CERTIFICATE OF SURVEY

FOR ANGIE PARKS

PARTS OF GOVERNMENT LOT 11, SECTION 23, TOWNSHIP 140 NORTH, RANGE 27 WEST, 5TH P.M. CASS COUNTY, MINNESOTA.

Proposed Descriptions

TRACT A
That part of Government Lot 11, Section 23, Township 140 North, Range 27 West, Cass County, Minnesota, described as follows: Commencing at the South Quarter corner of said Section 23, with an assigned bearing of South 89 degrees 56 minutes 42 seconds East, along the South line of Government Lot 10, of said Section 23, a distance of 1322.28 feet, to the southwest corner of said Government Lot 11; thence South 89 degrees 56 minutes 42 seconds East, along the South line of said Government Lot 11, a distance of 1322.28 feet, to the southeast corner of said Government Lot 11, thence North 00 degrees 12 minutes 23 seconds West, along the East line of said Government Lot 11, a distance of 270.00 feet, to intersect the North line of South 270 feet of said Government Lot 11, and point of beginning; thence North 89 degrees 56 minutes 42 seconds West, along said North line, a distance of 339.85 feet; thence North 05 degrees 51 minutes 28 seconds East 1178.08 feet; thence North 07 degrees 42 minutes 44 seconds West 389.93 feet; thence North 23 degrees 55 minutes 01 seconds East 86 feet, more or less, to the shoreline of Island Lake; thence easterly, along said shoreline 252 feet, more less, to intersect the East line of said Government Lot 11, which bears North 00 degrees 12 minutes 23 second West, from said point of beginning; thence South 00 degrees 12 minutes 23 seconds East, along said East line, a distance of 1711 feet, more or less, to the point of beginning.

Together with a 33.00 foot wide Roadway & Utility Easement per Arro Land Surveyor's 2007 Certificate of Survey
Subject to and Together with PROPOSED EASEMENT B

TRACT B
That part of Government Lot 11, Section 23, Township 140 North, Range 27 West, Cass County, Minnesota, described as follows: Commencing at the South Quarter corner of said Section 23, with an assigned bearing of South 89 degrees 56 minutes 42 seconds East, along the South line of Government Lot 10, of said Section 23, a distance of 1322.28 feet, to the southwest corner of said Government Lot 11; thence South 89 degrees 56 minutes 42 seconds East, along the South line of said Government Lot 11, a distance of 1322.28 feet, to the southeast corner of said Government Lot 11, thence North 00 degrees 12 minutes 23 seconds West, along the East line of said Government Lot 11, a distance of 270.00 feet, to intersect the North line of South 270 feet of said Government Lot 11; thence North 89 degrees 56 minutes 42 seconds West, along said North line, a distance of 553.18 feet; thence North 05 degrees 51 minutes 28 seconds East 1178.08 feet; thence North 07 degrees 42 minutes 44 seconds West 389.93 feet; thence North 23 degrees 55 minutes 01 seconds East 86 feet, more or less to the shoreline of Island Lake; thence westerly along said shoreline 186 feet, more or less, to intersect a line that bears North 00 degrees 45 minutes 07 seconds East, from said point of beginning; thence South 00 degrees 45 minutes 07 seconds West 850 feet, more or less, to the point of beginning.

Subject to and Together with a 33.00 foot wide Roadway & Utility Easement per Arro Land Surveyor's 2007 Certificate of Survey
Subject to PROPOSED EASEMENT A
Subject to and Together with PROPOSED EASEMENT B

