

# CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOTS 2 & 3,  
SECTION 8, TOWNSHIP 140 NORTH, RANGE 30 WEST,  
CASS COUNTY, MINNESOTA

## EXISTING DESCRIPTION:

PROVIDED BY CLIENT

**Abstract Document**  
#451594  
OFFICE OF COUNTY RECORDER  
State of Minnesota, County of Cass  
I hereby certify that the within instrument was filed in this office for record on the 24th day of June, A.D. 2002 at 2:22 P.M. and was duly recorded as Micro Doc. No. 05-008-4201

DEED TAX DUE: \$ 1,340.63  
Date: June 7, 2002

FOR VALUABLE CONSIDERATION, Robert W. Wolff and Ramona J. Wolff, husband and wife

Grantor, hereby conveys and warrants to R. Mitchell Wolff (marital status)

Grantee, real property in Cass County, Minnesota, described as follows:  
See Attached Legal Description

Well Certificate Filed 6/24/02

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions: Subject to any building, zoning laws, restrictions, reservations, covenants and easements, if any.

Check box if applicable:  
 The Seller certifies that the seller does not know of any wells on the described real property.  
 A well disclosure certificate accompanies this document.  
 I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

CASS COUNTY, MN # 042  
Deed tax \$ 1,340.63  
Date 6/24/02 By CAJ

STATE OF MINNESOTA }  
COUNTY OF DAKOTA }

This instrument was acknowledged before me on June 7, 2002  
by Robert W. Wolff and Ramona J. Wolff, husband and wife

Notary Public in and for the State of Minnesota  
SHELLEY S. BREKKE  
1895 Plaza Drive  
Suite 100  
Eagan, MN 55122  
FILE: 9619 Page 1 of 2

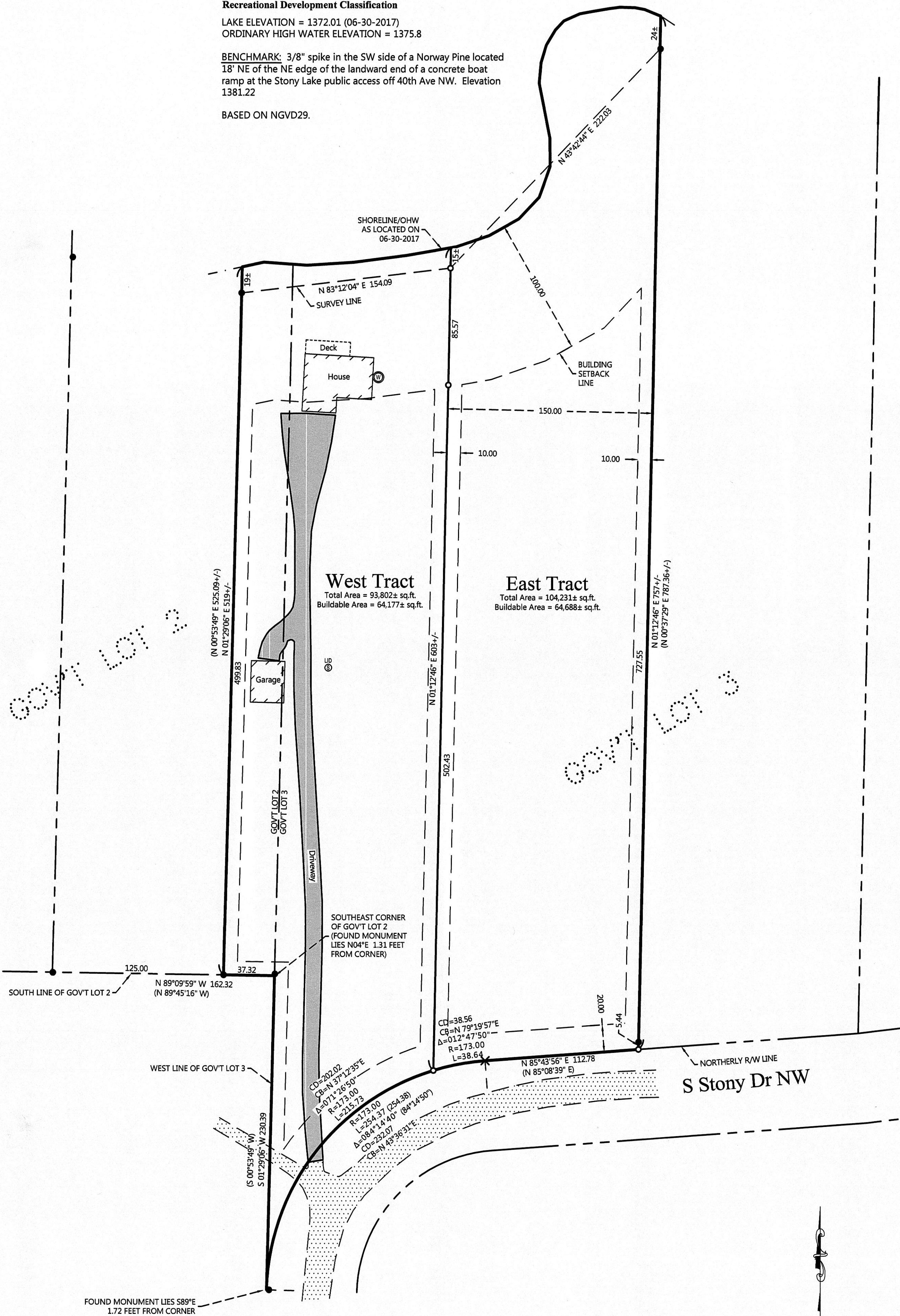
R. Mitchell Wolff  
4138 South Stony Drive NW  
Hackensack, MN 56452

