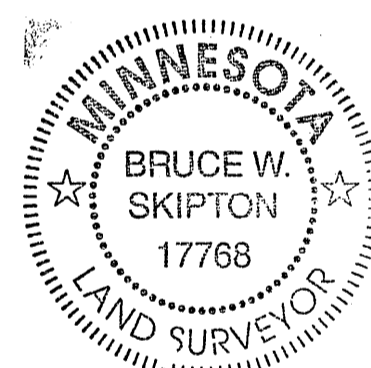
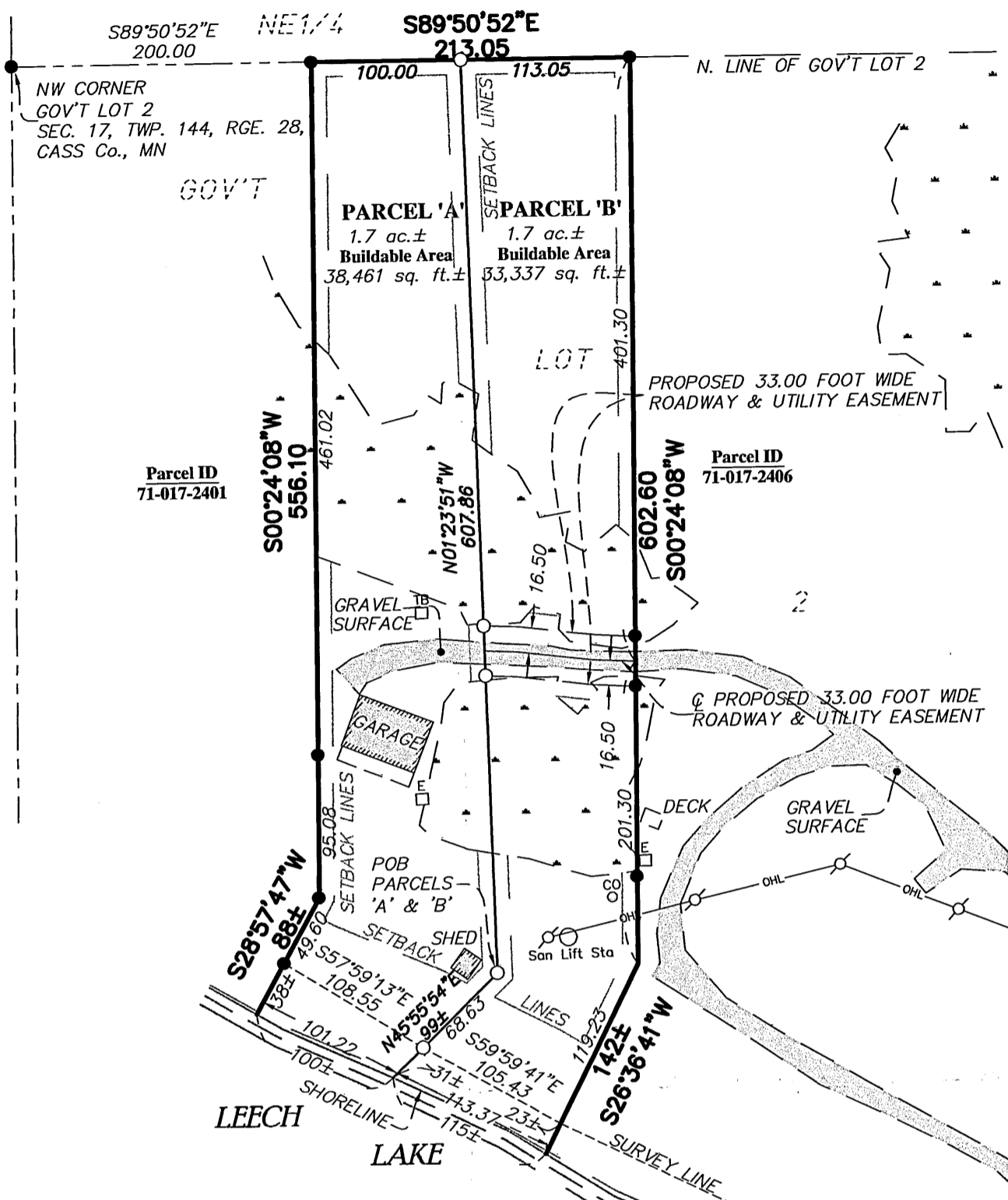


