

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 2
SECTION 21, TOWNSHIP 140 NORTH, RANGE 28 WEST
CASS COUNTY, MINNESOTA

LEGEND

- DENOTES EDGE OF EXISTING GRAVEL
 - DENOTES MONUMENT FOUND
 - DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 41002
- ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE WEST LINE OF GOVERNMENT LOT 2 TO HAVE AN ASSUMED BEARING OF N 00°00'00" W.

EXISTING LEGAL DESCRIPTION:

That part of Government Lot 2, Section 21, Township 140 North, Range 28 West, described as follows: Commencing at the Southwest corner of said Lot 2; thence North 200 feet, more or less, along the West line of said Lot 2 to the point on said West line which is 758.48 feet South from the Northwest corner of said Lot 2; thence East 375 feet; thence North 377.6 feet; thence North 58 degrees 15 minutes East 342.3 feet; thence South 57 degrees 15 minutes East 396.3 feet; thence South 15 degrees 11 minutes West 205.6 feet; thence South 78 degrees 08 minutes East 95.4 feet; thence South 50 degrees 43 minutes East 54.6 feet, to the point of beginning of the tract to be described; thence North 16 degrees 01 minute East 320.25 feet to a point on the Southerly line of the tract deeded to Flier and recorded as instrument no. 200363; thence North 46 degrees 40 minutes East 209.50 feet along said Southerly line to the East line of said Lot 2; thence South 0 degrees 01 minute 02 seconds East 705 feet, more or less, to the shore of Hunter Lake; thence Northwesterly along said shore to the point on said shore which is South 16 degrees 01 minutes West from the point of beginning; thence North 16 degrees 01 minute East 5 feet more or less to the point of beginning.

Subject to and together with an easement for ingress and egress over the existing road through the above described tract and through the balance of said Lot 2.

PROPOSED BOUNDARY DESCRIPTIONS:

TRACT A
That part of Government Lot 2, Section 21, Township 140 North, Range 28 West, Cass County Minnesota, described as follows: Commencing at the Southwest corner of said Government Lot 2; thence North 00 degrees 00 minutes 00 seconds West 200 feet, more or less, along the West line of said Government Lot 2 to the point on said West line which is 758.48 feet South from the Northwest corner of said Government Lot 2; thence North 90 degrees 00 minutes 00 seconds East 375.00 feet; thence North 00 degrees 00 minutes 00 seconds West 377.60 feet; thence North 58 degrees 15 minutes East 342.30 feet; thence South 57 degrees 15 minutes East 396.30 feet; thence South 15 degrees 11 minutes West 205.60 feet; thence South 78 degrees 08 minutes East 95.40 feet; thence South 50 degrees 43 minutes 00 seconds East 54.60 feet; thence South 48 degrees 45 minutes 32 seconds East 52.21 feet to the point of beginning of the tract to be herein described; thence North 37 degrees 11 minutes 32 seconds East 205.96 feet; thence North 88 degrees 46 minutes 50 seconds East 78.03 feet to the east line of said Government Lot 2; thence South 00 degrees 15 minutes 45 seconds West along said east line 394 feet, more or less, to the shoreline of Hunter Lake; thence northwesterly along said shoreline to the intersection with a line bearing South 37 degrees 11 minutes 32 seconds West from the point of beginning; thence North 37 degrees 11 minutes 32 seconds East 5 feet, more or less, to the point of beginning.

Subject to easements, restrictions and reservations of record.

