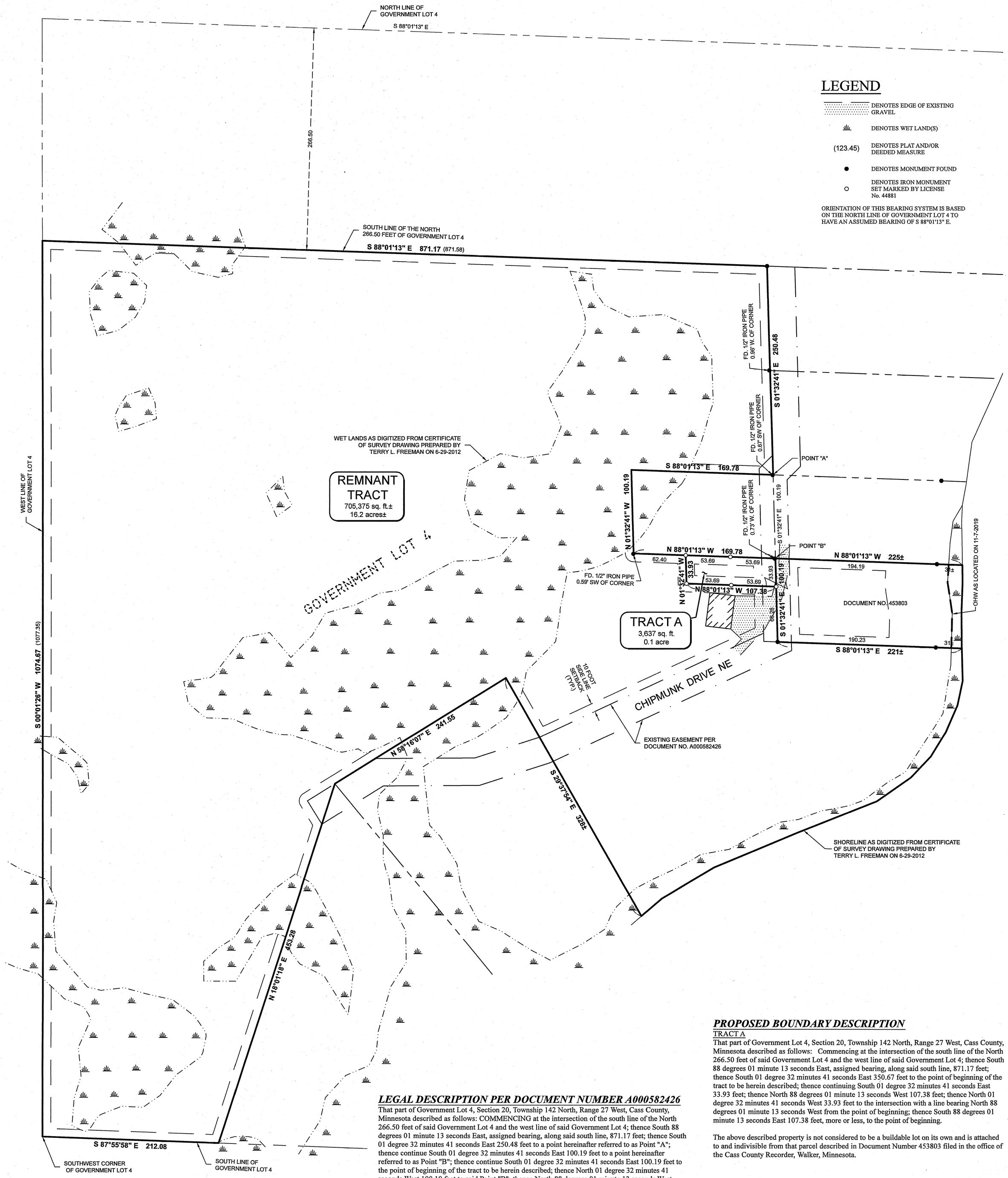
CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 4, SECTION 20, TOWNSHIP 142 NORTH, RANGE 27 WEST, CASS COUNTY, MINNESOTA



LEGEND

- DENOTES EDGE OF EXISTING GRAVEL
- DENOTES WET LAND(S)
- (123.45) DENOTES PLAT AND/OR DEEDED MEASURE
- ● DENOTES MONUMENT FOUND
- ○ DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 44881

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTH LINE OF GOVERNMENT LOT 4 TO HAVE AN ASSUMED BEARING OF S 88°01'13" E.