# CERTIFICATE OF SURVEY



**SURVEYOR'S NOTES:**

1. Bearing Orientation: The north line of Government Lot 2 of Section 17, Township 144, Range 28 is assumed to have a bearing of South 89 degrees 50 minutes 52 seconds East.
2. The field survey was completed on February 11, 2008. There was approximately 14 inches of snow cover across the property being surveyed.
3. 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.
4. Parcel A is not considered to be a buildable lot on its own and is attached to and indivisible from that parcel of land designated as PID No. 71-017-2401 in Cass County, Minnesota.
5. Parcel B is not considered to be a buildable lot on its own and is attached to and indivisible from that parcel of land designated as PID No. 71-017-2406 in Cass County, Minnesota.
6. The 33.00 foot wide ingress and egress easement cited in Document No. 479757 will need to be released prior to any conveyances of Parcel "A" or Parcel "B". The above 33.00 foot wide Roadway and Utility Easement should be conveyed for the access of the property west of Parcel "B" within Government Lot 2.
7. The utilities as shown on this survey were developed from the visible utilities across your property and is not implied nor intended to be the complete inventory of utilities in this area. It is the client's responsibility to verify the location of all utilities prior to construction or improving your property.

**DESCRIPTION – (PARCEL "A")**

That part of Government Lot 2 of Section 17, Township 144, Range 28, Cass County, Minnesota, being described as follows:

Commencing at the northwest corner of said Government Lot 2; thence on an assumed bearing of South 89 degrees 50 minutes 52 seconds East, along the north line of said government lot, a distance of 300.00 feet; thence South 01 degrees 23 minutes 51 seconds East a distance of 607.86 feet to the point of beginning of the parcel of land to be described; thence North 01 degrees 23 minutes 51 seconds West a distance of 607.86 feet to said north government lot line; thence North 89 degrees 50 minutes 52 seconds West, along said north government lot line, a distance of 100.00 feet; thence South 00 degrees 24 minutes 08 seconds West a distance of 556.10 feet; thence South 28 degrees 57 minutes 47 seconds West a distance of 88 feet, more or less, to the shoreline of Leech Lake; thence Southeast along said shoreline a distance of 100 feet, more or less, to a line that bears South 45 degrees 55 minutes 54 seconds West from said point of beginning; thence North 45 degrees 55 minutes 54 seconds East a distance of 99 feet, more or less, to the point of beginning.

Said parcel contains 1.7 acres of land, more or less, and is subject to existing easements of record.

**DESCRIPTION – (PARCEL "B")**

That part of Government Lot 2 of Section 17, Township 144, Range 28, Cass County, Minnesota, being described as follows:

Commencing at the northwest corner of said Government Lot 2; thence on an assumed bearing of South 89 degrees 50 minutes 52 seconds East, along the north line of said government lot, a distance of 300.00 feet; thence South 01 degrees 23 minutes 51 seconds East a distance of 607.86 feet to the point of beginning of the parcel of land to be described; thence North 01 degrees 23 minutes 51 seconds West a distance of 607.86 feet to said north government lot line; thence South 89 degrees 50 minutes 52 seconds East, along said north government lot line, a distance of 113.05 feet; thence South 00 degrees 24 minutes 08 seconds West a distance of 602.60 feet; thence South 26 degrees 36 minutes 41 seconds West a distance of 142 feet, more or less, to the shoreline of Leech Lake; thence Northwesterly along said shoreline a distance of 115 feet, more or less, to a line that bears South 45 degrees 55 minutes 54 seconds West from said point of beginning; thence North 45 degrees 55 minutes 54 seconds East a distance of 99 feet, more or less, to the point of beginning.

Said parcel contains 1.7 acres of land, more or less, and is subject to existing easements of record.

**DESCRIPTION – (PROPOSED ROADWAY & UTILITY EASEMENT)**

A 33.00 foot wide perpetual easement for roadway and utility purposes over, under and across the following described property:

That part of Government Lot 2 of Section 17, Township 144, Range 28, Cass County, Minnesota, being described as follows:

Commencing at the northwest corner of said Government Lot 2; thence on an assumed bearing of South 89 degrees 50 minutes 52 seconds East, along the north line of said government lot, a distance of 300.00 feet; thence South 01 degrees 23 minutes 51 seconds East a distance of 607.86 feet to the point of beginning of the parcel of land to be described; thence North 01 degrees 23 minutes 51 seconds West a distance of 607.86 feet to said north government lot line; thence South 89 degrees 50 minutes 52 seconds East, along said north government lot line, a distance of 113.05 feet; thence South 00 degrees 24 minutes 08 seconds West a distance of 602.60 feet; thence South 26 degrees 36 minutes 41 seconds West a distance of 142 feet, more or less, to the shoreline of Leech Lake; thence Northwesterly along said shoreline a distance of 115 feet, more or less, to a line that bears South 45 degrees 55 minutes 54 seconds West from said point of beginning; thence North 45 degrees 55 minutes 54 seconds East a distance of 99 feet, more or less, to the point of beginning.

