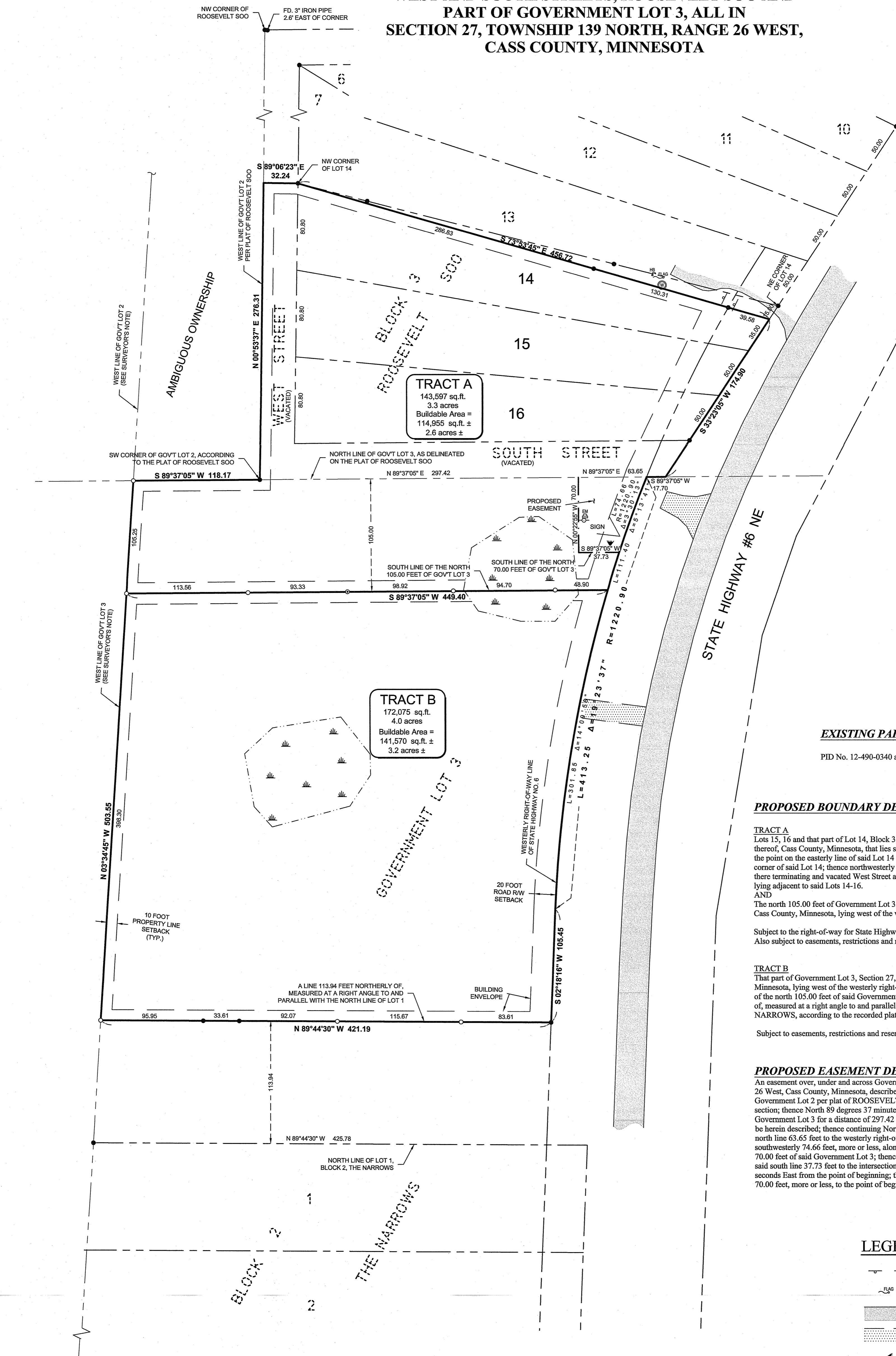


# CERTIFICATE OF SURVEY

**LOT LINE ADJUSTMENT  
LOTS 15, 16 & PART OF 14, BLOCK 2 AND VACATED  
WEST AND SOUTH STREETS, ROOSEVELT SOO AND  
PART OF GOVERNMENT LOT 3, ALL IN  
SECTION 27, TOWNSHIP 139 NORTH, RANGE 26 WEST,  
CASS COUNTY, MINNESOTA**



**EXISTING PARCELS:**  
PID No. 12-490-0340 and PID No. 12-027-4109

**PROPOSED BOUNDARY DESCRIPTIONS:**

**TRACT A**  
Lots 15, 16 and that part of Lot 14, Block 3, ROOSEVELT SOO, according to the recorded plat thereof, Cass County, Minnesota, that lies southerly of the following described line: Beginning at the point on the easterly line of said Lot 14 distant 15.00 feet southwesterly from the northeasterly corner of said Lot 14; thence northwesterly to the northwesterly corner of said Lot 14 and said line there terminating and vacated West Street and South street according to said recorded plat thereof lying adjacent to said Lots 14-16.  
**AND**  
The north 105.00 feet of Government Lot 3, Section 27, Township 139 North, Range 26 West, Cass County, Minnesota, lying west of the westerly right-of-way line of State Highway Number 6.  
Subject to the right-of-way for State Highway Number 6.  
Also subject to easements, restrictions and reservations of record.

**TRACT B**  
That part of Government Lot 3, Section 27, Township 139 North, Range 26 West, Cass County, Minnesota, lying west of the westerly right-of-way line of State Highway Number 6, lying south of the north 105.00 feet of said Government Lot 3 and lying north of a line 113.94 feet northerly of, measured at a right angle to and parallel with the north line of Lot 1, Block 2, THE NARROWS, according to the recorded plat thereof, said county.  
Subject to easements, restrictions and reservations of record.

**PROPOSED EASEMENT DESCRIPTION:**  
An easement over, under and across Government Lot 3, Section 27, Township 139 North, Range 26 West, Cass County, Minnesota, described as follows: Commencing at the Southwest corner of Government Lot 2 per plat of ROOSEVELT SOO, according to the recorded plat thereof, said section; thence North 89 degrees 37 minutes 05 seconds East along the north line of said Government Lot 3 for a distance of 297.42 feet to the point of beginning of the easement tract to be herein described; thence continuing North 89 degrees 37 minutes 05 seconds East along said north line 63.65 feet to the westerly right-of-way line of State Highway Number 6; thence southwesterly 74.66 feet, more or less, along said right-of-way line to the south line of the north 70.00 feet of said Government Lot 3; thence South 89 degrees 37 minutes 05 seconds West along said south line 37.73 feet to the intersection with a line bearing South 00 degrees 22 minutes 55 seconds East from the point of beginning; thence North 00 degrees 22 minutes 55 seconds West 70.00 feet, more or less, to the point of beginning.

**LEGEND**

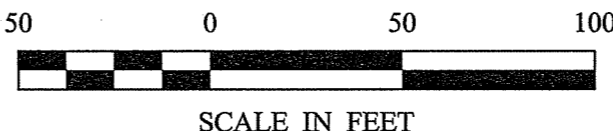
- DENOTES EXISTING SIGN(S)
  - DENOTES EXISTING FLAGPOLE
  - DENOTES EXISTING BITUMINOUS EDGE
  - DENOTES EXISTING GRAVEL EDGE
  - DENOTES EXISTING SPOT/FLOOD LIGHT
  - DENOTES EXISTING UTILITY POLE
  - DENOTES EXISTING ELECTRIC METER
  - DENOTES EXISTING WELL
  - DENOTES EXISTING HOSE BIB
  - DENOTES WET LAND(S)
  - DENOTES MONUMENT FOUND
  - DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 41002
- ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE WEST LINE GOVERNMENT LOT 3 TO HAVE AN ASSUMED BEARING OF N 03°34'45" W.

**SURVEYOR'S NOTE:**

The west line of Government Lot 3 and Government Lot 2 as shown have been derived by section subdivision utilizing Cass County survey records. The plat of ROOSEVELT SOO as surveyed and monumented has a significant eastward shift as shown. Area between the west line of Government Lot 2 and the plat of ROOSEVELT SOO has ambiguous ownership and is labeled as such.

**NOTES:**

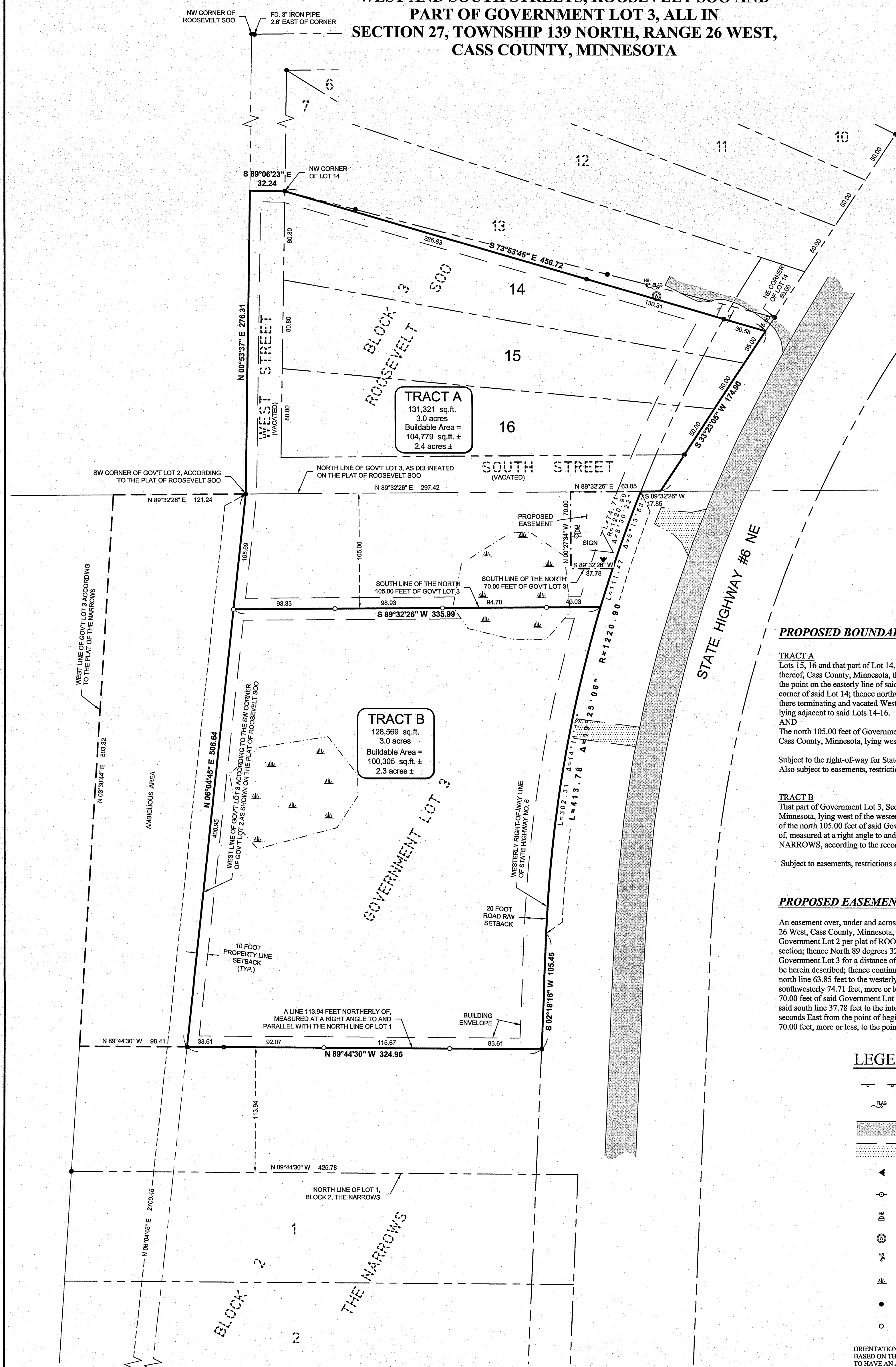
1. Zoning for subject tract PID #12-490-0340 = "Commercial".  
Zoning for subject tract PID #12-027-4109 = "Shoreland Residential".
2. Wetlands as shown taken from National Wetland Inventory per Cass County GIS mapping.



1	CERTIFICATE OF SURVEY	PROJECT MANAGER: PAT	PROJECT No.: 17141	DATE: 7-26-2018	REVISIONS	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.  <i>Patrick A. Trotter</i> PATRICK A. TROTTER, PLS#41002 7-26-2018 LIC. NO. 41002
	Donnie Anderson 30835 141st Street NW Princeton, MN 55371	CHECKED BY: PAT	FILE NAME: C17141-rev.dwg	SCALE: HORIZ. 1"=50'	DATE	
	DRAWN BY: RJF	FIELD BOOK:	BOOK NA PG. NA	VERT. NONE		

# CERTIFICATE OF SURVEY

## LOT LINE ADJUSTMENT LOTS 15, 16 & PART OF 14, BLOCK 2 AND VACATED WEST AND SOUTH STREETS, ROOSEVELT SOO AND PART OF GOVERNMENT LOT 3, ALL IN SECTION 27, TOWNSHIP 139 NORTH, RANGE 26 WEST, CASS COUNTY, MINNESOTA



**PROPOSED BOUNDARY DESCRIPTIONS:**

**TRACT A**  
Lots 15, 16 and that part of Lot 14, Block 3, ROOSEVELT SOO, according to the recorded plat thereof, Cass County, Minnesota, that lies southerly of the following described line: Beginning at the point on the easterly line of said Lot 14 distant 15.00 feet southwesterly from the northeasterly corner of said Lot 14; thence northwesterly to the northwesterly corner of said Lot 14 and said line there terminating and vacated West Street and South Street according to said recorded plat thereof lying adjacent to said Lots 14-16.  
AND  
The north 105.00 feet of Government Lot 3, Section 27, Township 139 North, Range 26 West, Cass County, Minnesota, lying west of the westerly right-of-way line of State Highway Number 6.  
Subject to easements, restrictions and reservations of record.

**TRACT B**  
That part of Government Lot 3, Section 27, Township 139 North, Range 26 West, Cass County, Minnesota, lying west of the westerly right-of-way line of State Highway Number 6, lying south of the north 105.00 feet of said Government Lot 3 and lying north of a line 113.94 feet northerly of, measured at a right angle to and parallel with the north line of Lot 1, Block 2, THE NARROWS, according to the recorded plat thereof, said county.  
Subject to easements, restrictions and reservations of record.

**PROPOSED EASEMENT DESCRIPTION:**

An easement over, under and across Government Lot 3, Section 27, Township 139 North, Range 26 West, Cass County, Minnesota, described as follows: Commencing at the Southwest corner of Government Lot 2 per plat of ROOSEVELT SOO, according to the recorded plat thereof, said section; thence North 89 degrees 32 minutes 26 seconds East along the north line of said Government Lot 3 for a distance of 297.42 feet to the point of beginning of the easement tract to be herein described; thence continuing North 89 degrees 32 minutes 26 seconds East along said north line 63.85 feet to the westerly right-of-way line of State Highway Number 6; thence southwesterly 74.71 feet, more or less, along said right-of-way line to the south line of the north 70.00 feet of said Government Lot 3; thence South 89 degrees 32 minutes 26 seconds West along said south line 37.78 feet to the intersection with a line bearing South 00 degrees 27 minutes 34 seconds East from the point of beginning; thence North 00 degrees 27 minutes 34 seconds West 70.00 feet, more or less, to the point of beginning.

**LEGEND**

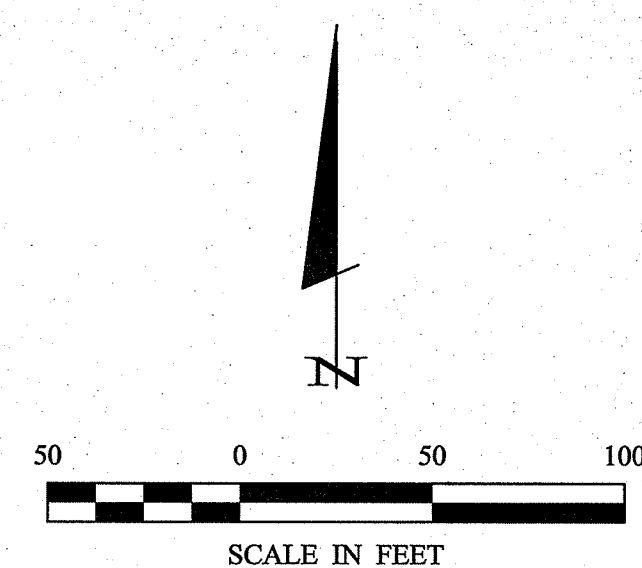
- DENOTES EXISTING SIGN(S)
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  - DENOTES EXISTING WELL
  - DENOTES EXISTING HOSE BIB
  - DENOTES WET LAND(S)
  - DENOTES MONUMENT FOUND
  - DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 41002
- ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE WEST LINE GOVERNMENT LOT 3 TO HAVE AN ASSUMED BEARING OF N 06°04'45" E.

**SURVEYOR'S NOTE:**

The west line of Government Lot 3 as shown as boundary and determining lot areas and setbacks has been derived from a line drawn through monumented SE corner of the SW 1/4 - SE 1/4 and monumented SW corner of Government Lot 2 per plat of ROOSEVELT SOO. Standard section subdivision would result in said west line conforming more closely to a line depicted in the plat of THE NARROWS. Area between said lines has been depicted as "Ambiguous Area" on this drawing. Legal advice is recommended.

**NOTES:**

1. Zoning for subject tract PID #12-490-0340 = "Commercial".  
Zoning for subject tract PID #12-027-4109 = "Shoreland Residential".
2. Wetlands as shown taken from National Wetland Inventory per Cass County GIS mapping.



<b>1</b>	<b>CERTIFICATE OF SURVEY</b>	PROJECT MANAGER: PAT	PROJECT No.: 17141	DATE: 2-23-2018	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.  <i>Patrick A. Trotter</i> PATRICK A. TROTTER PLS#41002 DATE 2-23-2018 LIC. NO. 41002		30176 Old Highway #371 Suites 1 & 2 P. O. Box 874 Pequot Lakes, MN 56472 218-568-4940 www.stonemarksurvey.com
	Donnie Anderson 30835 141st Street NW Princeton, MN 55371	CHECKED BY: PAT	FILE NAME: C17141.dwg	SCALE: HORZ. 1"=50'	DESCRIPTION			
1		DRAWN BY: RJF	FIELD BOOK:	VERT. NONE				