CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 3, SECTION 24, TOWNSHIP 140 NORTH, RANGE 27 WEST, CASS COUNTY, MINNESOTA

LEGAL DESCRIPTION

PROPOSED LEGAL DESCRIPTION

That part of Government Lot 3, Section 24, Township 140 North, Range 27 West, Cass County, Minnesota, described as follows:
COMMENCING at the northwest corner of said Section 24; thence South 86 degrees 06 minutes 42 seconds East, assumed bearing, along the north line thereof determined as the line between the northwest corner and northeast corner of said Section 24, a distance of 2009.97 feet to the point of beginning of the tract to be herein described; thence continue South 86 degrees 06 minutes 42 seconds East, along said north line, 50.00 feet; thence on a bearing of South a distance of 913 feet, more or less, to the shoreline of Island Lake; thence southwesterly along said shoreline to the intersection with a line on a bearing of South from the point of beginning; thence on a bearing of North a distance of 944 feet, more or less, to the point of beginning.

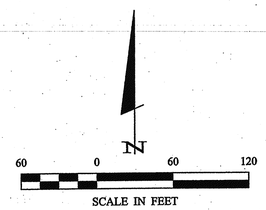
SUBJECT to easements, restrictions, and reservations of record.

LEGEND

- DENOTES WET LAND(S)
- DENOTES MONUMENT FOUND
- DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 21367
- DENOTES CALCULATED POSITION

NOTES

1. After applying the Cass County setbacks per ordinance, there is no building envelope on subject property.
2. "Tract A" is a part of existing parcel 44-124-1100 and is considered a non-conforming lot. It is intended that "Tract A" be an enhancement to parcel 44-124-2101.



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTH LINE OF SECTION 24 TO HAVE AN ASSUMED BEARING OF S 86°06'42" E.

ISLAND LAKE

Recreational Development Classification

ORDINARY HIGH WATER ELEVATION = 1340.8
BASED ON NGVD 29 DATUM.

INFORMATION OBTAINED FROM MN/DNR.

RECEIVED
#3913
JUN 25 2008
GL3 24-140027
COUNTY SURVEYOR

© 2008 Landecker & Associates, Inc.

Landecker & Associates, Inc.
Engineering - Surveying - Planning
Wilton, MN 56464
Phone: 218-547-1296 Fax: 218-547-2372

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.
Terry L. Freeman, PLS #21367
LIC. NO. 21367
DATE 4/29/08

REVISIONS		
DATE	DESCRIPTION	BY

DATE: 04-29-2008
SCALE: HORZ. 1"= 60' VERT. NONE
PROJECT NO.: 082036
FILE NAME: C082036.dwg
FIELD BOOK: BOOK 294 PG. 5
PROJECT MANAGER: TLF
CHECKED BY: TLF
DRAWN BY: WAG

CERTIFICATE OF SURVEY
ESTATE OF HELEN R MANEE
c/o Vacation Properties
P.O. Box 192
Longville, MN 56655
Attn: Barb Bertrand

SHEET 1 OF 1

Wayne gregory 4/29/2008 3:08 PM - F:\Drawings\2008\082036 MANEE TRUST\Dwg\C082036.dwg