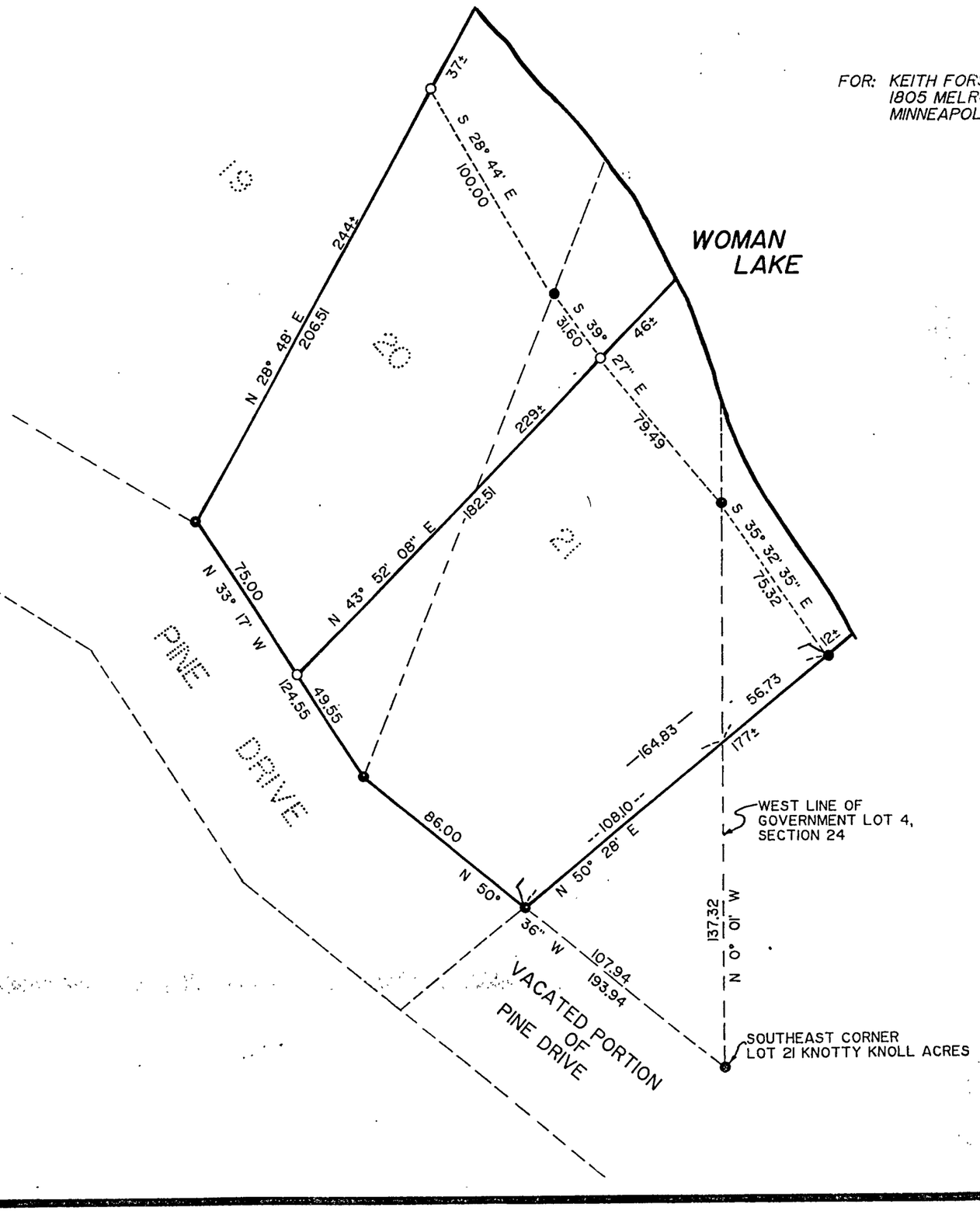
CERTIFICATE OF SURVEY

PART OF LOTS 20 AND 21, KNOTTY KNOLL ACRES AND PART OF GOVERNMENT LOT 4, SECTION 24, TOWNSHIP 140 NORTH, RANGE 29 WEST, CASS COUNTY, MINNESOTA

FOR: KEITH FORSYTHE
1805 MELROSE AVE S.
MINNEAPOLIS, MN 55426



DESCRIPTIONS

EASTERLY TRACT

That part of Lots 20 and 21, KNOTTY KNOLL ACRES, plat of record and that part of Government Lot 4, Section 24, Township 140 North, Range 29 West, Cass County, Minnesota, described as follows: Commencing at the Southeast corner of said Lot 21, being located on the west line of said Government Lot 4; thence North 0 degrees 01 minutes West, assumed bearing along the east line of said Lot 21 and the west line of said Government Lot 4, a distance of 137.32 feet to the point of beginning of the tract to be herein described; thence South 50 degrees 28 minutes West 108.10 feet, to the northeasterly right of way line of Pine Drive, as dedicated in said KNOTTY KNOLL ACRES; thence North 50 degrees 36 minutes West along said right of way line 86.00 feet to the southeasterly corner of said Lot 20; thence North 33 degrees 17 minutes West along said right of way line 49.55 feet; thence North 43 degrees 52 minutes 08 seconds East 229 feet, more or less, to the shore of Woman Lake; thence southeasterly along said shore to its intersection with a line that bears North 50 degrees 28 minutes East from the point of beginning; thence South 50 degrees 28 minutes West 69 feet, more or less, to the point of beginning.

Subject to easements, restrictions and reservations of record

WESTERLY TRACT

That part of Lots 20 and 21, KNOTTY KNOLL ACRES, according to the recorded plat thereof, described as follows: Commencing at the Southeast corner of said Lot 20; thence North 33 degrees 17 minutes West, assumed bearing along the northeasterly right of way line of Pine Drive, as dedicated in said KNOTTY KNOLL ACRES 49.55 feet to the point of beginning of the tract to be herein described; thence continue North 33 degrees 17 minutes West, along said right of way line 75.00 feet to the common corner of said Lot 20 and Lot 19, said plat; thence North 28 degrees 48 minutes East, along the common line of said Lot 19 and 20, a distance of 244 feet, more or less, to the shore of Woman Lake; thence Southeasterly along said shore to its intersection with a line that bears North 43 degrees 52 minutes 08 seconds East from the point of beginning; thence South 43 degrees 52 minutes 08 seconds West 229 feet, more or less, to the point of beginning.

Subject to easements, restrictions and reservations of record.

1" = 50'

50 0 50 100

scale feet

o DENOTES IRON MONUMENT SET MARKED BY REG. NO. 17008

● DENOTES MONUMENT FOUND

ORIENTATION OF THIS BEARING SYSTEM IS ASSUMED

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 ENGINEER OR LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Daniel L. Forsythe

DATE 8-23-89 LIC. NO. 17008

LANDECKER - STEVENSON & ASSOC. INC.
ENGINEERING-PLANNING-SURVEYING
BOX 292 WALKER, MINNESOTA 56484 (218) 547-1296

PROJ. MGR.	DATE	REVISIONS	COMPUTER
TLF	8/23/89		513-3
CHKD. BY	SCALE		BOOK 77 PG. 70
DSL	HORIZ 1" = 50'		FILE NO. 03789
DRWN. BY	VERT		SHEET 1 OF 1
KAF			