

CERTIFICATE OF SURVEY

Sylvan Lake

GENERAL DEVELOPMENT CLASSIFICATION
MN DNR ID# 11030400

LAKE ELEVATION ON 04-02-2009 = 1199.08

ORDINARY HIGH WATER LEVEL = 1199.8

BENCHMARK: Horizontal 3/8 x 8" spike 1.2' above ground in the NE side of the same 1.9' red oak described as BM LETTER A; new spike set directly above the old chopped out railroad spike B.M. Datum = NGVD 1929

Existing Legal Descriptions:

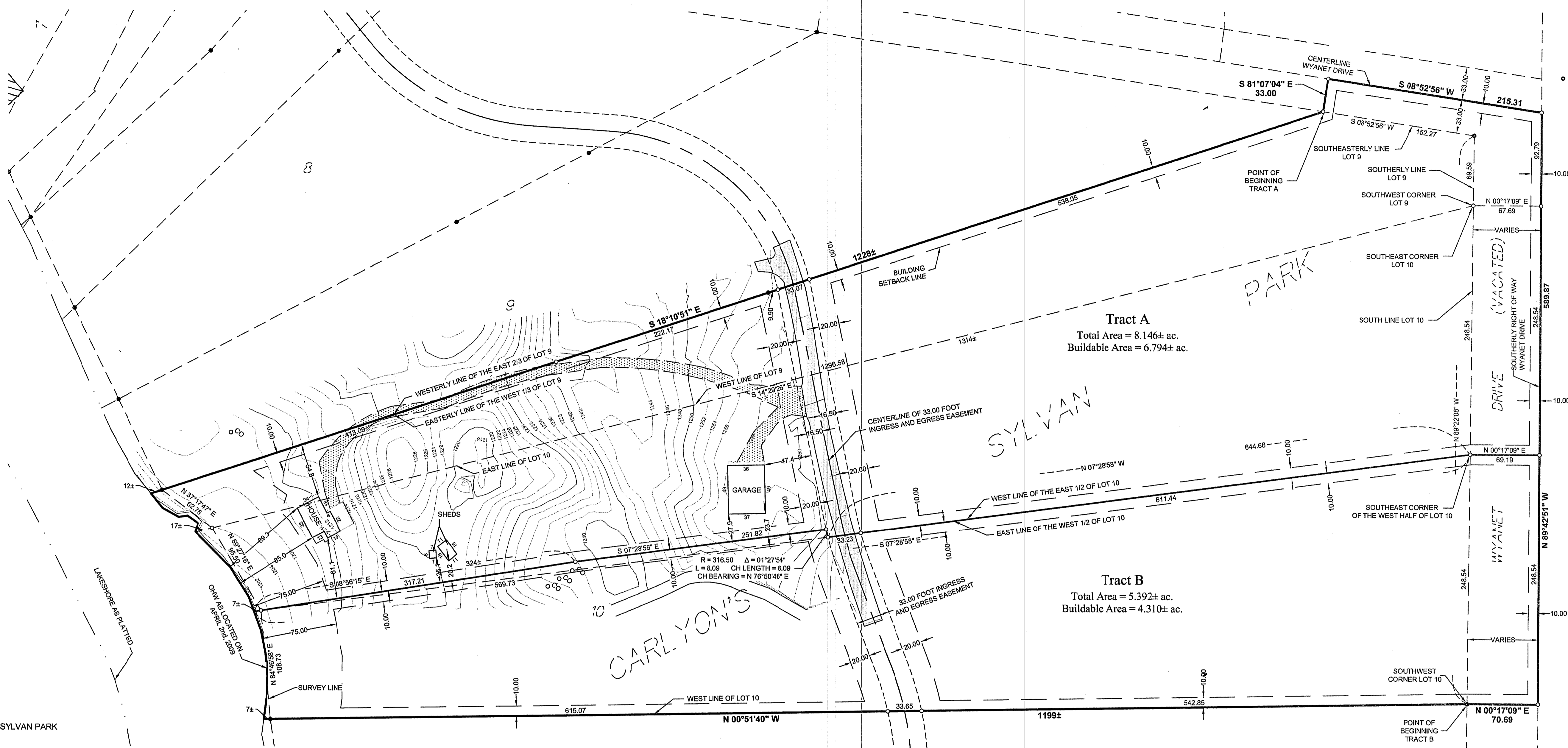
Tract A:
The west one-third of Lot 9, and the east half of Lot 10, CARLYON'S SYLVAN PARK
Cass County, Minnesota.