NOTES:

1. Zoning for subject tract = "Shoreland Residential".
2. Boundary survey only. No improvements or topography information has been surveyed or shown on this certificate.
3. Parcel IDs of subject parcels: 36-020-1307 & 36-020-1303.
4. The property address of subject parcel: 3090 Chipmunk Drive NE & 3094 Chipmunk Drive NE.

LEGAL DESCRIPTION PER DOCUMENT NUMBER A000582426

That part of Government Lot 4, Section 20, Township 142 North, Range 27 West, Cass County, Minnesota described as follows: COMMENCING at the intersection of the south line of the North 266.50 feet of said Government Lot 4 and the west line of said Government Lot 4; thence South 88 degrees 01 minute 13 seconds East, assigned bearing, along said south line, 871.17 feet; thence South 01 degree 32 minutes 41 seconds East 250.48 feet to a point hereinafter referred to as Point "A"; thence continue South 01 degree 32 minutes 41 seconds East 100.19 feet to a point hereinafter referred to as Point "B"; thence continue South 01 degree 32 minutes 41 seconds East 100.19 feet to the point of beginning of the tract to be herein described; thence North 01 degree 32 minutes 41 seconds West 100.19 feet to said Point "B"; thence North 88 degrees 01 minute 13 seconds West 169.78 feet; thence North 01 degree 32 minutes 41 seconds West 100.19 feet to the intersection with a line bearing North 88 degrees 01 minute 13 second West from said Point "A"; thence South 88 degrees 01 minute 13 seconds East 169.78 feet to said Point "A"; thence North 01 degree 32 minutes 41 seconds West 250.48 feet to said south line; thence North 88 degrees 01 minute 13 seconds West, along said south line, 871.17 feet to the west line of said Government Lot 4; thence South 00 degrees 01 minute 26 seconds West, along said west line, 1074.67 feet to the southwest corner of said Government Lot 4; thence South 87 degrees 55 minutes 58 seconds East, along the south line of said Government Lot 4, a distance of 212.08 feet; thence North 18 degrees 01 minute 18 seconds East 453.28 feet; thence North 58 degrees 16 minutes 07 seconds East 241.55 feet; thence South 29 degrees 37 minutes 54 seconds East 324 feet, more or less, to the shoreline of Boy Lake; thence northeasterly and northerly along said shoreline to the intersection with a line bearing South 88 degrees 01 minute 13 seconds East from the point of beginning; thence North 88 degrees 01 minute 13 seconds West 210 feet, more or less, to the point of beginning.

SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to and TOGETHER with a 33.00 foot wide easement.

33.00 FOOT WIDE ROAD EASEMENT

A 33.00 foot wide easement for ingress, egress, and utility purposes over, under, and across that part of Government Lot 4, Section 20, Township 142 North, Range 27 West, Cass County, Minnesota, the westerly line of said 33.00 foot wide easement is described as follows: COMMENCING at the intersection of the south line of the North 266.50 feet of said Government Lot 4 and the west line of said Government Lot 4; thence South 88 degrees 01 minute 13 seconds East, assigned bearing, along said south line, 871.17 feet to the point of beginning of the westerly line to be herein described; thence South 01 degree 32 minutes 41 seconds East 227.00 feet; thence South 45 degrees 13 minutes 03 seconds West 22.65 feet; thence South 01 degree 32 minutes 41 seconds East 197.51 feet; thence South 65 degrees 02 minutes 46 seconds West 296.05 feet; thence South 72 degrees 13 minutes 14 seconds West 81.53 feet; thence South 89 degrees 37 minutes 59 seconds West 119.22 feet; thence South 58 degrees 16 minutes 07 seconds West 96.62 feet and said westerly line there terminating. The easterly sideline of said 33.00 foot wide easement shall be prolonged or shortened to terminate on said south line of the North 266.50 feet.

