

# CERTIFICATE OF SURVEY

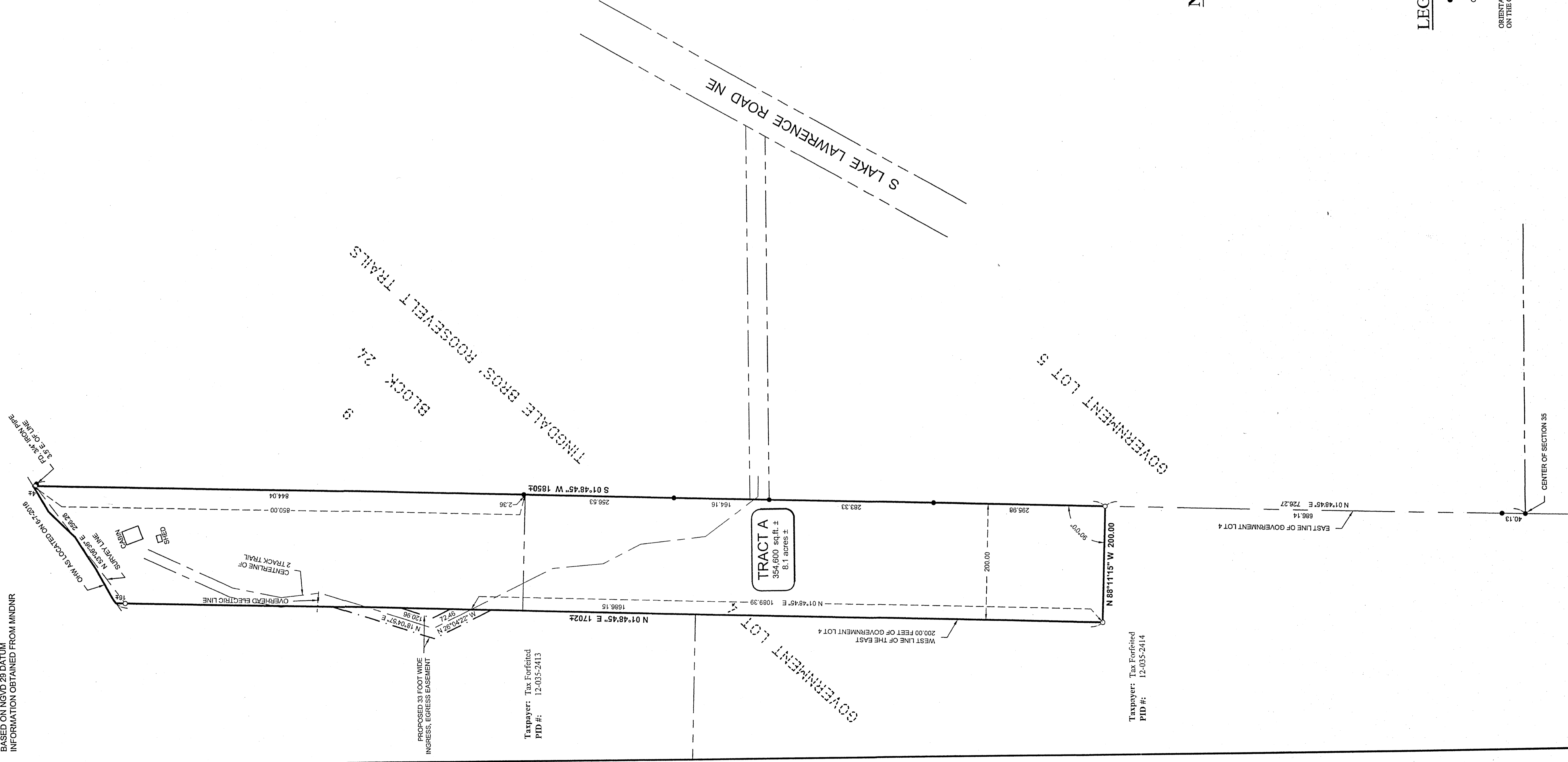
PART OF GOVERNMENT LOT 4  
SECTION 35, TOWNSHIP 139 NORTH, RANGE 26 WEST,  
CASS COUNTY, MINNESOTA

## LAKE LAWRENCE RECREATIONAL DEVELOPMENT CLASSIFICATION

ORDINARY HIGH WATER ELEVATION = 1269.9

BENCHMARK: Horizontal 3/8" x 8" spike in centerline of SE side of SE wheelguard of timber bridge between Roosevelt and Lawrence Lakes. Elevation = 1277.67

BASED ON NGVD 29 DATUM  
INFORMATION OBTAINED FROM MNDNR



### LEGAL DESCRIPTION FROM SCHEDULE A OF TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY

That part of Government Lot Four (4) of Section Thirty-five (35), Township One Hundred and Thirty-nine (139) North, Range Twenty-six (26) West of the Fifth Principal Meridian, Minnesota, according to the United States Government survey thereof, described as follows: Beginning at a point on the lake shore of Lake Lawrence intersected by the East lot line of said Government Lot 4; thence Southerly along said East lot line a distance of 850 feet, thence Westerly along a line at right angles to the said East lot line of said Government Lot 4 a distance of 200 feet, thence Northerly along a line 200 feet from and parallel to the East lot line of said Government Lot 4 to the shore of Lake Lawrence, thence generally Easterly along the shore of Lake Lawrence to the point of beginning.