TRACT C
That part of Government Lot 11, Section 23, Township 140 North, Range 27 West, Cass County, Minnesota, described as follows: Commencing at the South Quarter corner of said Section 23, with an assigned bearing of South 89 degrees 56 minutes 42 seconds East, along the South line of Government Lot 10, of said Section 23, a distance of 1322.28 feet, to the southwest corner of said Government Lot 11; thence South 89 degrees 56 minutes 42 seconds East, along the South line of said Government Lot 11, a distance of 1322.28 feet, to the southeast corner of said Government Lot 11, thence North 00 degrees 12 minutes 23 seconds West, along the East line of said Government Lot 11, a distance of 270.00 feet, to intersect the North line of South 270 feet of said Government Lot 11; thence North 89 degrees 56 minutes 42 seconds West, along said North line, a distance of 893.03 feet; thence North 29 degrees 49 minutes 23 seconds East 922.77 feet, to the point of beginning; thence return South 29 degrees 49 minutes 23 seconds West 922.77 feet; thence North 00 degrees 22 minutes 01 seconds West 972.10 feet; thence South 89 degrees 56 minutes 01 seconds East 212.60 feet; thence North 00 degrees 12 minutes 23 seconds West 648 feet, more or less to the shoreline of Island Lake; thence easterly along said shoreline 270 feet, more or less, to intersect a line that bears North 00 degrees 45 minutes 07 seconds East, from said point of beginning; thence South 00 degrees 45 minutes 07 seconds West 850 feet, more or less, to the point of beginning.

Subject to and Together with a 33.00 foot wide Roadway & Utility Easement per Arro Land Surveyor's 2007 Certificate of Survey
Subject to and Together with PROPOSED EASEMENT A

TRACT D
That part of Government Lot 11, Section 23, Township 140 North, Range 27 West, Cass County, Minnesota, described as follows: Commencing at the South Quarter corner of said Section 23, with an assigned bearing of South 89 degrees 56 minutes 42 seconds East, along the South line of Government Lot 10, of said Section 23, a distance of 1322.28 feet, to the southwest corner of said Government Lot 11, and point of beginning; thence South 89 degrees 56 minutes 42 seconds East, along the South line of said Government Lot 11, a distance of 1322.28 feet, to the southeast corner of said Government Lot 11, thence North 00 degrees 12 minutes 23 seconds West, along the East line of said Government Lot 11, a distance of 270.00 feet, to intersect the North line of South 270 feet of said Government Lot 11; thence North 89 degrees 56 minutes 42 seconds West, along said North line, a distance of 893.03 feet; thence North 29 degrees 49 minutes 23 seconds East 922.77 feet, to the point of beginning; thence return South 29 degrees 49 minutes 23 seconds West 922.77 feet; thence North 00 degrees 22 minutes 01 seconds West 972.10 feet; thence South 89 degrees 56 minutes 01 seconds East 212.60 feet; thence North 00 degrees 12 minutes 23 seconds West 648 feet, more or less to the shoreline of Island Lake; thence westerly along said shoreline 739 feet, more or less, to intersect the West line of said Government Lot 11, which bears North 00 degrees 22 minutes 01 seconds West, from said point of beginning; thence South 00 degrees 22 minutes 01 seconds East, along the West line of said Government Lot 11, a distance of 2186 feet, more or less, to the southwest corner of said Government Lot 11, and said point of beginning.

