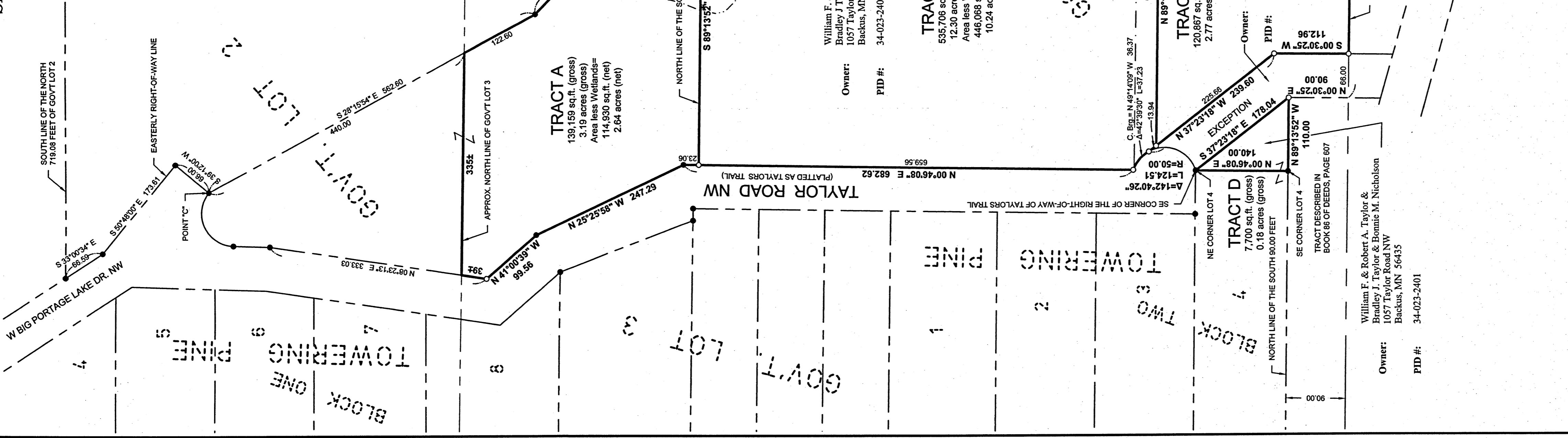


# CERTIFICATE OF SURVEY

**PART OF GOVERNMENT LOT 3,  
SECTION 23, TOWNSHIP 139 NORTH, RANGE 30 WEST,  
CASS COUNTY, MINNESOTA**



## LEGAL DESCRIPTION PER DOCUMENT NUMBER 471717

That part of Government Lot 3, Section Twenty-three (23), Township One Hundred Thirty-nine (139), Range Thirty (30) described as follows: Commencing at the intersection of the South line of the North 719.08 feet of Government Lot 2 with the easterly right-of-way line of the township road; thence South 33°00'34" East for 66.59 feet along above said right-of-way line; thence South 50°48' East for 173.61 feet along said right-of-way line; thence South 39°12' West for 66.0 feet to a point on the southwestern right-of-way line of above said "Two" road said point to be hereinafter referred to as Point "C"; thence South 28°15'54" East for 440.0 feet, more or less, to a point on the North line of Government Lot 3 and the point of beginning of the tract to be described herein; thence continue South 28°15'54" East to a point which is 562.6 feet from above said Point "C"; thence South 45°39'01" East for 627.0 feet; thence South 77°27'09" East for 150.0 feet, more or less, to a point on the East line of Government Lot 3; thence South along above said East line of Government Lot 3 to a point on the North line of the South 250.4 feet of Government Lot 3; thence West along above said South 250.4 feet of Government Lot 3 for 300.0 feet; thence South parallel with said East line of Government Lot 3 for a distance of 290.4 feet to the Southwest corner of Government Lot 3; thence North 89°13'32" West along the South line of Government Lot 3 to a point on the East line of Government Lot 3 for 300.0 feet; thence East along said East line of Government Lot 3 for 140.0 feet to a point on the North line of Government Lot 3; thence East along said North line of Government Lot 3 to the point of beginning.

EXCEPTING therefrom the following described exception. A strip of land 66 feet wide who's westerly boundary is described as follows: Beginning at the Southeast corner of the right-of-way of said Taylor's Trail; thence run southeasterly to the Northeast corner of that tract of land in Government Lot 3 described in Book 86 of Deeds on page 607 in the Cass County Recorder's Office; thence run southeasterly along the East line of the tract described in above said Book 86 of Deeds on page 607 and extended southerly through the remainder of Government Lot 3, to a point on the North right-of-way line of State Highway 187 and there terminating. This tract less exception contains 21.53 acres, more or less, and is subject to reservations, restrictions and easements that are of record.

