

# CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 5,  
SECTION 18, TOWNSHIP 140 NORTH, RANGE 30 WEST,  
CASS COUNTY, MINNESOTA

Sunwest Trust Custodian  
for Israel Moe Ira  
P.O. Box 1592  
Walker, MN 56484-1592  
PID#: 05-018-3424

MONUMENTED NORTH LINE  
BOOK 87 OF DEEDS, PAGE 153

FD. 1" IRON PIPE  
2.07' NW OF CORNER

Sunwest Trust Custodian  
for Israel Moe Ira  
P.O. Box 1592  
Walker, MN 56484-1592  
PID#: 05-018-3424

FD. 1 1/2" IRON PIPE  
3.47' NE OF CORNER

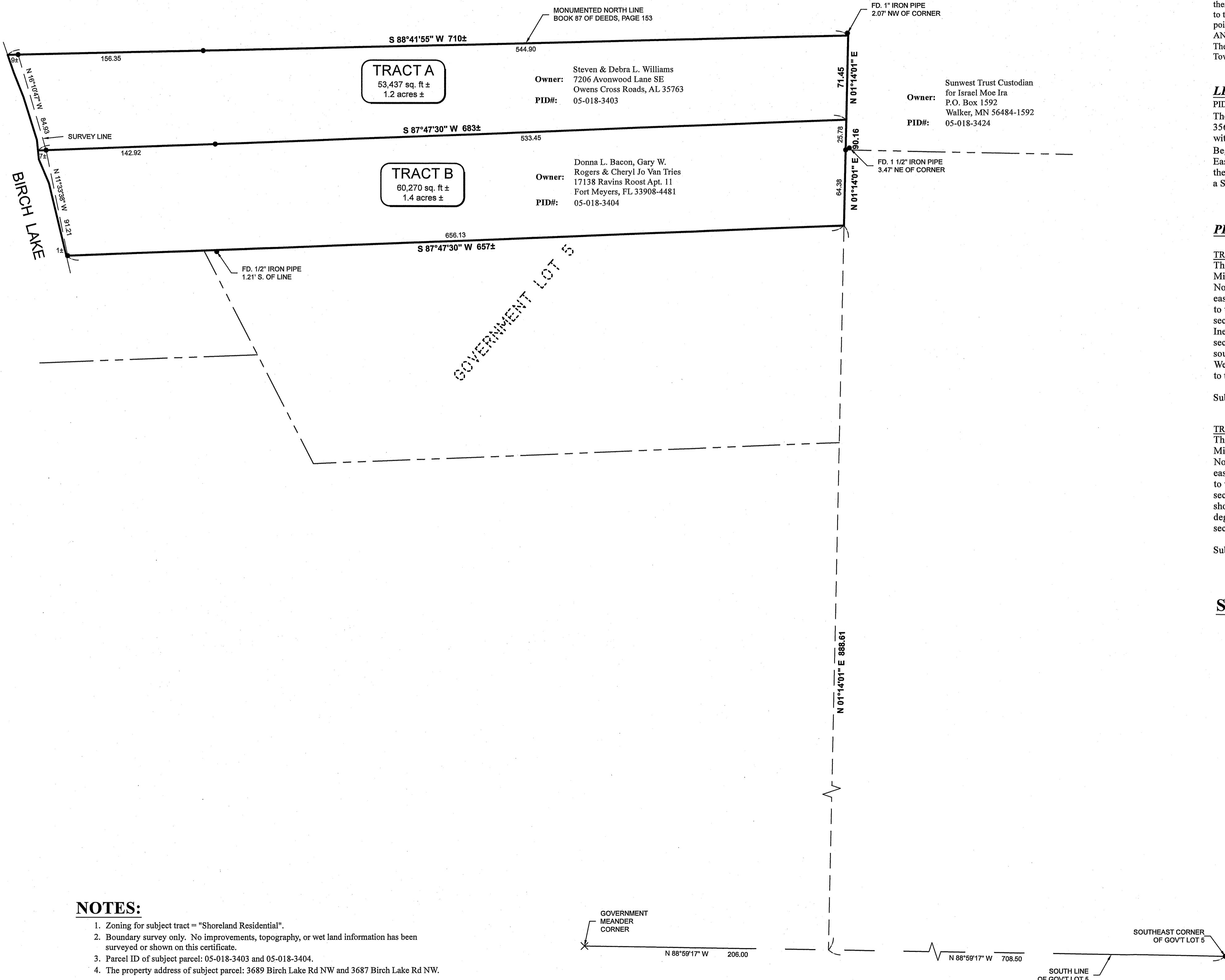
Donna L. Bacon, Gary W.  
Rogers & Cheryl Jo Van Tries  
17138 Ravins Roost Apt. 11  
Fort Meyers, FL 33908-4481  
PID#: 05-018-3404

