east 43.43 feet, more or less, to the shore of Sanbom Lake; thence Southerly along said shore to a point on said shore that bears east from the point of beginning; thence West 66.70 feet, more or less, to the point of beginning.

STANDARD DEED RESTRICTION STATEMENT FOR THE ADDITIONS TO LOTS OF RECORD

"The above described property is not considered to be a buildable lot on its own and is attached to and indivisible from that parcel described in document #466580 filed in the office of the Cass County Recorder, Walker, Minnesota."

PROPOSED BOUNDARY DESCRIPTIONS

TRACT A

That part of Government Lot 6, Section 22, Township 139 North, Range 30 West, Cass County, Minnesota, described as follows: Commencing at the Southwest corner of said Government Lot 6; thence North 00 degrees 49 minutes 19 seconds East, assumed bearing, along the West line of said Government Lot 6 for a distance of 56.12 feet to the point of beginning of the tract to be herein described; thence continuing North 00 degrees 49 minutes 19 seconds East along said West line 300.82 feet; thence South 76 degrees 09 minutes 57 seconds East 181.16 feet, more or less, to the Westerly right-of-way line of State Trunk Highway Number 87; thence South 17 degrees 41 minutes 00 seconds West along said right-of-way line 101.14 feet; thence Southwesterly 232.23 feet, along a tangential curve concave to the Northwest having a radius of 272.97 feet and a central angle of 48 degrees 44 minutes 37 seconds, more or less, to the point of beginning.
AND ALSO
That part of Government Lot Six (6), Section Twenty-Two (22), Township One Hundred Thirty-Nine North (139N), Range Thirty (30W) West of the Fifth Principal Meridian in Cass County, Minnesota, described as follows: Commencing at the Southwest corner of Government Lot Six (6); thence South 87 degrees 44 minutes 30 seconds East 184.82 feet along the South line of said Government Lot 6; thence North 1 degree 53 minutes 30 seconds West 134.75 feet to a point on the Easterly right of way line of State Highway Number 87; thence Northeasterly 83.80 feet along said right of way line along a non-tangential curve concave to the West having a central angle of 14 degrees 07 minutes 20 seconds and a radius of 340.00 feet, to the chord of said curve bears North 24 degrees 14 minutes 18 seconds East 83.69 feet; thence North 17 degrees 41 minutes East 165.35 feet along said right of way line tangent to last described curve to the point of beginning; thence North 17 degrees 41 minutes East 75.00 feet along said right of way line; thence East 30 feet more or less to the shore of Sanburn Lake; thence Southerly along said shore to a point that bears East from the point of beginning; thence West 43.43 feet, more or less, to the point of beginning;
AND ALSO
That part of Government Lot 6, Section 22, Township 139 North, Range 30 West, described as follows: Commencing at the southwest corner of said Government Lot 6, thence south 87 degrees 44 minutes 30 seconds east assumed bearing 184.82 feet along the south line of said Government Lot 6; thence North 1 degree 53 minutes 30 seconds west 134.75 feet to a point on the easterly right-of-way line of State Highway #87; thence northeasterly along said right-of-way line 83.80 feet along a non-tangential curve concave to the west having a central angle of 14 degrees 07 minutes 20 seconds and a radius of 340.00 feet, to the chord of said curve bears North 24 degrees 14 minutes 10 seconds east 83.69 feet; thence North 17 degrees 41 minutes east tangent to the last described curve 86.43 feet along said right-of-way line, to the point of beginning of the tract to be described herein; thence north 17 degrees 41 minutes east tangent to last described curve, 78.92 feet along said right-of-way line; thence east 43.43 feet, more or less, to the shore of Sanbom Lake; thence Southerly along said shore to a point on said shore that bears east from the point of beginning; thence West 66.70 feet, more or less, to the point of beginning.

Subject to easements, restrictions, and reservations of record.

TRACT B

That part of Government Lot 6, Section 22, Township 139 North, Range 30 West, Cass County, Minnesota, described as follows: Commencing at the Southwest corner of said Government Lot 6; thence North 00 degrees 49 minutes 19 seconds East, assumed bearing, along the West line of said Government Lot 6 for a distance of 528.15 feet to a point hereinafter referred to as Point "A"; thence South 00 degrees 49 minutes 19 seconds West along said West line 171.21 feet to the point of beginning of the tract to be herein described; thence South 76 degrees 09 minutes 57 seconds East 181.16 feet, more or less, to the Westerly right-of-way line of State Trunk Highway Number 87; thence North 17 degrees 41 minutes 00 seconds West along said right-of-way line 137.06 feet, more or less, to the intersection with a line bearing South 70 degrees 14 minutes 32 seconds East from said Point "A"; thence North 70 degrees 14 minutes 32 seconds West 230.03 feet, more or less, to said Point "A"; thence South 00 degrees 49 minutes 19 seconds West along said West line 171.21 feet to the point of beginning.

Subject to easements, restrictions, and reservations of record.

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NOTE:

1. There are no bluffs or wet lands located within surveyed property.
2. The Lakeshore Tracts are not considered to be buildable lots on their own and are attached to and indivisible from Tract A.

N

20 0 20 40

SCALE IN FEET

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE WEST LINE OF GOVERNMENT LOT 6 TO HAVE AN ASSUMED BEARING OF N 00°49'19" W.

RECEIVED
#3911
JUN 20 2008
GLC 22-139-30
COUNTY SURVEYOR

SHEET 1 of 1	CERTIFICATE OF SURVEY	PROJECT MANAGER: CMH	PROJECT No.: 081114	DATE: 6-18-08
	Thomas & Carrie Sewall Salty Dog Saloon & Eatery 3380 State 87 NW Backus, MN 56435	CHECKED BY: CMH	FILE NAME: C081114.dwg	SCALE: HORZ. 1"=20' VERT. NONE
		DRAWN BY: RJF	FIELD BOOK: BOOK 318 PG. 75	

REVISIONS

DATE	DESCRIPTION	BY

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Cynthia M. Hidde

CYNTHIA M. HIDDE PLS#41881

DATE 6/18/08 LIC. NO. 41881

Landecker & Associates, Inc.
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