

- LEGEND
- DENOTES FOUND MONUMENT
  - DENOTES SET 1/2"x1/4" IRON PIPE WITH CAP # 50319
  - ⊙ DENOTES BRASS CAP ARMY CORPS MONUMENT IN CONCRETE
  - ⊗ DENOTES ARMY CORPS SIGN
  - ⊕ DENOTES WELL
  - ⊞ DENOTES ELECTRIC BOX
  - ⊙ DENOTES POWER POLE

- GENERAL NOTES
1. No search for easements or restrictions, recorded or unrecorded, was made by the Surveyor.
  2. Bearings shown are based upon the Cass County Coordinate System.
  3. The underground utilities shown have been located from field survey information. The surveyor makes no guarantees that the utilities shown comprise all such utilities in the area, either in service or abandoned.
  4. No wetlands were delineated as a part of this survey.
  5. Do to snow cover at the time of this survey not all improvements may be shown hereon.

EXISTING LEGAL DESCRIPTION: (PER DOCUMENT # A000671513)

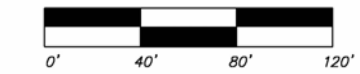
Lot One (1), Block One (1) Pike Bay Estates

PROPOSED PARCEL "A" LEGAL DESCRIPTION:

That part of Lot 1, Block 1, PIKE BAY ESTATES, Cass County, Minnesota, lying westerly of the following described line: Commencing at the Southeast corner of said Lot 1; thence South 88 degrees 12 minutes 53 seconds West, assumed bearing along the south line of said Lot 1, a distance of 180.97 feet to the point of beginning; thence North 13 degrees 34 minutes 31 seconds East, a distance of 286.14 to the north line of said Lot 1 and said line there terminating.

PROPOSED PARCEL "B" LEGAL DESCRIPTION:

That part of Lot 1, Block 1, PIKE BAY ESTATES, Cass County, Minnesota, lying easterly of the following described line: Commencing at the Southeast corner of said Lot 1; thence South 88 degrees 12 minutes 53 seconds West, assumed bearing along the south line of said Lot 1, a distance of 180.97 feet to the point of beginning; thence North 13 degrees 34 minutes 31 seconds East, a distance of 286.14 to the north line of said Lot 1 and said line there terminating.



Date: 03/22/22

22-029 CTF01.dwg

**Lakes Area SURVEYING LLC.**

24314 SMILEY ROAD, SUITE C  
NISSWA, MN 56468  
OFFICE (218) 961-0090

I hereby certify that this plan 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.

Terry T. Strus  
Date: 3/22/22 License No. 50319

Revisions:


Crew: EAN/JJ  
Checked: EAN  
Drawn: TTS  
Record Drawing by/date:     

Prepared for:

**STEPHEN BOE**

**LOT 1, BLOCK 1  
PIKE BAY ESTATES**

Cass County, Minnesota

CERTIFICATE OF SURVEY