

CERTIFICATE OF SURVEY

PART OF OUTLOT A, GOLF VIEW ESTATES,
SECTION 36, TOWNSHIP 138 NORTH, RANGE 30 WEST,
CASS COUNTY, MINNESOTA

LEGAL DESCRIPTION PER DOCUMENT NUMBER A000635711
Outlot A, Golf View Estates, Cass County, Minnesota EXCEPT the following parcels:

1) that part thereof described as follows: Beginning on the Southeast corner of Outlot E of Golf View Estates; thence North 8 degrees 39 minutes 19 seconds West, assumed bearing, along the line common to said Outlots A and E, a distance of 214.58 feet; thence North 32 degrees 50 minutes 40 seconds West, continuing along said common line, a distance of 500.68 feet; thence North 57 degrees 09 minutes 20 seconds East 89 feet; thence South 32 degrees 50 minutes 40 seconds East 540 feet; thence South 77 degrees 43 minutes 30 seconds West 40 feet; thence South 12 degrees 16 minutes 30 seconds East 148 feet; thence southwesterly 96 feet more or less to the point of beginning;

2) That part thereof described as follows: Beginning at the most Northerly corner of Outlot E, said Golf View Estates; thence South 57 degrees 09 minutes 20 seconds West, assumed bearing, along the line common to said Outlot A and E, a distance of 160.00 feet; thence South 45 degrees 10 minutes 13 seconds West, continuing along said common line, 145.69 feet; thence South 89 degrees 50 minutes 31 seconds West, continuing along said common line, 365.00 feet, to the West right of way line of Golf View Drive, dedicated in said plat; thence North 2 degrees 13 minutes 50 seconds West, along said right of way line, 30.00 feet, to the Southwest corner of Lot 1, Block 5, said plat; thence Northeasterly, along the Southerly lines of Lots 1 through 5, inclusive, said Block 5, 713.68 feet, along a non-tangential curve, concave to the Northwest, having a radius of 1167.26 feet and a central angle of 35 degrees 01 minute 53 seconds, to the most Easterly corner of said Lot 5; thence South 33 degrees 34 minutes 06 seconds East, on the Southeasterly extension of the Easterly line of said Lot 5, to the intersection with a line bearing North 57 degrees 09 minutes 20 seconds East from the point of beginning; thence South 57 degrees 09 minutes 20 seconds West to the point of beginning;

3) The West 194.88 feet of the South 20.00 feet of Outlot A.

PROPOSED BOUNDARY DESCRIPTION:

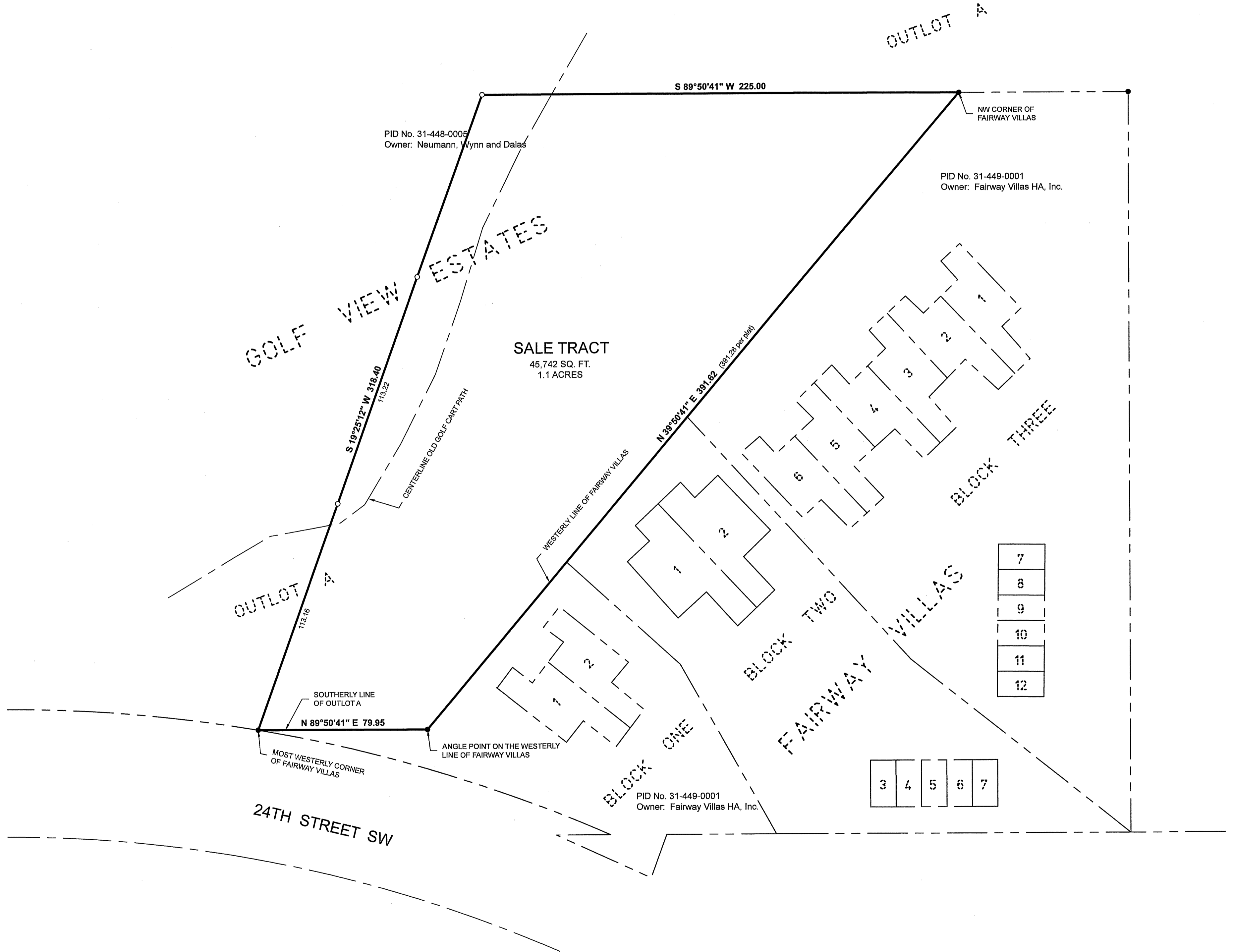
SALE TRACT
That part of Outlot A, GOLF VIEW ESTATES, according to the recorded plat thereof, Cass County, Minnesota, described as follows: Beginning at the most westerly corner of FAIRWAY VILLAS, according to the recorded plat thereof, said county; thence North 89 degrees 50 minutes 41 seconds East, assumed bearing, along the southerly line of said Outlot A 79.95 feet to an angle point of the westerly line of said FAIRWAY VILLAS; thence North 39 degrees 50 minutes 41 seconds East along said westerly line 391.62 feet to the northwest corner of said FAIRWAY VILLAS; thence South 89 degrees 50 minutes 41 seconds West 225.00 feet, more or less, to the intersection with a line bearing North 19 degrees 25 minutes 12 seconds East from the point of beginning; thence South 19 degrees 25 minutes 12 seconds West 318.40 feet, more or less, to the point of beginning.