Tract B:
The west half of Lot 10, CARLYON'S SYLVAN PARK, Cass County, Minnesota

Proposed Legal Descriptions:

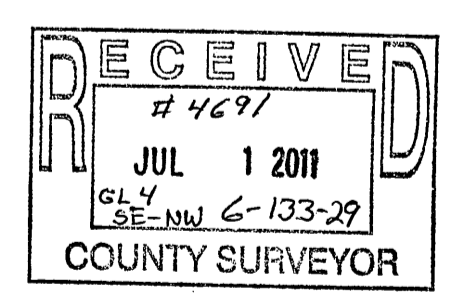
Tract A:
That part of Lots 9 and 10, CARLYON'S SYLVAN PARK, Cass County, Minnesota, more particularly described as follows:
Commencing at the southwest corner of said Lot 9, thence on an assigned bearing of South 89 degrees 22 minutes 08 seconds East, along the southerly line of said Lot 9, a distance of 69.59 feet to the southeasterly line of said Lot 9; thence North 08 degrees 52 minutes 59 seconds East, along said southeasterly line of Lot 9, a distance of 152.27 feet to the east line of the westerly one-third of said Lot 9, the point of beginning of the tract to be herein described; thence South 81 degrees 07 minutes 04 seconds East 33.00 feet to the centerline of vacated Wyonet Drive; thence South 08 degrees 52 minutes 56 seconds West, along said centerline, a distance of 215.31 feet to the southerly right of way line of said vacated Wyonet Drive; thence North 89 degrees 42 minutes 51 seconds West, along said southerly right of way line, 341.33 feet; thence North 00 degrees 17 minutes 09 seconds East 67.69 feet to the southeast corner of the west half of said Lot 10; thence North 07 degrees 28 minutes 58 seconds West, along the east line of the west half of Lot 10, a distance of 644.68 feet; thence easterly 8.09 feet along a non-tangential curve concave to the south, radius of 316.50 feet, central angle of 01 degrees 27 minutes 54 seconds, the chord of said curve bears North 76 degrees 50 minutes 46 seconds East; thence North 07 degrees 28 minutes 58 seconds West 251.82 feet; thence North 08 degrees 56 minutes 15 seconds West 324 feet, more or less, to the shore of Sylvan Lake; thence northeasterly along said shore to the intersection with the east line of the westerly one-third of Lot 9, which bears North 18 degrees 10 minutes 51 seconds West from the point of beginning; thence South 18 degrees 10 minutes 51 seconds East, along said east line of the westerly one-third of Lot 9, a distance of 1228 feet, more or less, to the point of beginning. Subject to any restrictions, reservations, or easements of record.

Tract B:
That part of Lot 10, CARLYON'S SYLVAN PARK, Cass County, Minnesota, more particularly described as follows:
Commencing at the southeast corner of said Lot 10, thence on an assigned bearing of North 89 degrees 22 minutes 08 seconds West, along the south line of said Lot 10, a distance of 497.08 feet to the southwest corner of said Lot 10, the point of beginning of the tract to be herein described; thence South 00 degrees 17 minutes 09 seconds West 70.69 feet to the southerly right of way line of vacated Wyonet Drive; thence South 89 degrees 42 minutes 51 seconds East, along said southerly right of way line of vacated Wyonet Drive, a distance of 248.54 feet; thence North 00 degrees 17 minutes 09 seconds East 69.19 feet to the southeast corner of the west half of Lot 10; thence North 07 degrees 28 minutes 58 seconds West, along the east line of the west half of Lot 10, a distance of 644.68 feet; thence easterly 8.09 feet along a non-tangential curve concave to the south, radius of 316.50 feet, central angle of 01 degrees 27 minutes 54 seconds, the chord of said curve bears North 76 degrees 50 minutes 46 seconds East; thence North 07 degrees 28 minutes 58 seconds West 251.82 feet; thence North 08 degrees 56 minutes 15 seconds West 324 feet, more or less, to the shore of Sylvan Lake; thence westerly along said shore to the intersection with the west line of said Lot 10, which bears North 00 degrees 51 minutes 40 seconds West from the point of beginning; thence South 00 degrees 51 minutes 40 seconds East, along said west line of Lot 10, a distance of 1199 feet, more or less, to the point of beginning. Subject to any restrictions, reservations, or easements of record.

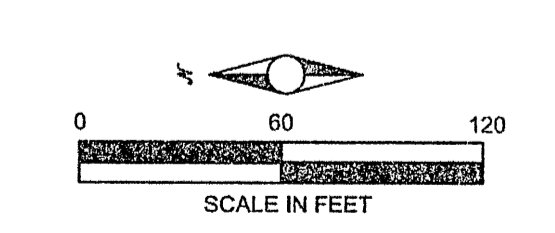


Tract A
Total Area = 8.146± ac.
Buildable Area = 6.794± ac.

Tract B
Total Area = 5.392± ac.
Buildable Area = 4.310± ac.



- Legend**
- DENOTES: SET 1/2" IRON PIPE WITH CAP STAMPED 15284
 - DENOTES: FOUND IRON MONUMENT
 - DENOTES CLEANOUT
 - ▭ DENOTES BITUMINOUS SURFACE
 - ▨ DENOTES GRAVEL SURFACE



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CASS COUNTY SOUTH ZONE COORDINATE SYSTEM

REVISIONS	
DATE	DESCRIPTION
08/23/2011	REVISED LEGAL DESCRIPTIONS
08/23/2011	CORRECTED LEGEND
08/29/2011	CHANGED LOT LINES ON VACATED PORTION OF PROPERTY

I HEREBY CERTIFY THAT THIS PLAN, SURVEY, 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.

Signature: *John J. Hinzmann* Date: 06/30/2011
John J. Hinzmann Registration No. 15294



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