The center line of said easement is described as follows:

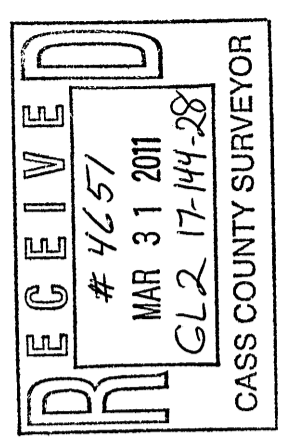
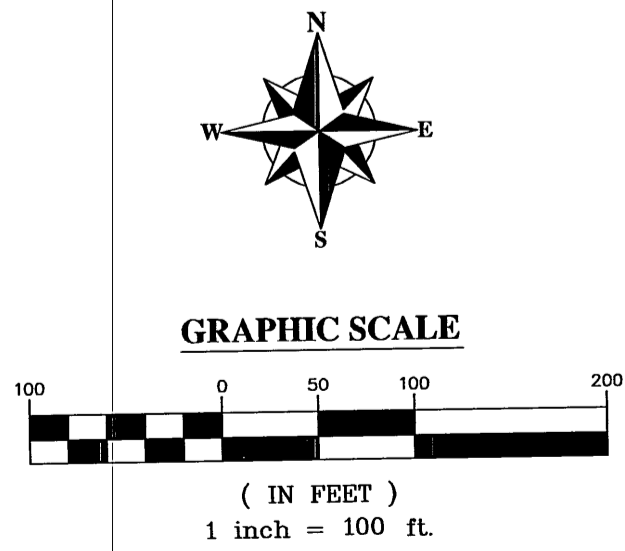
That part of Government Lot 2 of Section 17, Township 144, Range 28, Cass County, Minnesota, being described as follows:

Commencing at the northwest corner of said Government Lot 2; thence on an assumed bearing of South 89 degrees 50 minutes 52 seconds East, along the north line of said government lot, a distance of 413.05 feet; thence South 00 degrees 24 minutes 08 seconds West a distance of 401.30 feet to the point of beginning of the center line to be described; thence North 87 degrees 00 minutes 08 seconds West a distance of 28.20 feet; thence North 83 degrees 08 minutes 40 seconds West a distance of 50.78 feet; thence North 87 degrees 47 minutes 29 seconds West a distance of 25.00 feet and said center line there terminating.

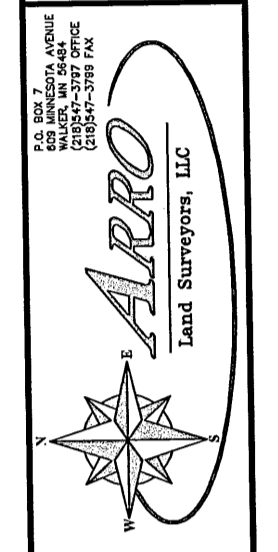
The sidelines of said easement are to be prolonged or shortened to terminate on the east and west lines of the above described property.

**LEGEND**

○	DENOTES 1/2 INCH x 14 INCH IRON PIPE SET AND MARKED WITH RLS 17768 CAP.	□	DENOTES ELECTRIC PEDESTAL
●	DENOTES FOUND SURVEY MONUMENT	⊙	DENOTES UTILITY POLE
⊠	DENOTES TELEPHONE PEDESTAL	⊙	DENOTES SEPTIC CLEANOUT
POB	DENOTES POINT OF BEGINNING	⊙	DENOTES SANITARY LIFT STATION
		—OHL—	DENOTES OVERHEAD ELECTRICAL LINE
		—	DENOTES DELINEATED WETLAND BY AQUATIC ECOSOLUTIONS, INC.



I hereby certify that this survey, plan 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.  
 Dated this 21<sup>st</sup> day of March, 2011  
 By: *Bruce W. Skipton*  
 Bruce W. Skipton, Minnesota License No. 17768



**DIVISION SURVEY**  
 PART OF GOV'T LOT 2  
 SEC. 17, TWP. 144, RGE. 28,  
 CASS Co., MN

**CLIENT:**  
 Vicki Peterson  
 584 Northstar Dr. NE  
 Federal Dam, MN 56641

DESIGNED BY: <i>BWS</i>	JOB NUMBER: 07-117
APPROVED BY: <i>BWS</i>	REVISION DESCRIPTION
DATE: 03-23-11	PARCELS A & B