Subject to easements, restrictions and reservations of record.

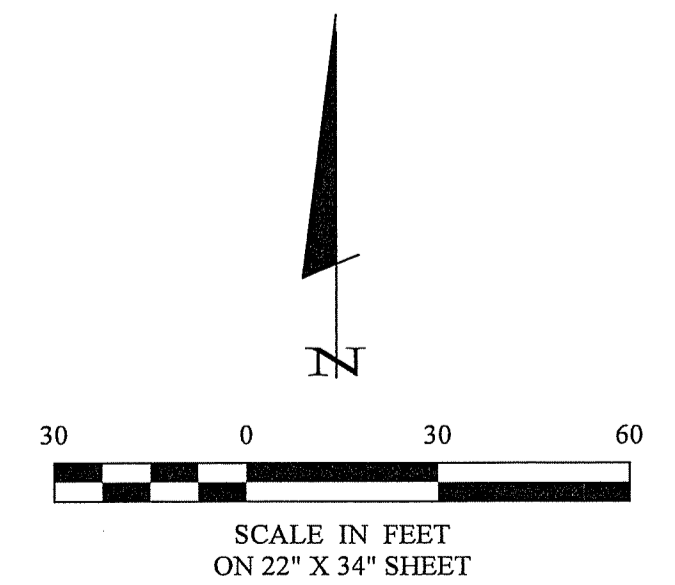
The above described property is not considered to be a buildable lot on its own and is attached to and indivisible from Cass County parcel number 31-449-0001, which consists of Lot 7, Block 2 and all common areas in said plat of FAIRWAY VILLAS.

NOTES:

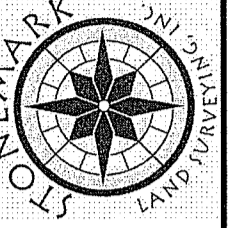
- Zoning for Outlot A = "Shoreland Residential".
Zoning for Fairway Villas = "Commercial".
- Parcel ID of portion of Outlot A (Neumann tract): 31-448-0005
Parcel ID of Fairway Villas common space: 31-449-0001
- Sale Tract to be consolidated with the Common Area of the plat of FAIRWAY VILLAS. Sale Tract is currently a portion of Outlot A owned by Wynn I. & Dalas R. Neumann consisting of approximately 78 acres. The full boundary of Neumann tract is not shown on this survey.
- There are no improvements on Sale Tract other than shown.



- DENOTES MONUMENT FOUND
- DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 41002



30206 Rasmussen Road
Suite 1
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 DULY LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
Patricia Trotter
PATRICIA TROTTER PL341002
2-08-2023 LIC. NO. 4402

REVISIONS	DATE	DESCRIPTION

DATE:	2-8-2023
SCALE:	1"=30'
HORZ.:	
VERT.:	NONE

PROJECT No.:	22316
FILE NAME:	C22316.DWG
FIELD BOOK:	
BOOK:	
PG.:	

PROJECT MANAGER:	PAT
CHECKED BY:	PAT
DRAWN BY:	PAT/RF

CERTIFICATE OF SURVEY
Wayne Witkop
Fairway Villas Homeowners Association
2670 24th St. SW
Pine River, MN 56474