CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 3, SECTION 23, TOWNSHIP 142 NORTH, RANGE 28 WEST, CASS COUNTY, MINNESOTA

RECEIVED JUN 06 2012 BY:

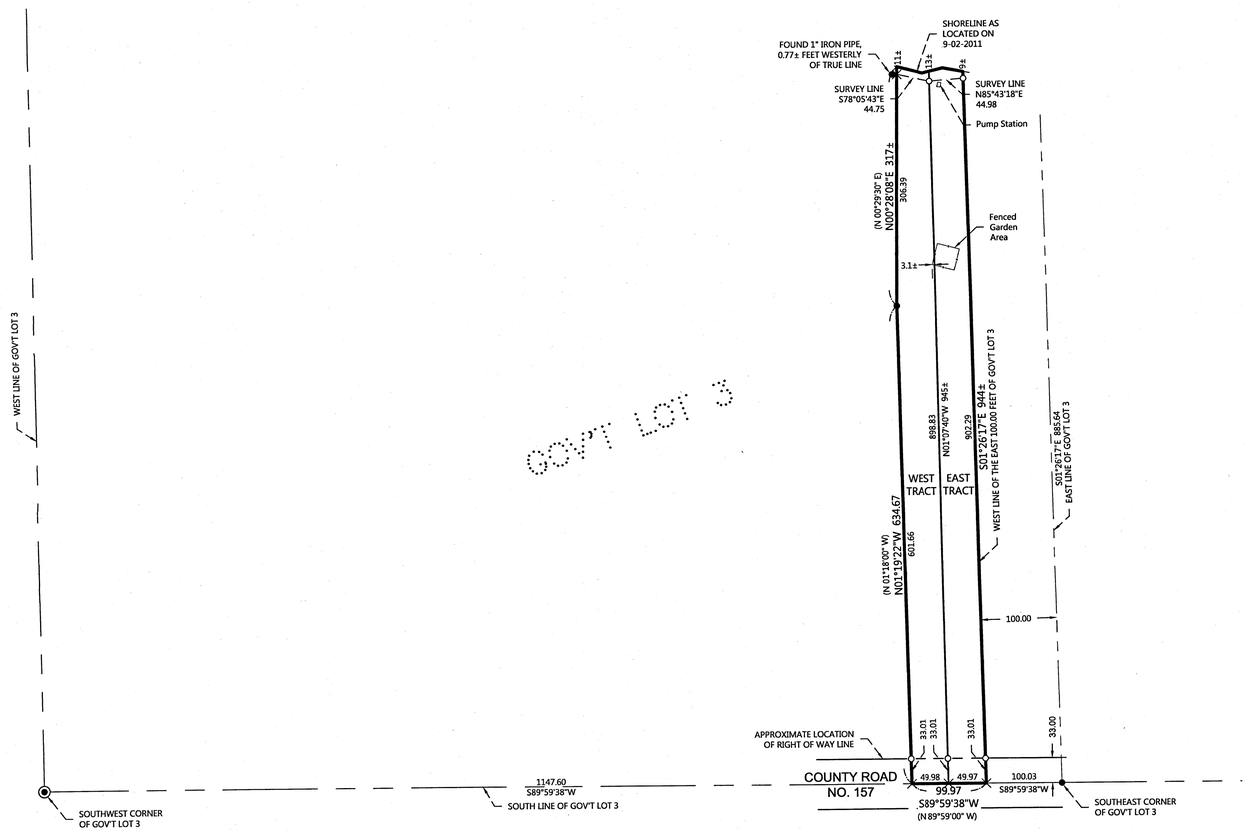
RECEIVED # 5767 JUN 6 2012 GL 3 23-142-28 COUNTY SURVEYOR

BOY LAKE

General Development Classification

ORDINARY HIGH WATER ELEVATION = 1296.4

BASED ON NGVD 29.
INFORMATION OBTAINED FROM MN/DNR.



LEGEND

○	DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 47544
●	DENOTES MONUMENT FOUND
◉	DENOTES BRASS CAPPED MONUMENT FOUND
×	DENOTES CALCULATED POSITION
(123.45)	DENOTES PLAT AND/OR DEEDED MEASURE

0 100 200

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SOUTH LINE OF GOVERNMENT LOT 3 TO HAVE AN ASSIGNED BEARING OF S 89°59'38" W.

PROPOSED DESCRIPTIONS:

EAST TRACT

That part of Government Lot 3, Section 23, Township 142 North, Range 28 West, Cass County, Minnesota, described as follows: COMMENCING at the southeast corner of said Government Lot 3; thence South 89 degrees 59 minutes 38 seconds West, assigned bearing, along the south line thereof, 100.03 feet to the intersection with the west line of the East 100.00 feet of said Government Lot 3 and the point of beginning of the tract to be herein described; thence continue South 89 degrees 59 minutes 38 seconds West, along said south line, 49.97 feet; thence North 01 degrees 07 minutes 40 seconds West 945 feet, more or less, to the shoreline of Boy Lake; thence easterly, along said shoreline, to the intersection with said west line of the East 100.00 feet; thence South 01 degrees 26 minutes 17 seconds East, along said west line, 944 feet, more or less, to the point of beginning.

SUBJECT tract is non-conforming on it's own and must be attached to an adjacent parcel.

SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to County Road Number 157 right of way.

WEST TRACT

That part of Government Lot 3, Section 23, Township 142 North, Range 28 West, Cass County, Minnesota, described as follows: COMMENCING at the southeast corner of said Government Lot 3; thence South 89 degrees 59 minutes 38 seconds West, assigned bearing, along the south line thereof, 100.03 feet to the intersection with the west line of the East 100.00 feet of said Government Lot 3; thence continue South 89 degrees 59 minutes 38 seconds West, along said south line, 49.97 feet to the point of beginning of the tract to be herein described; thence continue South 89 degrees 59 minutes 38 seconds West, along said south line, 49.98 feet; thence North 01 degrees 19 minutes 22 seconds West 634.67 feet; thence North 00 degrees 28 minutes 08 seconds East 317 feet, more or less, to the shoreline of Boy Lake; thence easterly, along said shoreline, to the intersection with a line bearing North 01 degrees 07 minutes 40 seconds West from the point of beginning; thence South 01 degrees 07 minutes 40 seconds East 945 feet, more or less, to the point of beginning.

SUBJECT tract is non-conforming on it's own and must be attached to an adjacent parcel.

SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to County Road Number 157 right of way.

NO.	DATE	DESCRIPTION	BY

REVISIONS:

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.

23567

TERRY L. FREEMAN — LIC. NO. 23567

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CERTIFICATE OF SURVEY
Jeff Schadegg
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Inver Grove Heights, MN 55076

JOB NO. 11-80
DATE: 09-16-2011

SHEET NO. 1 OF 1