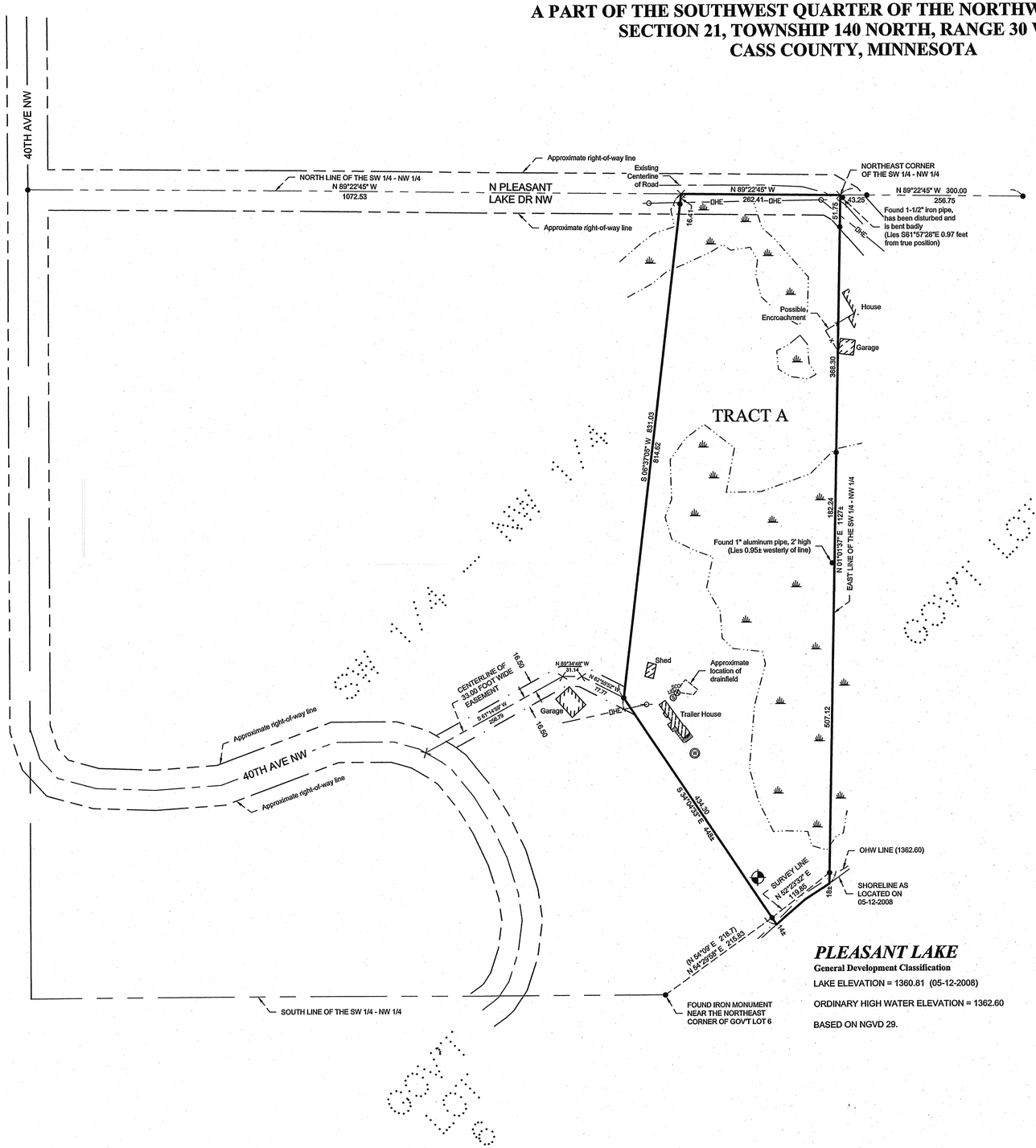
CERTIFICATE OF SURVEY

A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 21, TOWNSHIP 140 NORTH, RANGE 30 WEST, CASS COUNTY, MINNESOTA



PLEASANT LAKE

General Development Classification

LAKE ELEVATION = 1360.81 (05-12-2008)

ORDINARY HIGH WATER ELEVATION = 1362.60

BASED ON NGVD 29.

LEGAL DESCRIPTIONS

EXISTING DESCRIPTION RECEIVED FROM CLIENT
(from Title Insurance)

That portion of the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section Twenty-one (21), Township One Hundred Forty (140) North, Range Thirty (30) West, lying and being east of the following described line, to-wit: Commencing at the northeast corner of Government Lot 6 on the South line of said SW1/4 NW1/4, run North 54°09' East a distance of 218.7 feet along the shore of Pleasant Lake to an iron monument, the beginning of said line, thence run North 35°46' West 439.0 feet to an iron monument thence run north 6°59' East 821.0 feet to the right of way of the township road as at present constructed, and there terminating. The beginning of the above line being approximately 120 feet along the shore westerly from the old fence for the east line of said SW1/4 NW1/4. Title extends to the water's edge. A two-rod easement for a private roadway for ingress and egress to the above described tract of land as follows: Commencing at the northeast corner of Government Lot 6 on the South line of the Southwest Quarter of the Northwest Quarter, Section 21, Township 140, Range 30, thence North 54°09' East 218.7 feet along the shore of Pleasant Lake to an iron monument, thence north 35°46' west 439.00 feet to an iron monument hereinafter known as the point of beginning, thence northwesterly 142 feet to a point thence southerly 255 feet to a point ending and bisecting the township road, Cass County, Minnesota.

