

**PROPOSED BOUNDARY DESCRIPTIONS**

Proposed "Area to be Conveyed" Description  
 That part of Government Lot 1, Section 31, Township 139 North, Range 29 West, Cass County, Minnesota, described as follows: Commencing at the Southwest corner of the North 150.00 feet of said Government Lot 1; thence on an assumed bearing of South 89 degrees 46 minutes 40 seconds East along the south line of said North 150.00 feet for a distance of 1141.72 feet to the northeasterly line of easement described in Document No. 635538 being the point of beginning of the tract to be herein described; thence South 60 degrees 55 minutes 01 seconds East along said northeasterly line 33.05 feet; thence South 85 degrees 29 minutes 40 seconds East along said northeasterly line 106.75 feet; thence South 76 degrees 21 minutes 14 seconds East along said northeasterly line 8.00 feet; thence North 02 degrees 48 minutes 33 seconds East 25.80 feet to said south line also being a point 1286.06 feet along said south line from said southwest corner; thence North 89 degrees 46 minutes 40 seconds West 144.34 feet, more or less, to the point of beginning.

**Remnant Tract Description**

That part of Government Lot 1, Section 31, Township 139 North, Range 29 West, Cass County, Minnesota, described as follows: Commencing at the Southwest corner of the North 150.00 feet of said Government Lot 1; thence on an assumed bearing of South 89 degrees 46 minutes 40 seconds East along the South line of said North 150.00 feet for a distance of 442.99 feet; thence South 00 degrees 09 minutes 12 seconds East 76.57 feet; thence South 13 degrees 12 minutes 08 seconds East 52.01 feet; thence South 18 degrees 15 minutes 44 seconds East 64.04 feet; thence South 09 degrees 41 minutes 12 seconds East 32.49 feet; thence South 11 degrees 50 minutes 12 seconds West 12.57 feet to the North line of the South 950.00 feet of said Government Lot 1 to the point of beginning of the tract to be described; thence North 11 degrees 50 minutes 12 seconds West 12.57 feet; thence North 09 degrees 41 minutes 12 seconds West 32.49 feet; thence North 18 degrees 15 minutes 44 seconds West 64.04 feet; thence North 13 degrees 12 minutes 08 seconds West 52.01 feet; thence North 00 degrees 09 minutes 12 seconds West 76.57 feet, more or less, to said south line; thence South 89 degrees 46 minutes 40 seconds East along said South line 698.73 feet to the northeasterly line of easement described in Document No. 635538; thence South 60 degrees 55 minutes 01 seconds East along said northeasterly line 33.05 feet; thence South 85 degrees 29 minutes 40 seconds East along said northeasterly line 106.75 feet; thence South 76 degrees 21 minutes 14 seconds East along said northeasterly line 8.00 feet; thence North 02 degrees 48 minutes 33 seconds East 25.80 feet to said south line also being a point 1286.06 feet along said south line from said southwest corner; thence South 89 degrees 46 minutes 40 seconds East along said south line 62 feet, more or less, to the shoreline of Lake Hattie; thence southwesterly along said shoreline to the intersection of said north line; thence North 89 degrees 37 minutes 42 seconds West along said north line 768 feet, more or less, to the point of beginning.

# CERTIFICATE OF SURVEY

**THAT PART OF GOVERNMENT LOT 1,  
 SECTION 31, TOWNSHIP 139 NORTH, RANGE 29 WEST  
 CASS COUNTY, MINNESOTA  
 TOTAL AREA = 199,176 SQ. FT. ± / 4.6 ACRES ±**

**LEGAL DESCRIPTION PER DOCUMENT NUMBER A00063217**

EXHIBIT "A"  
 LEGAL DESCRIPTION  
 Tract 1: All that part of Government Lot One (1), Section Thirty-one (31), Township One hundred Thirty-nine (139) North, Range (29) West

EXCEPT

The North 150.00 feet of Government Lot One (1)

ALSO EXCEPT

The South 950.00 feet of said Government Lot One (1)

