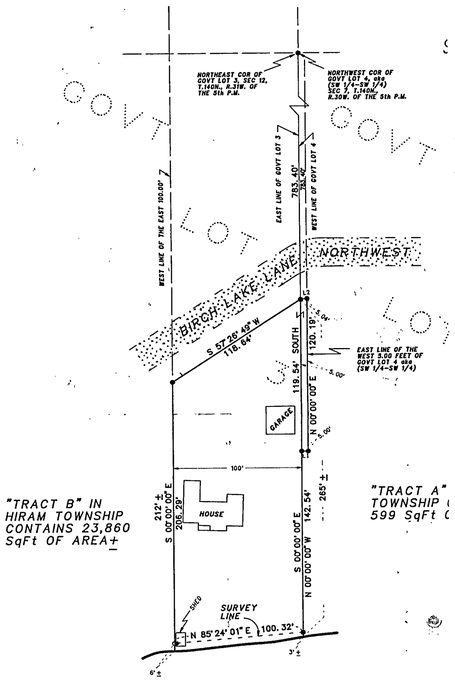


BIRCH

LAKE

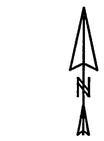
CERTIFICATE OF SU

FOR

BANCROFT

PART OF THE EAST 100 FEET OF GOVERNMEN
SECTION 12, TOWNSHIP 140 NORTH, RANGE 3
PART OF GOVERNMENT LOT 4, aka (SW 1/4-
SECTION 7, TOWNSHIP 140 NORTH, RANGE 30
THE 5th PRINCIPAL MERIDIAN
IN CASS COUNTY, MINNESOTA

IN BIRCH LAKE
CONTAINS
OF AREA±



0 25 50 100
SCALE IN FEET
ONE METER = 3.2808333 U.S. SURVEY FEET
1 FOOT = 0.3048006 METERS

AMI SURVEYORS & MAPPERS
HC 74 BOX 1820, HACKENSACK, MINNESOTA 56452
PHONE: OFFICE (218) 682 2411 • FAX 682 2988

INITIAL BEARING ASSIGNED

● DENOTES IRON MONUMENT FOUND
○ DENOTES IRON MONUMENT SET (stamped 11946)

THERE ARE NO WET LANDS AS DEFINED IN MINNESOTA STATUTE 505.02, SUBD. 1.

LINE	BEARING	DISTANCE
L 1	N 90°00'00"E	5.00'
L 2	S 82°35'26"W	5.04'

THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF MINNESOTA STATUTE 326.02 Subd. 4, IN CONFORMANCE WITH APPLICABLE SURVEYING STANDARDS SET FORTH IN THE "RECOMMENDED PROCEDURES FOR THE PRACTICE OF LAND SURVEYING", APPROVED AND ADOPTED BY THE MINNESOTA SOCIETY OF PROFESSIONAL SURVEYORS.

NOTE: NO ATTEMPT WAS MADE TO SURVEY AND SHOW THE EXISTANCE AND LOCATION OF WELLS, IMPROVEMENTS, UTILITIES OR VISIBLE FEATURES, EASEMENTS, ABOVEGROUND OR SUBSURFACE, TOPOGRAPHY, TERRAIN, LOW LAND LIMITS, ETC., EXCEPT AS SHOWN HEREON.

RVEY

NT LOT 3,
1 WEST &
SW 1/4)
WEST OF

LAND DESCRIPTIONS FOR BANCROFT FOR PROPERTY AT BIRCH LAKE IN BIRCH LAKE TOWNSHIP AND HIRAM TOWNSHIP OF CASS COUNTY, MINNESOTA.

"TRACT A" IN BIRCH LAKE TOWNSHIP

That part of Government Lot 4 aka (SW 1/4-SW 1/4) of Section 7, Township 140 North, Range 30 West of the 5th Principal Meridian, described as follows: Commencing at the northwest corner of said Government Lot 4; thence South 783.40 feet, initial bearing assigned, along the west line of said Government Lot 4 to the point of BEGINNING of the land to be described; thence continue South 119.54 feet along said west line; thence East 5.00 feet to a point on the east line of the West 5.00 feet of said Government Lot 4 aka (SW 1/4-SW 1/4); thence North 120.19 feet along said east line; thence South 82 degrees 35 minutes 26 seconds West 5.04 feet to the point of beginning. Containing 599 square feet of area, more or less.

Subject to easements, reservations, conditions and restrictions, if any.

AND

"TRACT B" IN HIRAM TOWNSHIP

That part of the East 100.00 feet of Government Lot 3 of Section 12, Township 140 North, Range 31 West of the 5th Principal Meridian, described as follows: Commencing at the northeast corner of said Government Lot 3; thence South 783.40 feet, initial bearing assigned, along the east line of said Government Lot 3 to the point of BEGINNING of the land to be described; thence South 57 degrees 26 minutes 49 seconds West 118.64 feet to a point on the west line of said East 100.00 feet of Government Lot 3; thence South 212 feet more or less, to the water's edge of Birch Lake; thence easterly along said water's edge of Birch Lake to said east line; thence North 265 feet, MORE OR LESS, to the point of beginning. Containing 23,860 square feet of area, more or less.

Subject to easements, reservations, conditions and restrictions, if any.

CERTIFICATE OF SURVEY.

I, ROGER A. MUSTONEN, HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Roger A Mustonen 9-10-98

ROGER A. MUSTONEN, LAND SURVEYOR