## Stony Lake

Recreational Development Classification  
LAKE ELEVATION = 1372.01 (06-30-2017)  
ORDINARY HIGH WATER ELEVATION = 1375.8

BENCHMARK: 3/8" spike in the SW side of a Norway Pine located 18' NE of the NE edge of the landward end of a concrete boat ramp at the Stony Lake public access off 40th Ave NW. Elevation 1381.22

BASED ON NGVD29.



## NOTES:

- Zoning for subject tract = Shoreland Residential.
- Parcel ID for subject tract = 05-008-4201.
- Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey. See the "No Wetlands Letter" by Patrick Reardon, Wetland Certificate No. 1295.
- All lines marked with flagging are only an approximation of the true boundary lines and are not to be used as an exact boundary location. Flagged lines should not be used for the establishment of improvements. To mark true boundary lines, additional monumentation would be required.
- Northern Engineering and Consulting, Inc. was not given nor has conducted a current title search for the subject property. Therefore the information contained in a title search may or may not be accurately shown on this certificate.
- Lot Standards:  
Minimum Lot Area = 50,000 sq.ft.  
Minimum Lot Width = 150 feet  
Minimum Buildable Area = 16,000 sq.ft. (riparian)  
This parcel division conforms to all lot standards.

## LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367 (TERRY FREEMAN)
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- ⊙ DENOTES EXISTING WELL
- ⊕ DENOTES EXISTING SEPTIC TANK LID
- (123.45) DENOTES PLAT AND/OR DEEDED MEASURE
- ▨ DENOTES EDGE OF EXISTING BITUMINOUS

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE MINNESOTA COUNTY COORDINATE SYSTEM, (CASS COUNTY NORTH ZONE).