ALSO EXCEPT

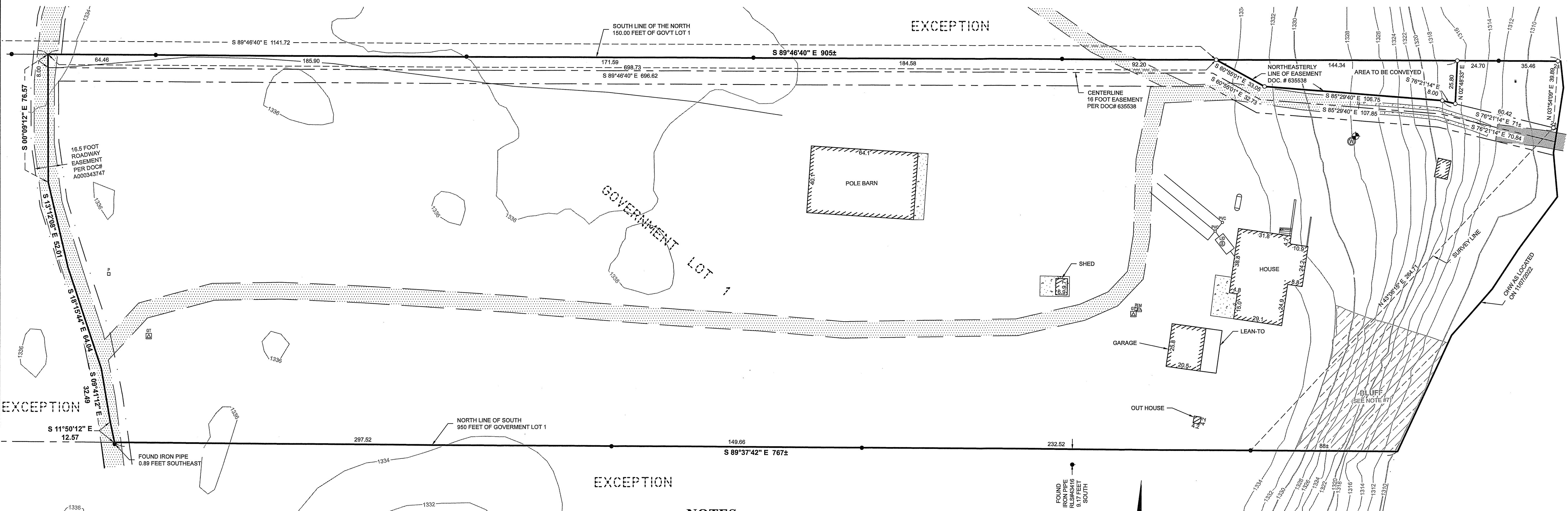
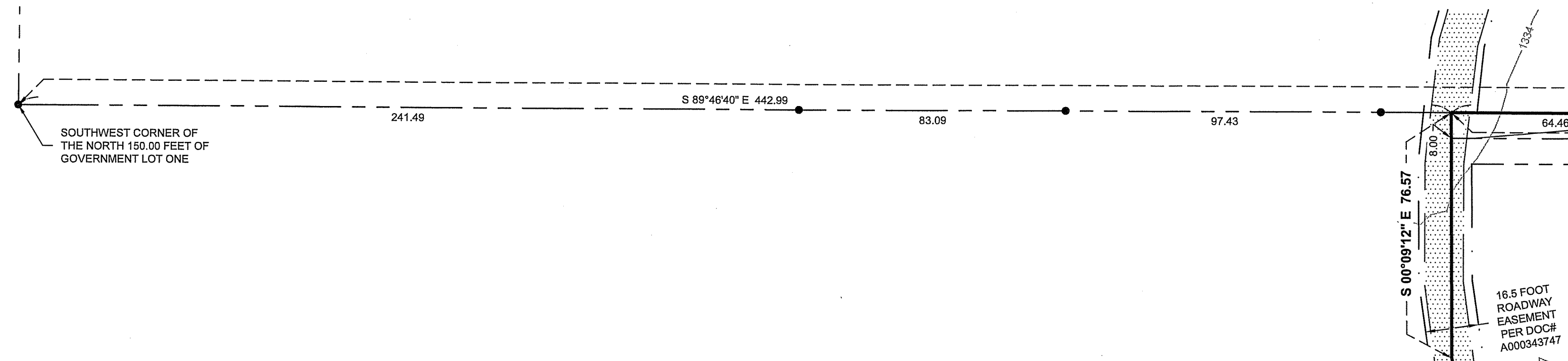
All that part of Government Lot One (1) lying westerly of the following described line: Commencing at the Southwest corner of the North 150.00 feet of said Government Lot 1; thence on an assumed bearing of South 89 degrees 46 minutes 40 seconds East along the South line of said North 150.00 feet a distance of 442.99 feet to the point of beginning of the line to be described; thence South 00 degrees 09 minutes 12 seconds East a distance of 76.57 feet; thence South 13 degrees 12 minutes 08 seconds East a distance of 52.01 feet; thence South 18 degrees 15 minutes 44 seconds East a distance of 64.04 feet; thence South 09 degrees 41 minutes 12 seconds East a distance of 32.49 feet; thence South 11 degrees 50 minutes 12 seconds East a distance of 12.37 feet to the North line of the South 950.00 feet of said Government Lot One (1) and there said line terminates.

Together with an easement for ingress and egress as stated in Document No's. 343747 and 379222.

**LEGEND**

- DENOTES EXISTING RETAINING WALL
- DENOTES EDGE OF EXISTING GRAVEL
- DENOTES EDGE OF EXISTING CONCRETE
- DENOTES EDGE OF EXISTING WOODEN DECKING
- DENOTES ADVERSE POSSESSION CLAIM
- DENOTES EXISTING ELECTRIC METER
- DENOTES EXISTING GROUND TRANSFORMER
- DENOTES EXISTING ELECTRIC OUTLET
- DENOTES EXISTING LP TANK
- DENOTES EXISTING PHONE PEDESTAL & PHONE BOX
- DENOTES EXISTING WELL
- DENOTES EXISTING SEPTIC VENT, SEPTIC CLEANOUT, & SEPTIC TANK LID
- BENCHMARK:** TOP OF WELL  
ELEV. = 1329.13  
NGVD29 DATUM
- DENOTES MONUMENT FOUND

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SOUTH LINE OF THE NORTH 150 FEET OF GOVERNMENT LOT 1 TO HAVE AN ASSUMED BEARING OF S 89°46'40" E.