TRACT B

That part of Government Lot 2, Section 21, Township 140 North, Range 28 West, Cass County Minnesota, described as follows: Commencing at the Southwest corner of said Government Lot 2; thence North 00 degrees 00 minutes 00 seconds West 200 feet, more or less, along the West line of said Government Lot 2 to the point on said West line which is 758.48 feet South from the Northwest corner of said Government Lot 2; thence North 90 degrees 00 minutes 00 seconds East 375.00 feet; thence North 00 degrees 00 minutes 00 seconds West 377.60 feet; thence North 58 degrees 15 minutes East 342.30 feet; thence South 57 degrees 15 minutes East 396.30 feet; thence South 15 degrees 11 minutes West 205.60 feet; thence South 78 degrees 08 minutes East 95.40 feet; thence South 50 degrees 43 minutes 00 seconds East 54.60 feet to a point hereinafter referred to as Point "A"; thence South 48 degrees 45 minutes 32 seconds East 52.51 feet; thence North 37 degrees 11 minutes 32 seconds East 205.96 feet; thence North 88 degrees 46 minutes 50 seconds East 78.03 feet to the east line of said Government Lot 2 being the point of beginning of the tract to be herein described; thence South 88 degrees 46 minutes 50 seconds West 78.03 feet; thence South 37 degrees 11 minutes 32 seconds West 211 feet, more or less, to the shoreline of Hunter Lake; thence northwesterly along said shoreline to the intersection with a line bearing South 16 degrees 01 minute 00 seconds West from said Point "A"; thence North 16 degrees 01 minute 00 seconds East 9 feet, more or less, to said Point "A"; thence continuing North 16 degrees 01 minute 00 seconds East 320.25 feet; thence North 46 degrees 40 minutes 00 seconds East 212.94 feet to said east line; thence South 00 degrees 15 minutes 45 seconds West along said east line 322.65 feet, more or less, to the point of beginning.

Subject to easements, restrictions and reservations of record.

NOTES:

1. Zoning for subject tract = "Shoreland Residential".
2. Parcel ID of Dziuba parcel: 46-021-1302 & Parcel ID of Moeckly parcel: 46-021-1301.
3. The property address of the Moeckly Tract: 1097 N Hunter Lake Rd. NE
4. The property address of the Dziuba Tract: 1069 N Hunter Lake Rd. NE
5. Dziuba Tract 46-021-1302 is comprised of two separated parcels. Other portion is not affected and is shown graphically only.
6. There are no apparent wetlands on property and none are shown on National Wetland Inventory mapping outside the shoreline as shown.
7. The MNDNR has not determined an official Ordinary High Water (O.H.W.) elevation for Hunter Lake or Little Lake. Therefore, the shore line labeled on this drawing is not the O.H.W. elevation. If the official O.H.W. is needed, please contact the MNDNR division of waters for that determination.
8. Hunter Lake Road is a private easement road and its location is to be moved to a less restrictive area by landowners.

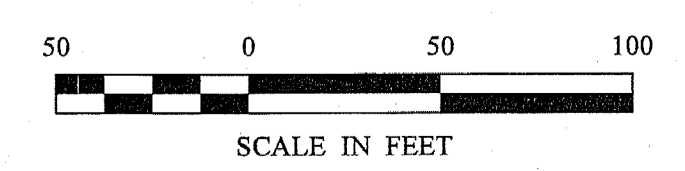
LITTLE LAKE
Natural Environment Classification
The MNDNR has not determined an official Ordinary High Water (O.H.W.) elevation for Little Lake.
MNDNR D# 11131500

GOVERNMENT LOT 2

HUNTER LAKE
Residential Development Classification
The MNDNR has not determined an official Ordinary High Water (O.H.W.) elevation for Hunter Lake.
MNDNR D# 11077000

TRACT B
57,072 sq. ft.
1.3 acres ±
Subdivide Area = 10,761 sq. ft.

TRACT A
44,914 sq. ft.
1.0 acres ±
Subdivide Area = 10,028 sq. ft.



30206 Reunissen Road Suite 100 P. O. Box 874 Pequot Lakes, MN 56472 218-568-1940 www.stonemansurvey.com	
I HEREBY CERTIFY THAT THIS SURVEY, PLAN, SPECIFICATION, OR REPORT WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND UNDER THE LAWS OF THE STATE OF MINNESOTA.	
<i>Patricia Trotter</i> PATRICKA TROTTER FLS#41002 DATE 5-09-2019 LIC. NO. 41002	
REVISIONS	DESCRIPTION
DATE	BY
5-9-2019	PAT
5-9-2019	PAT
5-9-2019	PAT
PROJECT NO.:	17095-1
FILE NAME:	C17095-1.dwg
FIELD BOOK:	BOOK 441
PG.	39, 40
VERT.	NONE
PROJECT MANAGER:	CMH
CHECKED BY:	PAT
DRAWN BY:	CGS / RJF
CERTIFICATE OF SURVEY	ROMAN DZIUBA 2241 AQUILA AVE S MINNEAPOLIS MN, 55426
SHEET	1 OF 1