PROPOSED BOUNDARY DESCRIPTION

TRACT A

That part of Government Lot 4, Section 20, Township 142 North, Range 27 West, Cass County, Minnesota described as follows: Commencing at the intersection of the south line of the North 266.50 feet of said Government Lot 4 and the west line of said Government Lot 4; thence South 88 degrees 01 minute 13 seconds East, assigned bearing, along said south line, 871.17 feet; thence South 01 degree 32 minutes 41 seconds East 350.67 feet to the point of beginning of the tract to be herein described; thence continuing South 01 degree 32 minutes 41 seconds East 33.93 feet; thence North 88 degrees 01 minute 13 seconds West 107.38 feet; thence North 01 degree 32 minutes 41 seconds West 33.93 feet to the intersection with a line bearing North 88 degrees 01 minute 13 seconds West from the point of beginning; thence South 88 degrees 01 minute 13 seconds East 107.38 feet, more or less, to the point of beginning.

The above described property is not considered to be a buildable lot on its own and is attached to and indivisible from that parcel described in Document Number 453803 filed in the office of the Cass County Recorder, Walker, Minnesota.

LEGAL DESCRIPTION PER DOCUMENT NUMBER 453803

That part of Government Lot Four (4), Section Twenty (20), Township One Hundred Forty-two (142) North, Range Twenty-seven (27) West, Cass County, Minnesota, described as follows: Commencing at the Southwest corner of said Government Lot 4; thence on an assumed bearing of North along the West line of said Government Lot 4 a distance of 1077.35 feet to a point 266.50 feet South of the Northwest corner of said Government Lot 4; thence South 88 degrees 01 minutes 13 seconds East parallel to the North boundary of said Government Lot 4 a distance of 871.58 feet; thence South 01 degrees 32 minutes 41 seconds East 350.67 feet to the point of beginning of the tract to be herein described; thence South 01 degrees 32 minutes 41 seconds East 100.19 feet; thence South 88 degrees 01 minutes 13 seconds East 210 feet, more or less, to the shoreline of Boy Lake; thence Northerly along said shoreline to the intersection with a line that bears South 88 degrees 01 minutes 13 seconds East from the point of beginning; thence North 88 degrees 01 minutes 13 seconds West. 214 feet, more or less, to the point of beginning.
AND

Road Easement

An easement for ingress and egress 33.00 feet in width over and across Government Lot Four (4), Section Twenty (20), Township One Hundred Forty-two (142) North, Range Twenty-seven (27) West, Cass County, Minnesota, the Westerly line of which is described as follows: Commencing at the Southwest corner of said Government Lot 4; thence on an assumed bearing of North along the West line of said Government Lot 4, a distance of 1077.35 feet to a point 266.50 feet South of the Northwest corner of said Government Lot 4; thence South 88 degrees 01 minutes 13 seconds East parallel to the North boundary of said Government Lot 4 a distance of 871.58 feet to the point of beginning of the line to be herein described; thence South 01 degrees 32 minutes 41 seconds East 227.00 feet; thence South 45 degrees 13 minutes 03 seconds West 22.65 feet; thence South 01 degrees 32 minutes 41 seconds East 207.32 feet and said line there terminating.

SHEET 1 OF 1	CERTIFICATE OF SURVEY	PROJECT MANAGER: CMH	PROJECT No.: 19310	DATE: 12-10-2019
	Todd Hermann 325 Evans Ave. NE Elk River, MN 55330	CHECKED BY: CMH	FILE NAME: C19310.dwg	SCALE: HORZ. 1"=60'
		DRAWN BY: RJF	FIELD BOOK: BOOK 456 PG. 20	VERT. NONE

REVISIONS		
DATE	DESCRIPTION	BY

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.

Cynthia M Hidde
CYNTHIA M. HIDDE PLS#44881
DATE 12-10-19 LIC. NO. 44881

STONEMARK LAND SURVEYING, INC.
30206 Rasmussen Road
Suite 1
P. O. Box 874
Pequot Lakes, MN 56472
218-568-4940
www.stonemarksurvey.com

#8959 04-30-2020 MJL