## NOTES:

1. Zoning for subject tract = "Shoreland Residential".
2. Boundary survey only. No improvements, topography, or wet land information has been conveyed or shown on this certificate.
3. Parcel ID of subject parcel: 34-023-2401.
4. Tract A is to be combined with adjoining property to the North.
5. Tract B is to be combined with adjoining property to the East.
6. Tract C is to be combined with adjoining property to the West and is not to be considered an independent tract.
7. Wetland delineation was completed on June 24, 2013 by Ben Meister, Certification #1031.

That the respective interests of affiant and decedent as joint tenants were created by an instrument of conveyance dated January 13, 1977 and recorded January 19, 1977 as Document #229726.

## PROPOSED BOUNDARY DESCRIPTIONS:

**TRACT A**  
That part of Government Lot 3, Section 23, Township 139 North, Range 30 West, Cass County, Minnesota, lying north of the south 984.30 feet of said corner of Government Lot 3; thence North 89 degrees 13 minutes 52 seconds West, assumed bearing, along the south line of line of Government Lot 3 for a distance of 300.00 feet to the west line of the east 300.00 feet and point of beginning of the following described line: Commencing at the intersection of the south line of the north 719.08 feet of Government Lot 2, said section with the easterly right-of-way line of the township road; thence South 33 degrees 00 minutes 34 seconds East, assumed bearing, along said right-of-way line 66.59 feet; thence South 50 degrees 48 minutes 00 seconds East along said right-of-way line 173.61 feet; thence South 39 degrees 12 minutes 00 seconds West along said right-of-way line 66.00 feet; thence South 28 degrees 15 minutes 54 seconds East 562.60 feet; thence South 45 degrees 39 minutes 01 seconds East 627.00 feet to the north line of the south 984.30 feet of said Government Lot 3 and point of beginning of the tract to be herein described; thence continuing South 45 degrees 36 minutes 01 seconds East 263.88 feet; thence South 77 degrees 27 minutes 09 seconds West 170.94 feet, more or less, to the east line of said Government Lot 3; thence South 00 degrees 21 minutes 02 seconds West along said east line 477.39 feet to the north line of the south 290.40 feet of said Government Lot 3; thence North 89 degrees 13 minutes 52 seconds West along last described north line 812.07 feet; thence North 37 degrees 23 minutes 18 seconds West 13.94 feet to the easterly line of TOWERING PINE, according to the recorded plat thereof, said county; thence northeasterly along said easterly line 37.23 feet being a noncircular curve concave to the southwest having a radius of 50.00 feet, a central angle of 42 degrees 39 minutes 30 seconds and a chord bearing of North 49 degrees 14 minutes 03 seconds West 36.37 feet; thence North 00 degrees 46 minutes 06 seconds East along last described said east line 659.56 feet to said north line of the south 984.30 feet of said Government Lot 3; thence South 89 degrees 13 minutes 52 seconds East along said last described line 466.64 feet, more or less, to the point of beginning.

Subject to easements, restrictions and reservations of record.

**TRACT B**  
That part of Government Lot 3, Section 23, Township 139 North, Range 30 West, Cass County, Minnesota, described as follows: Commencing at the intersection of the south line of the north 719.08 feet of Government Lot 2, said section with the easterly right-of-way line of the township road; thence South 33 degrees 00 minutes 34 seconds East, assumed bearing, along said right-of-way line 66.59 feet; thence South 50 degrees 48 minutes 00 seconds East along said right-of-way line 173.61 feet; thence South 39 degrees 12 minutes 00 seconds West along said right-of-way line 66.00 feet; thence South 28 degrees 15 minutes 54 seconds East 562.60 feet; thence South 45 degrees 39 minutes 01 seconds East 627.00 feet to the north line of the south 984.30 feet of said Government Lot 3 and point of beginning of the tract to be herein described; thence continuing South 45 degrees 36 minutes 01 seconds East 263.88 feet; thence South 77 degrees 27 minutes 09 seconds West 170.94 feet, more or less, to the east line of said Government Lot 3; thence South 00 degrees 21 minutes 02 seconds West along said east line 477.39 feet to the north line of the south 290.40 feet of said Government Lot 3; thence North 89 degrees 13 minutes 52 seconds West along last described north line 812.07 feet; thence North 37 degrees 23 minutes 18 seconds West 13.94 feet to the easterly line of TOWERING PINE, according to the recorded plat thereof, said county; thence northeasterly along said easterly line 37.23 feet being a noncircular curve concave to the southwest having a radius of 50.00 feet, a central angle of 42 degrees 39 minutes 30 seconds and a chord bearing of North 49 degrees 14 minutes 03 seconds West 36.37 feet; thence North 00 degrees 46 minutes 06 seconds East along last described said east line 659.56 feet to said north line of the south 984.30 feet of said Government Lot 3; thence South 89 degrees 13 minutes 52 seconds East along said last described line 466.64 feet, more or less, to the point of beginning.

