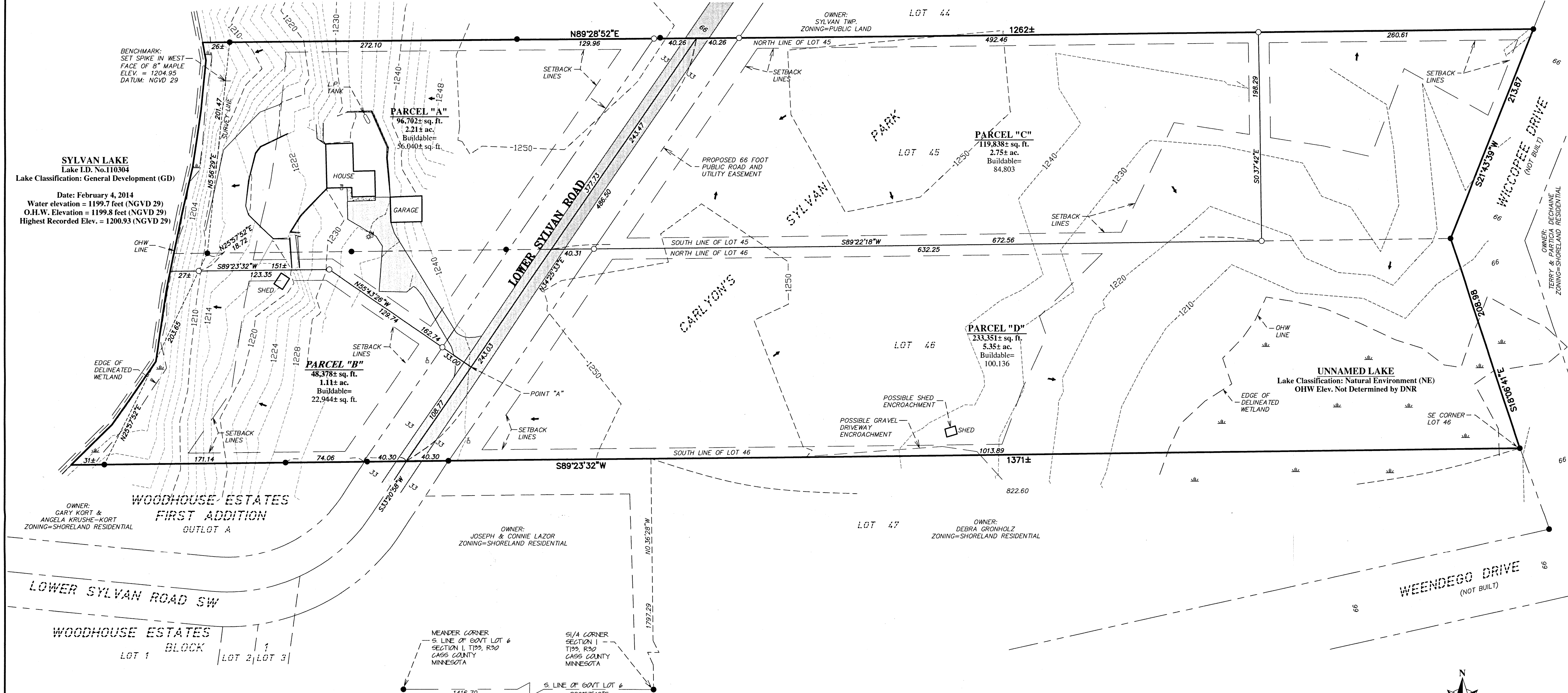


# CERTIFICATE OF SURVEY



**EXISTING DESCRIPTION - (Parcel No. 41-456-0450)**  
 Lot forty-five (45), CARLYON'S SYLVAN PARK, according to the recorded plat thereof, Cass County, Minnesota.

**EXISTING DESCRIPTION - (Parcel No. 41-456-0460)**  
 Lot forty-six (46), CARLYON'S SYLVAN PARK, according to the recorded plat thereof, Cass County, Minnesota.