**TRACT A**  
53,437 sq. ft ±  
1.2 acres ±

Owner: Steven & Debra L. Williams  
7206 Avonwood Lane SE  
Owens Cross Roads, AL 35763  
PID#: 05-018-3403

**TRACT B**  
60,270 sq. ft ±  
1.4 acres ±

Owner: Donna L. Bacon, Gary W.  
Rogers & Cheryl Jo Van Tries  
17138 Ravins Roost Apt. 11  
Fort Meyers, FL 33908-4481  
PID#: 05-018-3404



## NOTES:

- Zoning for subject tract = "Shoreland Residential".
- Boundary survey only. No improvements, topography, or wet land information has been surveyed or shown on this certificate.
- Parcel ID of subject parcel: 05-018-3403 and 05-018-3404.
- The property address of subject parcel: 3689 Birch Lake Rd NW and 3687 Birch Lake Rd NW.

## LEGAL DESCRIPTION PER DOCUMENT NUMBER 344590

PID # 05-018-3403  
The South Seventy (S 70) feet of the North Eighty-two (N 82) feet, lying West of the Township Road as at presently constructed of that part of Government Lot Five (5), Section Eighteen (18), Township One Hundred Forty (140) North, Range Thirty (30) West, described as follows: Beginning at the M.C. corner between Section Eighteen (18) and Nineteen (19), running East Two Hundred Six (E 206) feet; thence North One Thousand Sixty-one (N 1,061) feet, thence West Var. 8 degrees 40 minutes Six Hundred Forty-three and Seven Tenths (643.7) feet to the lake, thence following the lakeshore in a Southeasterly direction to the place of beginning.

AND  
The North Eighty-two (82) feet of that portion of Government Lot Five (5), Section Eighteen (18), Township One Hundred Forty (140) North, Range Thirty (30) West, lying and being East of the Township Road is at present constructed, described as follows, to-wit: The North Three Hundred Fifty-six (N 356) feet of said lot, beginning at the meander corner between Sections Eighteen (18) and Nineteen (19), run East on said section line Two Hundred Six (206) feet to a point, thence run North One Thousand Sixty-one (N 1,061) feet to a point, thence run West on a variation of 8 degrees 40 minutes, Six Hundred Forty-three and Seven Tenths (643.7) feet to the waters edge of Birch Lake, thence in a Southeasterly direction along the waters edge of Birch Lake to the point of beginning.

AND  
The North Twelve (12) feet of the above North Three Hundred Fifty-six (N 356) feet lying and being West of said Township Road.

## LEGAL DESCRIPTION PER DOCUMENT NUMBER 346524

PID # 05-018-3404  
The South 90 feet of the North 172 feet East of the Township Road as presently constructed, of the North 356 feet of that part of Government Lot 5, Section 18, Township 140, Range 30 described as follows, to wit:  
Beginning at the Meander corner between Sections 18 and 19 of said Township 140, Range 30, thence run East on the section line a distance of 206 feet to a point; thence run North a distance of 1061 feet to a point; thence West on a variation of 8 degrees 40 minutes, 643.7 feet to the water's edge of Birch Lake, thence in a Southeasterly direction along the water's edge of Birch Lake to the point of beginning.

## PROPOSED BOUNDARY DESCRIPTIONS:

**TRACT A**  
That part of the Government Lot 5, Section 18, Township 140 North, Range 30 West, Cass County, Minnesota, described as follows: Commencing at the southeast corner of said Government Lot 5; thence North 88 degrees 59 minutes 17 seconds West along the south line thereof 708.50 feet to a point 206 feet easterly of the Government Meander Corner; thence North 01 degree 14 minutes 01 second East 978.77 feet to the point of beginning of the tract to be herein described, thence continuing North 01 degree 14 minutes 01 second East 71.45 feet to the monumented north line of the tract heretofore conveyed by Nora D. Buttons to Inez Helen Sheldon by deed recorded in Book 87 of Deeds, page 153; thence South 88 degrees 41 minutes 55 seconds West along said monumented north line 710 feet, more or less, to the shoreline of Birch Lake; thence southerly along said shoreline to the intersection with a line bearing South 87 degrees 47 minutes 30 seconds West from the point of beginning; thence North 87 degrees 47 minutes 30 seconds East 683 feet, more or less, to the point of beginning.