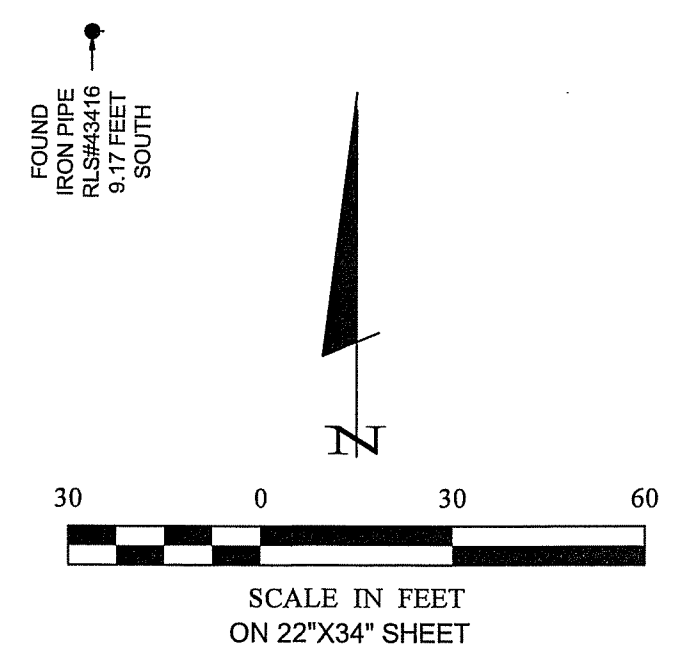


**EXISTING EASEMENT PER DOCUMENT NUMBER A000635538**

A 16.00 foot easement, for ingress and egress and utilities over and across that part of Government Lot 1, Section 31, Township 139 North, Range 29 West, Cass County, Minnesota, the centerline of which is described as follows: Commencing at the Southwest corner of the North 150.00 feet of said Government Lot 1; thence on an assumed bearing of South 89 degrees 46 minutes 40 seconds East along the South line of said North 150.00 feet a distance of 442.99 feet to the centerline of Lake Hattie Drive NW; thence South 00 degrees 09 minutes 12 seconds East along said centerline a distance of 8.00 feet to the point of beginning of the centerline to be described; thence South 89 degrees 46 minutes 40 seconds East a distance of 696.62 feet; thence South 60 degrees 55 minutes 01 seconds East a distance of 32.73 feet; thence South 85 degrees 29 minutes 40 seconds East a distance of 107.85 feet; thence South 76 degrees 21 minutes 14 seconds East to the waters edge of Lake Hattie and there terminating. Sidelines to be prolonged or shortened to terminate on the waters edge of Lake Hattie and the Easterly right-of-way of Lake Hattie Drive NW.

**NOTES:**

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID of subject parcel: 32-031-2201.
3. The E911 address of subject parcel: 336 Lake Hattie Dr NW, Backus, MN 56435.
4. Approximate location of Septic System and Drainfield per Compliance Inspection prepared by Bruce Eveland on 11/03/2017.
5. The adverse possession claim area and "Point A" as shown is based from a complaint from Seppelt to Lind dated June 15th, 2022.
6. Contour interval as shown = 2 foot. Based on NGVD 29 datum. Contours shown have been digitized per Cass County GIS.
7. Bluff as shown is based from digitized contours. Physical location of topography and analysis is recommended prior to building near top.



**LAKE HATTIE**

RECREATIONAL DEVELOPMENT CLASSIFICATION  
 LAKE ELEVATION = 1306.72 on 11/7/22  
 ORDINARY HIGH WATER ELEVATION = 1308  
**BENCHMARK:** CHISELED SQUARE ON SE CORNER OF SW ABUTMENT, CORNER CLOSEST TO CHANNEL, AT HOGAN'S ISLAND DR NW BRIDGE OVER CONNECTION BETWEEN HATTIE AND LITTLE HATTIE SUBBASIN (11-0232-01)  
 ELEVATION = 1310.2  
 BASED ON NGVD 29 DATUM  
 INFORMATION OBTAINED FROM MNDNR

30206 Rammsussen Road Suite 1 P. O. Box 874 Pequot Lakes, MN 56472 218-568-4940 www.stonemarksurvey.com	
LIBERTY COUNTY, TEXAS: THIS SURVEY IS AN APPLICATION OF THE REPORT 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.	DATE: 6/16/2023
Cynthia M. Hodde RLS#4481	LIC. NO. 4481
DATE: 6-16-2023	SCALE: 1"=30'
PROJECT No.: 23079	FILE NAME: C23079A.dwg
CHECKED: CMH	FIELD BOOK: BOOK 471 PG. 33
DRAWN BY: CMH/RJF	VERT. : NONE
PROJECT MANAGER: CMH	DATE: 6-16-2023
CERTIFICATE OF SURVEY	REVISIONS DESCRIPTION DATE
1 OF 1	