

**AREA: PARCEL A**  
 Total = 164,500 Sq. Ft. or 3.77 Acres  
 To toe of Bluff = 104,348 Sq. Ft. or 2.40 Acres


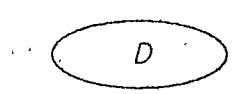
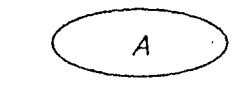

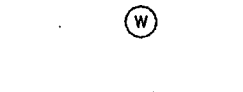


**AREA: PARCEL B**  
 Total = 102,449 Sq. Ft. or 2.35 Acres  
 To R/W = 97,778 Sq. Ft. or 2.24 Acres

**LEGAL DESCRIPTION: PARCEL A**

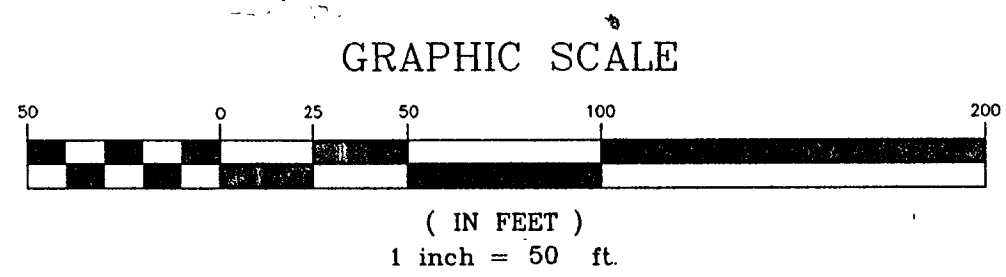
All that part of Lots 47 and 48, CARLYONS SYLVAN PARK, according to the recorded plat thereof on file in the office of the Cass County Recorder, which lies easterly of the following described line:  
 Commencing at the Northeast corner of said Lot 47; thence South 87 degrees 00 minutes 50 seconds West, assumed bearing, 843.88 feet along the northerly line of said Lot 47 to the point of beginning of the line to be described; thence South 04 degrees 06 minutes 01 seconds East, 387.40 feet to the southerly line of said Lot 48 and said line there terminating.  
 AND  
 That part of said Lot 47, CARLYONS SYLVAN PARK, described as follows:  
 Commencing at the northeast corner of said Lot 47; thence South 87 degrees 00 minutes 50 seconds West, assumed bearing, 843.88 feet along said northerly line of Lot 47 to the point of beginning of the tract of land to be described; thence South 04 degrees 06 minutes 01 second East 33.00 feet; thence South 87 degrees 00 minutes 50 seconds West 233.18 feet to the centerline of Lower Sylvan Road; thence North 30 degrees 58 minutes 16 seconds East 39.79 feet along said centerline to its intersection with said northerly line of Lot 47; thence North 87 degrees 00 minutes 50 seconds East 210.31 feet along said northerly line of Lot 47 to the point of beginning.  
 Subject to easements, reservations and restrictions of record, if any.

**LEGAL DESCRIPTION: PARCEL B**

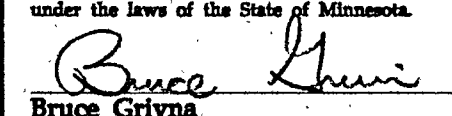
All that part of Lots 47 and 48, CARLYONS SYLVAN PARK, according to the recorded plat thereof on file in the office of the Cass County Recorder, described as follows:  
 Commencing at the Northeast corner of said Lot 47; thence South 87 degrees 00 minutes 50 seconds West, assumed bearing, 843.88 feet along the northerly line of said Lot 47; thence South 04 degrees 06 minutes 01 second East 33.00 feet to the point of beginning of the tract of land described; thence South 87 degrees 00 minutes 50 seconds West 233.18 to the centerline of Lower Sylvan Road; thence South 30 degrees 58 minutes 16 seconds West, 21.13 feet along said centerline; thence Southerly 90.07 feet along said centerline along a tangential curve, concave to the west, having a radius of 162.29 feet and a central angle of 31 degrees 47 minutes 55 seconds; thence South 05 degrees 21 minutes 00 seconds West, 84.74 feet, not tangent to said curve; thence South 24 degrees 00 minutes 00 seconds East 121.64 feet; thence South 42 degrees 00 minutes 00 seconds East 105.28 feet to the south line of said Lot 48; thence North 87 degrees 01 minutes 30 seconds East, 221.40 feet, along said south line to its intersection with the line which bears South 04 degrees 06 minutes 01 second East from the point of beginning; thence North 04 degrees 06 minutes 01 second West 354.40 feet to the point of beginning.  
 Subject to easements, reservations and restrictions of record, if any.

-  Denotes possible house location
-  Denotes possible septic site
-  Denotes possible alternate septic site
-  Denotes sewer cleanout
-  Denotes well
-  Denotes iron monument found
-  Denotes 1/2" iron monument set & capped RLS #17253

Bearings based on assumed datum.



**Central Minnesota Surveying**  
 A division of Westwood Professional Services, Inc.  
 411 Laurel Street  
 Brainerd, MN 56401 (218) 829-1751

I hereby certify that this plan 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.  
  
 Bruce Grivna  
 Date: 7/9/01 License No. 17253

Revisions:  
 ADDED 33' ACCESS STRIP TO PARCEL A - 7/9/01

Crew:  
 Checked: BWG  
 Drawn: CDH  
 Record Drawing by/date:

Prepared for:

**Debra Gronholz**  
 12314 Lower Sylvan Rd. SW  
 Pillager, Minnesota 56473

**Certificate of Survey**  
 Cass County, Minnesota

Date: 4/27/01 Sheet: 1 OF 1  
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