**PROPOSED DESCRIPTION - (Parcel "A")**  
 That part of Lots 45 and 46 of CARLYON'S SYLVAN PARK, according to the recorded plat thereof, Cass County, Minnesota, described as follows: Commencing at the southeast corner of said Lot 46; thence South 89 degrees 23 minutes 32 seconds West, assumed bearing, along the south line of said Lot 46, a distance of 1054.19 feet; thence North 34 degrees 25 minutes 33 seconds East, 108.77 feet to a point from here on known as Point "A"; thence continue North 34 degrees 25 minutes 33 seconds East, 377.73 feet, to the north line of said Lot 45 and the point of beginning; thence return South 34 degrees 25 minutes 33 seconds West, 377.73 feet, to said Point "A"; thence North 55 degrees 43 minutes 28 seconds West, 162.74 feet; thence South 89 degrees 23 minutes 32 seconds West, 151 feet, more or less, to the shoreline of Sylvan Lake; thence Northerly along said shoreline to the north line of said Lot 45; thence North 89 degrees 28 minutes 52 seconds East, along said north line, 468 feet, more or less, to the point of beginning.  
 Said parcel contains 2.2 acres of land, more or less, and is subject to existing easements of record.

**PROPOSED DESCRIPTION - (Parcel "B")**  
 That part of Lot 46 of CARLYON'S SYLVAN PARK, according to the recorded plat thereof, Cass County, Minnesota, described as follows: Commencing at the southeast corner of said Lot 46; thence South 89 degrees 23 minutes 32 seconds West, assumed bearing, along the south line of said Lot 46, a distance of 1054.19 feet, to the point of beginning; thence North 34 degrees 25 minutes 33 seconds East, 108.77 feet; thence North 55 degrees 43 minutes 28 seconds West, 162.74 feet; thence South 89 degrees 23 minutes 32 seconds West, 151 feet, more or less, to the shoreline of Sylvan Lake; thence Southerly along said shoreline to the south line of said Lot 46; thence North 89 degrees 23 minutes 32 seconds East, along said south line, 317 feet, more or less, to the point of beginning.  
 Said parcel contains 1.1 acres of land, more or less, and is subject to existing easements of record.

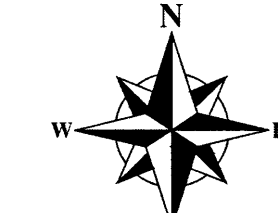
**PROPOSED DESCRIPTION - (Parcel "C")**  
 That part of Lot 45 of CARLYON'S SYLVAN PARK, according to the recorded plat thereof, Cass County, Minnesota, described as follows: Commencing at the southeast corner of said Lot 46; thence South 89 degrees 23 minutes 32 seconds West, assumed bearing, along the south line of said Lot 46, a distance of 1054.19 feet; thence North 34 degrees 25 minutes 33 seconds East, 243.03 feet to the south line of said Lot 45 and the point of beginning; thence continue North 34 degrees 25 minutes 33 seconds East, 243.47 feet to the north line of said Lot 45; thence North 89 degrees 28 minutes 52 seconds East, along said north line, 532.72 feet to the north line of said Lot 45; thence North 89 degrees 28 minutes 52 seconds East, 198.29 feet to the south line of said Lot 45; thence South 89 degrees 22 minutes 18 seconds West, along said south line, 672.56 feet to the point of beginning.  
 Said parcel contains 2.7 acres of land, more or less, and is subject to existing easements of record.

**PROPOSED DESCRIPTION - (Parcel "D")**  
 Lots 45 and 46 of CARLYON'S SYLVAN PARK, according to the recorded plat thereof, Cass County, Minnesota. Less and except that part lying westerly and northerly of the following described line: Commencing at the southeast corner of said Lot 46; thence South 89 degrees 23 minutes 32 seconds West, assumed bearing, along the south line of said Lot 46, a distance of 1054.19 feet, to the point of beginning of said line: thence North 34 degrees 25 minutes 33 seconds East, 243.03 feet to the south line of said Lot 45; thence North 89 degrees 22 minutes 18 seconds East, along said south line, 672.56 feet; thence North 00 degrees 37 minutes 42 seconds West, 198.29 feet to the north line of said Lot 45; and there terminating said line.  
 Said parcel contains 5.3 acres of land, more or less, and is subject to existing easements of record.