PROPOSED LEGAL DESCRIPTIONS

TRACT A
That part of the Southwest Quarter of the Northwest Quarter, Section 21, Township 140 North, Range 30 West, Cass County, Minnesota described as follows:
BEGINNING at the northeast corner of said Southwest Quarter of the Northwest Quarter; thence North 89 degree 22 minutes 45 seconds West, assigned bearing, along the north line of said Southwest Quarter of the Northwest Quarter, a distance of 262.41 feet; thence South 06 degrees 37 minutes 05 seconds West 831.03 feet; thence South 34 degrees 04 minutes 33 seconds East 448 feet, more or less, to the shoreline of Pleasant Lake; thence northeasterly along said shoreline to the intersection with the east line of said Southwest Quarter of the Northwest Quarter; thence North 01 degrees 01 minutes 37 seconds East, along said east line, 1127 feet, more or less, to the point of beginning.

SUBJECT to easements, restrictions, and reservations of record.
TOGETHER with a 33.00 foot wide easement.

33.00 FOOT WIDE EASEMENT
A 33.00 foot wide easement for ingress and egress purposes over and across that part of the Southwest Quarter of the Northwest Quarter, Section 21, Township 140 North, Range 30 West, Cass County, Minnesota, the centerline of said 33.00 foot wide easement is described as follows:
COMMENCING at the northeast corner of said Southwest Quarter of the Northwest Quarter; thence North 89 degree 22 minutes 45 seconds West, assigned bearing, along the north line of said Southwest Quarter of the Northwest Quarter, a distance of 262.41 feet; thence South 06 degrees 37 minutes 05 seconds West 831.03 feet to the point of beginning of the centerline to be herein described; thence North 62 degrees 55 minutes 52 seconds West 77.77 feet; thence North 89 degrees 34 minutes 48 seconds West 31.14 feet; thence South 61 degrees 14 minutes 59 seconds West 256.79 feet to the centerline of the township road known as 40th Avenue NW and said centerline there terminating.
The sidelines of said 33.00 foot wide easement shall be prolonged or shortened to terminate on the easterly right-of-way line of said township road and on lines bearing South 34 degrees 04 minutes 33 seconds East and North 06 degrees 37 minutes 05 seconds East from the point of beginning of the above described centerline.

NOTES:

1. Zoning for subject tract = "Shoreland Residential".
2. A wetland delineation has NOT been done. The wetland as shown on this drawing is based on the location of visible evidence as located by the survey fieldcrew on 05-12-2008.
3. Parcel ID of subject parcel: 05-021-2301.
4. All lines marked with flagging are only an approximation of the true boundary lines and are not to be used as an exact boundary location. Flagged lines should not be used for the establishment of improvements. To mark true boundary lines, additional monumentation would be required.

LEGEND

- DENOTES EDGE OF EXISTING WOODEN DECKING
- DENOTES EXISTING FENCE LINE
- DENOTES WETLAND(S)
- DENOTES EXISTING UTILITY POLE
- DENOTES EXISTING OVERHEAD ELECTRIC CABLE
- DENOTES EXISTING LP TANK
- DENOTES EXISTING WELL
- DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- DENOTES MONUMENT FOUND
- DENOTES CALCULATED POSITION
- (123.45) DENOTES PLAT AND/OR DEEDED MEASURE
- **BENCHMARK:** 60d SPIKE IN EASTERLY SIDE OF A 18" OAK. ELEV. = 1368.54 NGVD 29

N

100 0 100 200

SCALE IN FEET

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER TO HAVE AN ASSIGNED BEARING OF N 89°22'45" W.

RECEIVED
#3972
JUL 28 2008
SW-NW 21-140-30
CASS COUNTY SURVEYOR

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Landecker & Associates, Inc.
Engineering - Surveying - Planning
Walker, MN 56484
Phone: 218-547-1295 Fax: 218-547-2272

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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
Terry L. Freeman, PLS #21367 LIC. NO. 21367
DATE 5/20/08

REVISIONS		
	DESCRIPTION	BY
E		

DATE

PROJECT MANAGER: TLF
CHECKED BY: TLF
DRAWN BY: WAG
PROJECT No.: 082050
FILE NAME: C082050.dwg
FIELD BOOK: BOOK 294 PG. 58
DATE: 05-20-2008
SCALE: HORZ. 1" = 100' VERT. NONE

CERTIFICATE OF SURVEY

Bradley J. Johnson
18560 Walden Avenue
Hutchinson, MN 55350-6630

SHEET 1 OF 1

Wayne gregory 5/20/2008 10:49 AM - P:\Drawings\2008\082050 JOHNSON\dwg\C082050.dwg