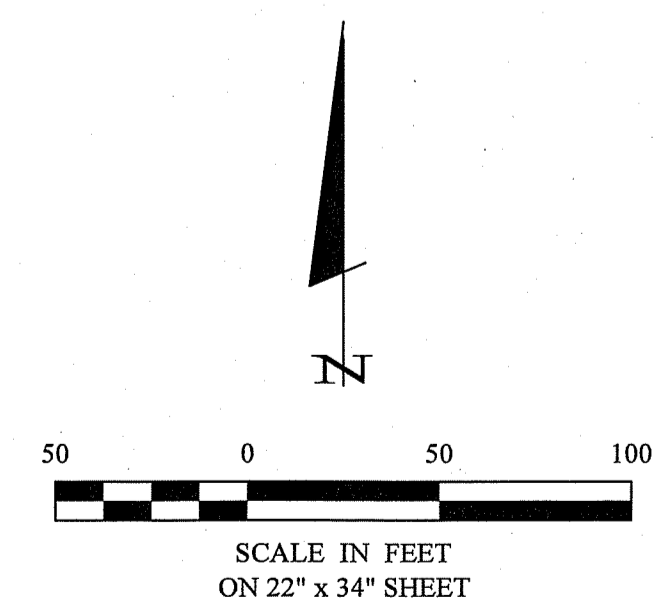
Subject to easements, restrictions and reservations of record.

**TRACT B**  
That part of the Government Lot 5, Section 18, Township 140 North, Range 30 West, Cass County, Minnesota, described as follows: Commencing at the southeast corner of said Government Lot 5; thence North 88 degrees 59 minutes 17 seconds West along the south line thereof 708.50 feet to a point 206 feet easterly of the Government Meander Corner; thence North 01 degree 14 minutes 01 second East 888.61 feet to the point of beginning of the tract to be herein described, thence continuing North 01 degree 14 minutes 01 second East 90.16 feet; thence South 87 degrees 47 minutes 30 seconds West 683 feet, more or less, to the shoreline of Birch Lake; thence southerly along said shoreline to the intersection with a line bearing South 87 degrees 47 minutes 30 seconds West from the point of beginning; thence North 87 degrees 47 minutes 30 seconds East 657 feet, more or less, to the point of beginning.

Subject to easements, restrictions and reservations of record.

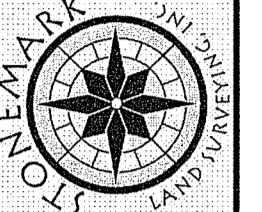
## SURVEYOR'S NOTE:

The proposed legal descriptions as shown are intended for remedying the existing descriptions, which are ambiguously defined. The surveyed lines and descriptions as shown are based on existing monuments and conform with recent Quiet Title Action for Sunwest Trust tract as shown to north and east of subject parcels.



• DENOTES MONUMENT FOUND  
ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SOUTH LINE OF GOVERNMENT LOT 5 TO HAVE AN ASSUMED BEARING OF N 88°59'17" W.

30206 Reamussen Road  
Suite 1874  
P.O. Box 874  
Pequot Lakes, MN 56472  
218-568-4940  
www.stonemarksurvey.com



I HEREBY CERTIFY THAT THIS SURVEY PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.  
PATRICK A. TROTTER PLSM1002  
2-5-2020 LIC. NO. 411002

REVISIONS	DATE	DESCRIPTION

DATE:	2-5-2020
SCALE:	HORZ: 1"=50'
VERT:	NONE

PROJECT NO.:	18043
FILE NAME:	C:\18043.dwg
FIELD BOOK:	
BOOK:	
PG:	

PROJECT MANAGER:	PAT
CHECKED BY:	PAT
DRAWN BY:	PAT/RJF
CERTIFICATE OF SURVEY	Debra Williams 7206 Avonwood Lane SE Owens Cross Roads, AL 35763
SHEET	1 OF 1