Subject to easements, restrictions and reservations of record.

**TRACT C**  
That part of Government Lot 3, Section 23, Township 139 North, Range 30 West, Cass County, Minnesota, described as follows: Commencing at the southeast corner of Government Lot 3; thence North 89 degrees 13 minutes 52 seconds West, assumed bearing, along the south line of line of Government Lot 3 for a distance of 300.00 feet to the west line of the east 300.00 feet and point of beginning of the following described line: Commencing at the intersection of the south line of the north 719.08 feet of Government Lot 2, said section with the easterly right-of-way line of the township road; thence South 33 degrees 00 minutes 34 seconds East, assumed bearing, along said right-of-way line 66.59 feet; thence South 50 degrees 48 minutes 00 seconds East along said right-of-way line 173.61 feet; thence South 39 degrees 12 minutes 00 seconds West along said right-of-way line 66.00 feet; thence South 28 degrees 15 minutes 54 seconds East 562.60 feet; thence South 45 degrees 39 minutes 01 seconds East 627.00 feet to the north line of the south 984.30 feet of said Government Lot 3 and point of beginning of the tract to be herein described; thence continuing South 45 degrees 36 minutes 01 seconds East 263.88 feet; thence South 77 degrees 27 minutes 09 seconds West 170.94 feet, more or less, to the east line of said Government Lot 3; thence South 00 degrees 21 minutes 02 seconds West along said east line 477.39 feet to the north line of the south 290.40 feet of said Government Lot 3; thence North 89 degrees 13 minutes 52 seconds West along said south line 374.26 feet, more or less, to the point of beginning.

Subject to easements, restrictions and reservations of record.

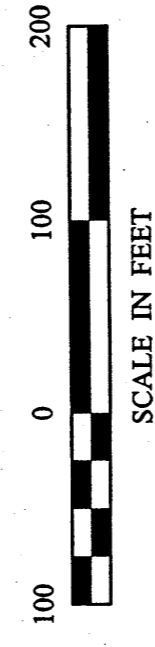
**TRACT D**  
That part of Government Lot 3, Section 23, Township 139 North, Range 30 West, Cass County, Minnesota, described as follows: Beginning at the southeast corner of Lot 4, Block Two, TOWERING PINE, according to the recorded plat thereof, said county; thence North 00 degrees 46 minutes 06 seconds East along the east line of said Lot 4 for a distance of 140.00 feet to the northeast corner of said Lot 4; thence South 37 degrees 23 minutes 18 seconds East 176.04 feet to the north line of the south 90.00 feet of said Government Lot 3; thence North 89 degrees 13 minutes 52 seconds West along said north line 110.00 feet to the point of beginning.

Subject to easements, restrictions and reservations of record.

## PROPOSED EASEMENT DESCRIPTION

An easement for ingress and egress purposes over and across that part of Government Lots 3 & 4, Section 23, Township 139 North, Range 30 West, Cass County, Minnesota described as follows: The north 33.00 feet of the south 323.40 feet of said Government Lot 3, lying east of TOWERING PINE, according to the recorded plat thereof, said county.

The north 33.00 feet of the south 323.40 feet of the west 150.00 feet of said Government Lot 4.



- DENOTES DELINEATED WETLANDS
- DENOTES CONTIGUOUS OWNERSHIP
- DENOTES MONUMENT FOUND
- DENOTES IRON MONUMENT SET BY LICENSE NO. 4481

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE RECORDED PLAT OF TOWERING PINE.

SHEET 1	CERTIFICATE OF SURVEY	PROJECT MANAGER	PROJECT No.:	DATE:	REVISIONS	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 PROFESSIONAL ENGINEER OR LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
		CMH	13137	3-10-14	DESCRIPTION	
OF 1	Bill Taylor 1057 Taylor Road NW Backus, MN 56435	CHECKED BY:	FILE NAME:	SCALE:	DATE	DATE 3/27/14 LIC. NO. 44881
		CMH	C13137.dwg	1"=100'		
		DRAWN BY:	FIELD BOOK	HORIZ.	VERT.	
		RJF		NONE	NONE	

**STONE MARK**  
LAND SURVEY

**RECEIVED**  
# 7288  
APR 30 2014  
CL S 23-131-30  
COUNTY SURVEYOR

30176 Old Highway #371  
Suite 2  
P. O. Box 874  
Paquet Lakes, MN 56472  
Phone: 1218-568-4940  
www.stonemarksurvey.com