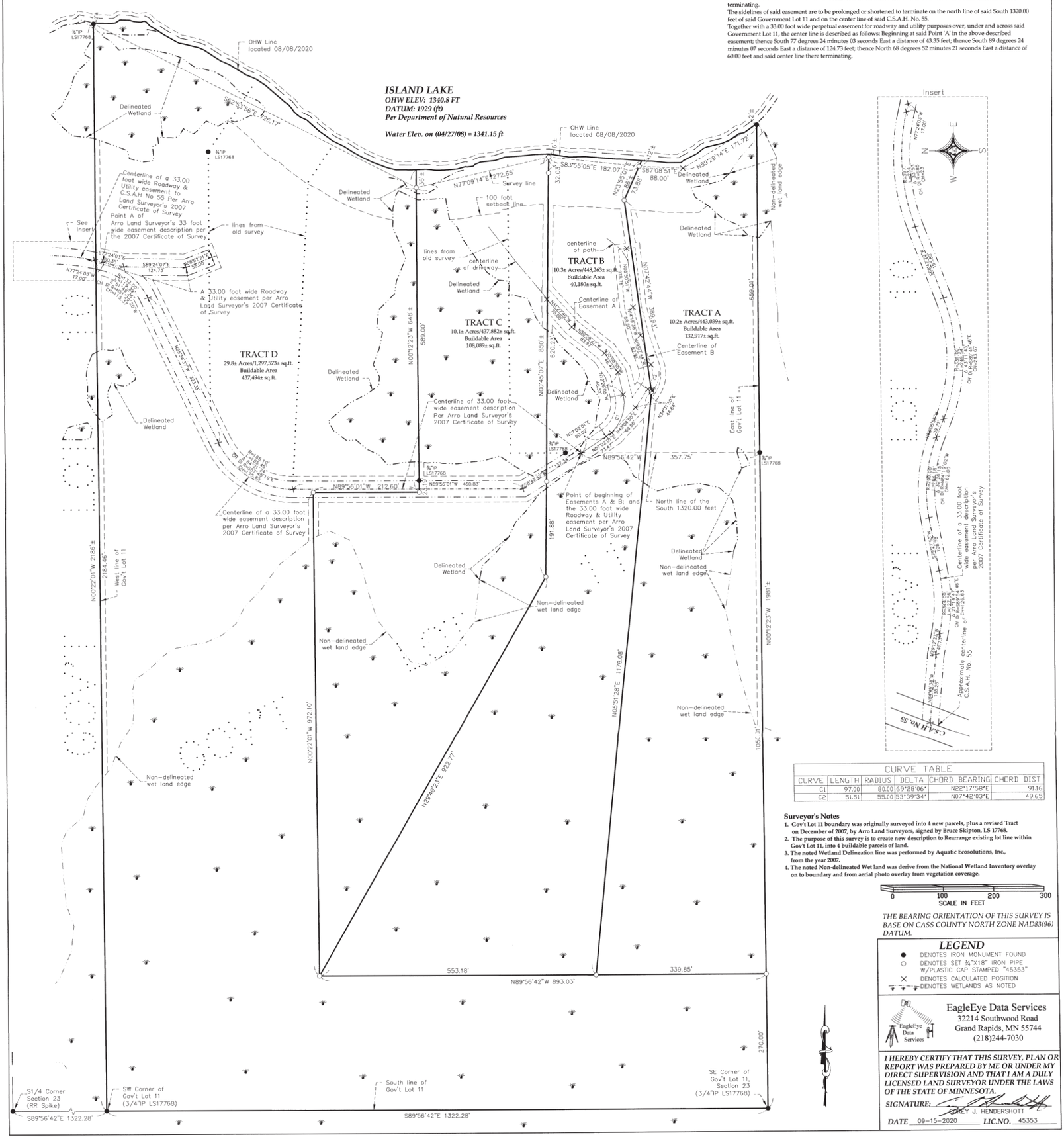
Subject to and Together with a 33.00 foot wide Roadway & Utility Easement per Arro Land Surveyor's 2007 Certificate of Survey

PROPOSED EASEMENTS DESCRIPTIONS:

EASEMENT A
A 33.00 foot wide easement for ingress, egress, and utility purposes, over, under, and across that part of Government Lot 11, Section 23, Township 140 North, Range 27 West, Cass County, Minnesota, the centerline of said 33.00 foot wide easement is described as follows: Commencing at the South Quarter corner of said Section 23, with an assigned bearing of South 89 degrees 56 minutes 42 seconds East, along the South line of Government Lot 10, of said Section 23, a distance of 1322.28 feet, to the southwest corner of said Government Lot 11; thence South 89 degrees 56 minutes 42 seconds East, along the South line of said Government Lot 11, a distance of 1322.28 feet, to the southeast corner of said Government Lot 11, thence North 00 degrees 12 minutes 23 seconds West, along the East line of said Government Lot 11, a distance of 1320.01 feet, to intersect the North line of South 1320 feet of said Government Lot 11; thence North 89 degrees 56 minutes 42 seconds West, along said North line, a distance of 357.75 feet, to point of beginning of said centerline; thence North 57 degrees 02 minutes 01 seconds East 60.02 feet; thence northerly 97.00 feet, along a tangential curve, concave to the northwest, with a central angle of 69 degrees 28 minutes 06 seconds, and a radius of 80.00 feet; thence North 12 degrees 26 minutes 05 seconds West, tangent to said curve, a distance of 46.32 feet; thence North 35 degrees 08 minutes 55 seconds West 46.42 feet; thence North 50 degrees 59 minutes 27 seconds West 83.97 feet; thence North 41 degrees 27 minutes 40 seconds West 75.00 feet, to the point of termination.
The sidelines of said 33.00 foot wide easement shall be prolong or shortened to the North line of the South 1320 feet of said Government Lot 11, and to a line that bears North 00 degrees 45 minutes 07 seconds East and South 00 degrees 45 minutes 07 seconds West, from said point of termination.