AND That part of Government Lot Four (4) of Section Thirty-five (35), Township One Hundred and Thirty-nine (139) North, Range Twenty-six (26) West of the Fifth Principal Meridian, Minnesota, according to the United States Government survey thereof, described as follows: Beginning at a point on the East lot line of said Government Lot 4, measured Southerly a distance of 850 feet from the lakeshore of Lake Lawrence, thence generally Southerly along said East lot line a distance of 1,000 feet, thence Westerly along a line at right angles to the said East lot line of said Government Lot 4 a distance of 200 feet, thence Northerly along a line 200 feet from and parallel to the East lot line of said Government Lot 4 a distance of 1,000 feet, thence Easterly along a line at right angles to said East lot line of said Government Lot 4, a distance of 200 feet to the point of beginning.

### PROPOSED BOUNDARY DESCRIPTION:

TRACT A That part of Government Lot 4, Section 35, Township 139 North, Range 26 West, Cass County, Minnesota, described as follows: Commencing at the Center of said Section 35; thence North 01 degree 48 minutes 45 seconds East, assumed bearing, along the east line of said Government Lot 4 for a distance of 726.27 feet to the point of beginning of the tract to be herein described; thence North 88 degrees 11 minutes 15 seconds East, assumed bearing, to the west line of the east 200.00 feet of said Government Lot 4; thence North 01 degree 48 minutes 45 seconds East along said west line 1700 feet, more or less, to the shoreline of Lake Lawrence; thence northeasterly along said shoreline to the intersection with said east line; thence South 01 degree 48 minutes 45 seconds West along said east line 1850 feet, more or less, to the point of beginning.

Subject to easements, restrictions and reservations of record.

### PROPOSED EASEMENT DESCRIPTION

A 33.00 foot wide easement for ingress and egress purposes over and across Government Lot 4, Section 35, Township 139 North, Range 26 West, Cass County, Minnesota, the centerline of said easement is described as follows: Commencing at the Center of said Section 35; thence North 01 degree 48 minutes 45 seconds East, assumed bearing, along the east line of said Government Lot 4 for a distance of 726.27 feet; thence North 88 degrees 11 minutes 15 seconds West 200.00 feet to the west line of the east 200.00 feet of said Government Lot 4; thence North 01 degree 48 minutes 45 seconds East along said west line 1700 feet, more or less, to the shoreline of Lake Lawrence; thence northeasterly along said shoreline to the intersection with said east line; thence South 01 degree 48 minutes 45 seconds West along said east line 1850 feet, more or less, to the point of beginning.

The sidelines of said easement shall be prolonged or shortened to terminate on said west line.

### SURVEYOR'S NOTE:

The existing legal description of subject properties contains ambiguity. The point of beginning is the intersection of the east line of Government Lot 4 with the shoreline of Lake Lawrence and runs south 1850 feet. As the lakeshore fluctuates, the southern boundary of subject property does likewise. As shown, Stonemark held as southeast corner of said property a point 1850 feet south of the shoreline (as located on June 7, 2016) on said east line. The proposed legal description is designed to remove the ambiguity and provide clear title. Legal and/or title work will be necessary to complete the process.

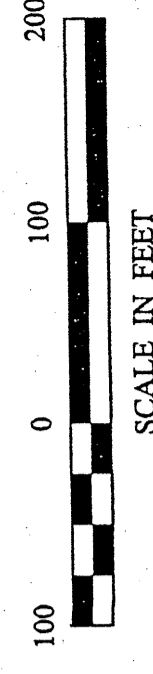
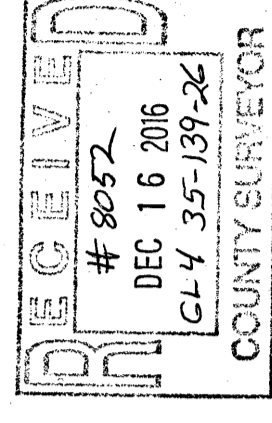
### NOTES:

1. Zoning for subject tract = "Shoreland Residential & Rural Residential 2.5"
2. Boundary survey only. No topography, or wet land information has been surveyed or shown on this certificate.
3. Parcel ID of subject parcel: 12-035-2414.
4. The property address of subject parcel: 278 S Lake Lawrence Road NE.

### LEGEND

- DENOTES MONUMENT FOUND
- DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 4481

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CASS COUNTY COORDINATE SYSTEM.



|  |     |              |                |
|--|-----|--------------|----------------|
| SHEET  | 1   | OF           | 1              |
| CERTIFICATE OF SURVEY<br>Metri Lysene<br>Vacationland Real Estate<br>6437 County Road 58<br>Outing, MN 56662 |     |              |                |
| PROJECT MANAGER:   | CMH | DATE:        | 6-14-2016      |
| CHECKED BY:  | CMH | PROJECT No.: | 16204          |
| DRAWN BY:  | DF  | FILE NAME:   | C:\16204.dwg   |
|  |     | FIELD BOOK:  | BOOK 474       |
|  |     | SCALE:       | 1"=100'        |
|  |     | HORIZ.:      | NAD 83         |
|  |     | VERT.:       | NONE           |
|  |     | REVISIONS    |                |
|  |     | DATE         | 11-8-2016      |
|  |     | DESCRIPTION  | Added Easement |
|  |     | BY           | RJF            |

I HEREBY CERTIFY THAT THIS SURVEY IS AN INVESTIGATION OR REPORT MADE 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.

*Carlton R. Furede*  
 CIVILIAN ID: RIDE-PLS#4481  
 No. 4481  
 11/8/16 44781

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