**PROPOSED EASEMENT DESCRIPTION - (66 Foot Public Road and Utility)**  
 A 66 foot perpetual public roadway and utility easement over, under, and across that part of Lots 45 and 46 of CARLYON'S SYLVAN PARK, according to the recorded plat thereof, Cass County, Minnesota. Said easement lies 33 feet on each side of the following described centerline: Commencing at the southeast corner of said Lot 46; thence South 89 degrees 23 minutes 32 seconds West, assumed bearing, along the south line of said Lot 46, a distance of 1054.19 feet, to the point of beginning of said centerline; thence North 34 degrees 25 minutes 33 seconds East, 466.50 feet to the north line of said Lot 45 and there terminating said centerline. The side lines of said easement are to be prolonged or shortened to begin and the south line of said Lot 46 and to terminate at the north line of said Lot 45.

**SURVEYOR'S NOTES:**

- Bearing Orientation: The south line of Lot 46 of CARLYON'S SYLVAN PARK, is assumed to have a bearing of South 89 degrees 23 minutes 32 seconds West.
- The field survey was completed on June 11, 2014.
- Arro Land Surveying of Brainerd, LLC has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- The wetlands shown have been delineated by Ben Meister, Certified Wetland Delineator, on April 26, 2014.
- The utilities as shown on this survey were developed from the visible utilities across your property and is not implied nor intended to be the complete inventory of utilities in this area. It is the client's responsibility to verify the location of all utilities prior to construction or improving your property.
- Property Zoning: Shoreland Residential (SR)
- Setback Requirements:  
 Shoreline (OHW) GD Lake = 75 feet  
 Shoreline (OHW) NE Lake = 150 feet  
 Road R/W = 20 feet  
 Property Line = 10 feet
- Total area of land surveyed = 11.4 acres more or less

  
**GRAPHIC SCALE**  
 50 0 25 50 100  
 (IN FEET)  
 1 inch = 50 ft.

**LEGEND**

- DENOTES 1/2 INCH IRON PIPE SET AND MARKED WITH RLS 46165 CAP.
- DENOTES FOUND SURVEY MONUMENT
- ☐ DENOTES TELEPHONE PEDESTAL
- ☐ DENOTES ELECTRIC BOX
- ☐ DENOTES ELECTRIC METER
- ☐ DENOTES ELECTRIC LIGHT POLE
- ☐ DENOTES WELL
- ☐ DENOTES SEPTIC MANHOLE
- ☐ DENOTES SEPTIC CLEANOUT
- ☐ DENOTES SURFACE DRAINAGE DIRECTION
- ☐ DENOTES DELINEATED WETLAND
- 1320--- DENOTES CONTOURS
- ▨ DENOTES GRAVEL SURFACE
- ▨ DENOTES BITUMINOUS SURFACE
- ▨ DENOTES CONCRETE SURFACE

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.  
 Dated this 12th day of August, 2014  
 By: *Mark T. Dowling*  
 Mark T. Dowling, Minnesota License No. 46165

**ARRO**  
 Land Surveying  
 of Brainerd, LLC

**BOUNDARY SURVEY**  
 Lots 45 and 46  
 CARLYON'S SYLVAN PARK  
 Cass County, MN

**CLIENT:**  
 Cory Thorstenson  
 12311 Lower Sylvan Road SW  
 Pillager, MN 56473

DRAWN BY: MTD	CHECKED BY: EEL
APPROVED BY: MTD	JOB NUMBER: JL-0038
DATE: 8/12/14	REVISION DESCRIPTION:

