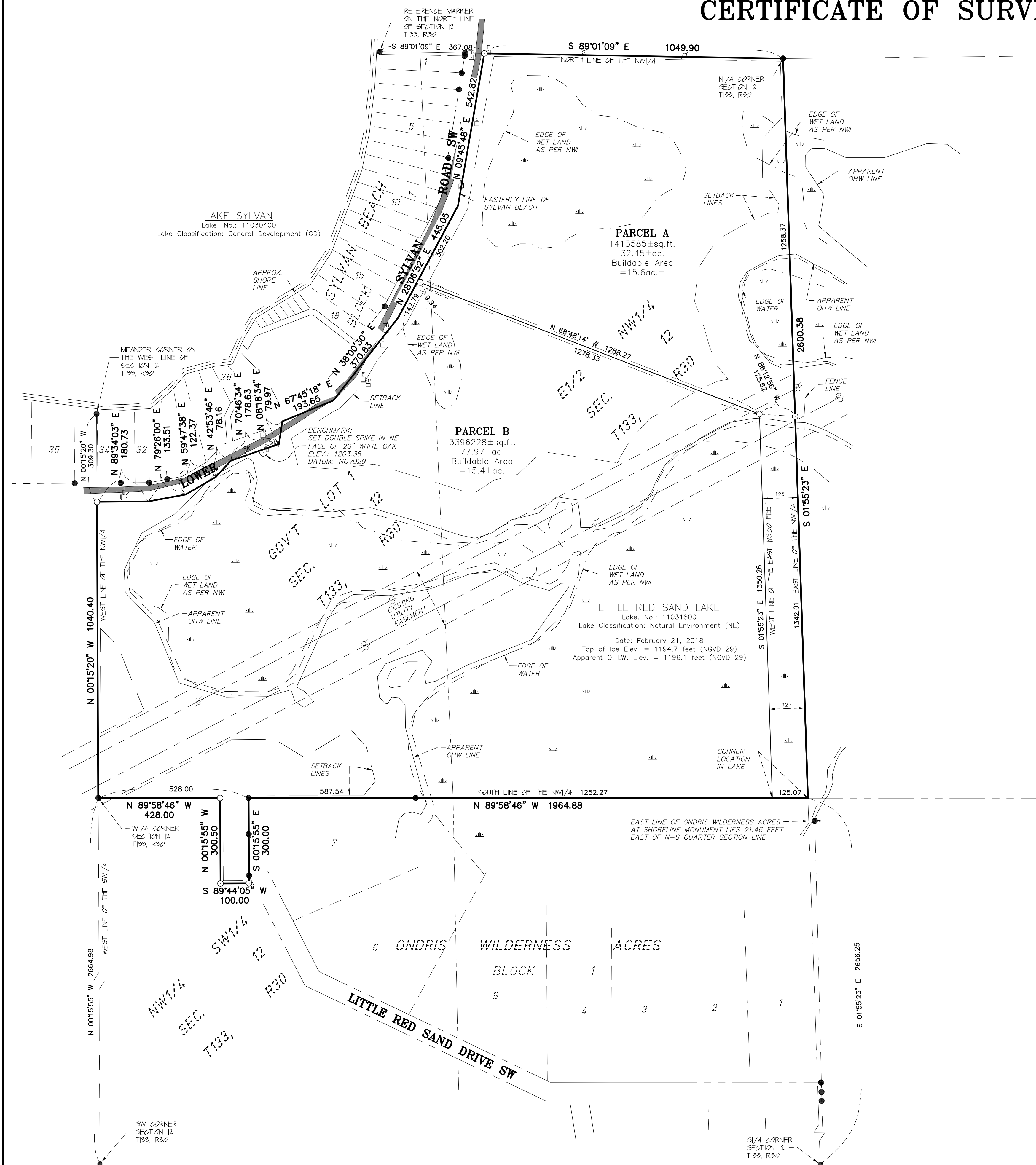


CERTIFICATE OF SURVEY



EXISTING DESCRIPTION - (As Per Doc. No. 15805 - Parcel No.: 41-212-2201)

Government Lot One (1), Section Twelve (12), except the plat of Sylvan Beach. Subject to the right of way of the township road along and across the west boundary thereof.

The East Half (E 1/2) of the Northwest Quarter (NW 1/4) of Section Twelve (12), Township One Hundred Thirty-three (133), Range Thirty (30). Except the plat of Sylvan Beach.

The following described parcel of land lying and being in Section 12, Township 133 N of Range 30 W described as follows: Commencing at a point 32 rods (528 ft) East of the Northwest Corner of the Southwest 1/4 of Section 12. This the point of beginning, thence due South 300 ft. along East line of the West 32 Rods; thence due West at a right angle a distance of 100 ft.; thence due North at a right angle a distance of 300 ft.; thence due East 100 ft. along North line of the South west 1/4 of Section 12 to point of beginning. Subject to building and zoning laws, restrictions, reservations and easements of record, in any.

PROPOSED DESCRIPTION - (PARCEL "A")

The east 125.00 feet of the East Half (E 1/2) of the Northwest Quarter (NW 1/4) of Section Twelve (12), Township One Hundred Thirty-three (133), Range Thirty (30), Cass County, Minnesota.

And that part of East Half of the Northwest Quarter (E1/2 NW1/4) and part of Government Lot 1 of Section Twelve (12), Township One Hundred Thirty-three (133), Range Thirty (30) Cass County Minnesota, lying northerly of the following described line: Commencing at the northeast corner of said East Half of the Northwest Quarter; thence South 01 degrees 55 minutes 23 seconds East, assumed bearing, along the east line of said East Half of the Northwest Quarter, a distance of 1258.37 feet, and the point of beginning of said line; thence North 86 degrees 12 minutes 56 seconds West, 125.62 feet, to the west line of the east 125.00 feet of said East Half of the Northwest Quarter; thence North 68 degrees 48 minutes 14 seconds West, 1288.27 feet, more or less, to the easterly line of SYLVAN BEACH, according to the recorded plat thereof, and there terminating said line.

Less and except that part platted as SYLVAN BEACH, according to the recorded plat thereof, Cass County, Minnesota. Subject to the right of way of the township road along and across the west boundary thereof.

Said parcel contains 32.4 acres of land, more or less, and is subject to existing easements of record.

PROPOSED DESCRIPTION - (PARCEL "B")

The following described parcel of land lying and being in Section 12, Township 133 N of Range 30 W, Cass County, Minnesota, described as follows: Commencing at a point 32 rods (528 ft) East of the Northwest Corner of the Southwest Quarter of said Section 12. This being the point of beginning, thence due South 300 ft. along East line of the West 32 Rods; thence due West at a right angle a distance of 100 ft.; thence due North at a right angle a distance of 300 ft.; thence due East 100 ft. along North line of the Southwest Quarter of said Section 12 to the point of beginning. Subject to building and zoning laws, restrictions, reservations and easements of record, in any.

And that part of East Half of the Northwest Quarter (E1/2 NW1/4) and part of Government Lot 1 of Section Twelve (12), Township One Hundred Thirty-three (133), Range Thirty (30), Cass County, Minnesota, lying southerly of the following described line: Commencing at the northeast corner of said East Half of the Northwest Quarter; thence South 01 degrees 55 minutes 23 seconds East, assumed bearing, along the east line of said East Half of the Northwest Quarter, a distance of 1258.37 feet, and the point of beginning of said line; thence North 86 degrees 12 minutes 56 seconds West, 125.62 feet, to the west line of the east 125.00 feet of said East Half of the Northwest Quarter; thence North 68 degrees 48 minutes 14 seconds West, 1288.27 feet, more or less, to the easterly line of SYLVAN BEACH, according to the recorded plat thereof, and there terminating said line.

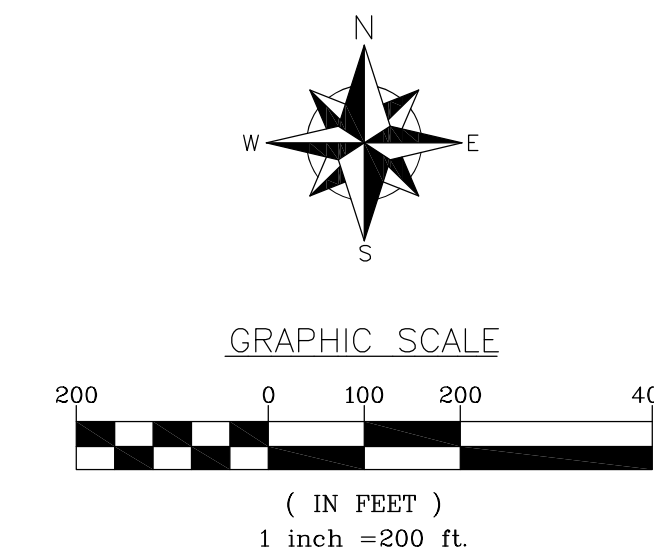
Less and except the plat of SYLVAN BEACH, according to the recorded plat thereof, Cass County, Minnesota. Subject to the right of way of the township road along and across the west boundary thereof.

Also less and except the east 125.00 feet of the East Half of the Northwest Quarter (E1/2 NW1/4) of Section Twelve (12), Township One Hundred Thirty-three (133), Range Thirty (30), Cass County, Minnesota.

Said parcel contains 77.9 acres of land, more or less, and is subject to existing easements of record.

SURVEYOR'S NOTES:

- Bearing Orientation: The north line of NW1/4 of Section 12, Township 133, Range 30 is assumed to have a bearing of South 89 degrees 01 minutes 09 seconds East.
- Vertical elevation and datum based on DNR Sylvan Lake benchmark.
- The field survey was completed on 3/23/2018. There was approximately 12 inches of snow cover across the property being surveyed.
- Arro Land Surveying of Brainerd, INC. 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.
- Wet lands shown are as per the National Wetland Inventory (NW).
- 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
- Setback Requirements:
NE OHW Line = 150 feet
Road R/W = 20 feet
Property Line = 10 feet
Easement = 10 feet
- It is the client's responsibility to verify zoning and setback requirements prior to construction or improving your property.



- 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 UTILITY POLE
 - ▨ DENOTES WET LAND AS PER THE NATIONAL WETLAND INVENTORY (NW)
 - ▬ DENOTES BITUMINOUS 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 5th day of April 2018.

By: *Michael Jensen*
Mark T. Downing, Minnesota License No. 46165



BOUNDARY SURVEY
Part of the NW1/4
Sec. 12, T133, R30
Cass County, MN

CLIENT:
Michael Jensen

DRAWN BY:	MTD	CHECKED BY:	EEL
APPROVED BY:	MTD	JOB NUMBER:	18-0088
NO.	DATE	BY	REVISION DESCRIPTION
1	4/11/18	MTD	ADD NW & BUILDABLE AREA