EASEMENT B
A 33.00 foot wide easement for ingress, egress, and utility purposes, over, under, and across that part of Government Lot 11, Section 23, Township 140 North, Range 27 West, Cass County, Minnesota, the centerline of said 33.00 foot wide easement is described as follows: Commencing at the South Quarter corner of said Section 23, with an assigned bearing of South 89 degrees 56 minutes 42 seconds East, along the South line of Government Lot 10, of said Section 23, a distance of 1322.28 feet, to the southwest corner of said Government Lot 11; thence South 89 degrees 56 minutes 42 seconds East, along the South line of said Government Lot 11, a distance of 1322.28 feet, to the southeast corner of said Government Lot 11, thence North 00 degrees 12 minutes 23 seconds West, along the East line of said Government Lot 11, a distance of 1320.01 feet, to intersect the North line of South 1320 feet of said Government Lot 11; thence North 89 degrees 56 minutes 42 seconds West, along said North line, a distance of 357.75 feet, to point of beginning of said centerline; thence North 57 degrees 02 minutes 01 seconds East 73.47 feet; thence North 43 degrees 04 minutes 50 seconds East 69.66 feet; thence North 34 degrees 31 minutes 50 seconds East 44.64 feet; thence northerly 51.51 feet, along a tangential curve, concave to the West, with a central angle of 53 degrees 39 minutes 34 seconds, and a radius of 55.00 feet; thence North 19 degrees 07 minutes 44 seconds West, tangent to said curve, a distance of 62.91 feet; thence North 14 degrees 19 minutes 38 seconds West 58.50 feet; thence North 05 degrees 50 minutes 51 seconds West 118.76 feet, to the point of termination.
The sidelines of said 33.00 foot wide easement shall be prolong or shortened to the North line of the South 1320 feet of said Government Lot 11, and perpendicularly, from said point of termination.