## PROPOSED DESCRIPTIONS:

### West Tract

That part of Government Lot 2 and part of Government Lot 3, Section 8, Township 140 North, Range 30 West, Cass County, Minnesota, described as follows:  
COMMENCING at the southeast corner of said Government Lot 2; thence North 89 degrees 09 minutes 59 seconds West, assigned bearing, along the south line of said Government Lot 2, a distance of 37.32 feet to the point of beginning of the tract to be herein described; thence return South 89 degrees 09 minutes 59 seconds East, along said south line, to said southeast corner of Government Lot 2; thence South 01 degrees 29 minutes 06 seconds West, along the west line of said Government Lot 3, a distance of 230.39 feet to the northerly right of way line of South Stony Drive Northwest; thence northeasterly 215.73 feet, along said northerly right of way line, being a non-tangential curve, concave to the southeast, having a radius of 173.00 feet, a central angle of 71 degrees 26 minutes 50 seconds, a chord bearing of North 37 degrees 12 minutes 35 seconds East, and a chord distance of 202.02 feet; thence North 01 degrees 12 minutes 46 seconds East 603 feet, more or less, to the shoreline of Stony Lake; thence southwesterly along said shoreline to the intersection with a line bearing North 01 degrees 29 minutes 06 seconds East from the point of beginning; thence South 01 degrees 29 minutes 06 seconds West 519 feet, more or less, to the point of beginning.  
Subject to easements, restrictions and reservations of record.

### East Tract

That part of Government Lot 3, Section 8, Township 140 North, Range 30 West, Cass County, Minnesota, described as follows:  
COMMENCING at the southeast corner of Government Lot 2, said Section 8; thence South 01 degrees 29 minutes 06 seconds West, assigned bearing, along the west line of said Government Lot 3, a distance of 230.39 feet to the northerly right of way line of South Stony Drive Northwest; thence northeasterly 215.73 feet, along said northerly right of way line, being a non-tangential curve, concave to the southeast, having a radius of 173.00 feet, a central angle of 71 degrees 26 minutes 50 seconds, a chord bearing of North 37 degrees 12 minutes 35 seconds East, and a chord distance of 202.02 feet to the point of beginning of the tract to be herein described; thence continue northeasterly 38.64 feet, along said northerly right of way line, being a non-tangential curve, concave to the southeast, having a radius of 173.00 feet, a central angle of 12 degrees 47 minutes 50 seconds, a chord bearing of North 79 degrees 19 minutes 57 seconds East, and a chord distance of 38.56 feet; thence North 85 degrees 43 minutes 56 seconds East 112.78 feet; thence North 01 degrees 12 minutes 46 seconds East 757 feet, more or less, to the shoreline of Stony Lake; thence southwesterly along said shoreline to the intersection with a line bearing North 01 degrees 12 minutes 46 seconds East from the point of beginning; thence South 01 degrees 12 minutes 46 seconds West 603 feet, more or less, to the point of beginning.  
Subject to easements, restrictions and reservations of record.

## Exhibit A

That part of Government Lot Two (2) and that part of Government Lot Three (3), all in Section Eight (8), Township One Hundred Forty (140) North, Range Thirty (30) West of the 5th Principal Meridian in Cass County, Minnesota, described as follows: Commencing at the Southeast corner of said Government Lot 2; thence North 89 degrees 45 minutes 16 seconds West 37.32 feet along the South line of said Government Lot 2; thence North 0 degrees 53 minutes 49 seconds West 230.39 feet along said South line; thence South 0 degrees 53 minutes 49 seconds West 230.39 feet along the West line of said Government Lot 3 to a right-of-way line along a non-tangential curve concave to the South having a central angle of 84 degrees 14 minutes 50 seconds and a radius of 173.00 feet, the chord of said curve bears North 43 degrees 01 minutes 14 seconds East 232.07 feet; thence North 85 degrees 08 minutes 39 seconds East 112.78 feet tangent to last Stony Lake; thence Westerly along said shore to a point that bears North 0 degrees 53 minutes 49 seconds East from the point of beginning; thence South 0 degrees 53 minutes 49 seconds West 525.09 feet, more or less, to the point of beginning.

Abstract Property

05-008-4201

JOB NO. 17-170  
DATE 6-9-2017  
SHEET NO. 1 OF 1

## CERTIFICATE OF SURVEY

Bob Wolff  
4138 S Stony Dr NW  
Hackensack, MN 56452



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.

Dennis J. Warner LIC. NO. 42656

REVISIONS:			
NO.	DATE	DESCRIPTION	BY

9/27/2017, 8464