A 33.00 foot wide Roadway and Utility Easement Description
Per Arro Land Surveyor's 2007 Certificate of Survey
A 33.00 foot wide perpetual easement for roadway and utility purposes over, under and across the following described property: Government Lots 10 and 11 of Section 23, Township 140, Range 27, Cass County, Minnesota. The center line of said easement is described as follows: Those parts of Government Lots 10 and 11 of Section 23, Township 140, Range 27, Cass County, Minnesota, being described as follows: Commencing at the south quarter corner of said Section 23; thence on an assumed bearing of South 89 degrees 56 minutes 42 seconds East, along the south line of Government Lot 10 of said Section 23, a distance of 1322.28 feet to the southwest corner of said Government Lot 11; thence continue South 89 degrees 56 minutes 42 seconds East, along the south line of said Government Lot 11, a distance of 1322.28 feet to the southeast corner of said Government Lot 11; thence North 00 degrees 12 minutes 23 seconds West, along the east line of said Government Lot 11 a distance of 1320.01 feet to the northeast corner of the South 1320.00 feet of said Government Lot 11; thence North 89 degrees 56 minutes 42 seconds West, along the north line of said South 1320.00 feet, a distance of 357.75 feet to the point of beginning of the center line to be described; thence South 58 degrees 43 minutes 42 seconds West a distance of 137.34 feet; thence North 89 degrees 56 minutes 01 seconds West a distance of 460.83 feet; thence northwesterly, along tangential curve, concave to the northeast, having a central angle of 64 degrees 21 minutes 24 seconds, a radius of 165.00 feet, a distance of 185.33 feet; thence North 25 degrees 34 minutes 37 seconds West, tangent to last described curve, a distance of 323.33 feet; thence Northwesterly, along a tangential curve, concave to the southwest, having a central angle of 51 degrees 49 minutes 26 seconds, a radius of 132.00 feet, and a distance of 119.39 feet to a point hereinafter referred to as Point "A"; thence North 77 degrees 24 minutes 03 seconds West a distance of 17.00 feet; thence Westerly, along a tangential curve concave to the south, having a central angle of 33 degrees 53 minutes 35 seconds, a radius of 397.00 feet, and a distance of 234.84 feet; thence South 68 degrees 42 minutes 22 seconds West, tangent to last described curve, a distance of 153.82 feet; thence Westerly, along a tangential curve, concave to the north, having a central angle of 43 degrees 11 minutes 43 seconds, a radius of 331.00 feet, and a distance of 249.54 feet; thence North 68 degrees 05 minutes 55 seconds West, tangent to last described curve, a distance of 39.77 feet; thence Westerly, along a tangential curve, concave to the south, having a central angle of 32 degrees 26 minutes 15 seconds, a radius of 290.00 feet, and a distance of 164.18 feet; thence South 79 degrees 27 minutes 50 seconds West, tangent to last described curve, a distance of 108.78 feet; thence Westerly, along a tangential curve, concave to the north, having a central angle of 21 degrees 14 minutes 47 seconds, a radius of 344.00 feet, and a distance of 127.56 feet: thence North 79 degrees 17 minutes 23 seconds West, tangent to last described curve, a distance of 41.73 feet; thence North 84 degrees 49 minutes 38 seconds West a distance of 138.26 feet to the center line of C.S.A.H. No. 55 and said centerline there terminating.
The sidelines of said easement are to be prolonged or shortened to terminate on the north line of said South 1320.00 feet of said Government Lot 11 and on the center line of said C.S.A.H. No. 55.
Together with a 33.00 foot wide perpetual easement for roadway and utility purposes over, under and across said Government Lot 11, the center line is described as follows: Beginning at said Point 'A' in the above described easement; thence South 77 degrees 24 minutes 03 seconds East a distance of 43.35 feet; thence South 89 degrees 24 minutes 07 seconds East a distance of 124.73 feet; thence North 68 degrees 52 minutes 21 seconds East a distance of 60.00 feet and said center line there terminating.



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C1	97.00	80.00	69°28'06"	N22°17'58"E	91.16
C2	51.51	55.00	53°39'34"	N07°42'03"E	49.65

Surveyor's Notes
1. **Gov't Lot 11 boundary was originally surveyed into 4 new parcels, plus a revised Tract on December of 2007, by Arro Land Surveyors, signed by Bruce Skipton, LS 17768.**
2. **The purpose of this survey is to create new description to Rearrange existing lot line within Gov't Lot 11, into 4 buildable parcels of land.**
3. **The noted Wetland Delineation line was performed by Aquatic Ecosolutions, Inc., from the year 2007.**
4. **The noted Non-delineated Wet land was derive from the National Wetland Inventory overlay on to boundary and from aerial photo overlay from vegetation coverage.**

0 100 200 300
SCALE IN FEET

THE BEARING ORIENTATION OF THIS SURVEY IS BASE ON CASS COUNTY NORTH ZONE NAD83(96) DATUM.

LEGEND
- ● DENOTES IRON MONUMENT FOUND
- ○ DENOTES SET ø"x18" IRON PIPE W/PLASTIC CAP STAMPED "45353"
- × DENOTES CALCULATED POSITION
- DENOTES WETLANDS AS NOTED

EagleEye Data Services
32214 Southwood Road
Grand Rapids, MN 55744
(218)244-7030

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.

SIGNATURE: _____
COREY J. HENDERSHOTT
DATE 09-15-2020 LIC.NO. 45353

12/1/2020, 9258