

EXISTING LEGAL DESCRIPTION (PER DOCUMENT # A888775)

Lot Four (5) Enger's Hardwood Shores, Cass County, Minnesota.

PROPOSED PARCEL A LEGAL DESCRIPTION:

That part of Lot 5, Enger's Hardwood Shores, Cass County, Minnesota, being a portion of the following described line, commencing at the southeast corner of Lot 6 (to the north) 30 degrees 12 minutes 00 seconds East, measured bearing, along the westerly line of said Lot 5, a distance of 100.00 feet; thence North 12 degrees 07 minutes 00 seconds East, along the westerly line of said Lot 5, a distance of 127.20 feet to the point of beginning of the line to be described; thence South 02 degrees 15 minutes 00 seconds East, a distance of 100.00 feet; thence South 78 degrees 13 minutes 15 seconds East, a distance of 101 feet more or less to the shore of Blackwater Lake and said line there terminating.

PROPOSED PARCEL B LEGAL DESCRIPTION:

That part of Lot 5, Enger's Hardwood Shores, Cass County, Minnesota, being a portion of the following described line, commencing at the most westerly corner of Lot 6 (to the north) 30 degrees 12 minutes 00 seconds East, measured bearing, along the westerly line of said Lot 5, a distance of 100.00 feet; thence North 12 degrees 07 minutes 00 seconds East, along the westerly line of said Lot 5, a distance of 127.20 feet to the point of beginning of the line to be described; thence South 02 degrees 15 minutes 00 seconds East, a distance of 100.00 feet; thence South 78 degrees 13 minutes 15 seconds East, a distance of 101 feet more or less to the shore of Blackwater Lake and said line there terminating.

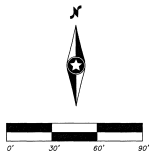
BLACKWATER LAKE
RECREATIONAL DEVELOPMENT LINE

LEGEND

- AL: WETLAND DEMARCATO
- OP: POWER POLE
- : DEMONSTRATED FOUNDATION
- : DEMONSTRATED 6" x 6" ALUMINUM PIPE WITH CAP # 18319
- : DEMONSTRATED TELEPHONE BOX

GENERAL NOTES

1. No search for encumbrances or restrictions, recorded or unrecorded, was made by the Surveyor.
2. Boundary lines are based upon the Cass County Geographic System.
3. The underground utilities shown have been located from field survey information. The Surveyor makes no guarantee that the utilities shown conform to each utility in the area, other than as indicated.
4. The wetlands were delineated by BRWA Wetland Service on 8/20/23.
5. This was a field survey only - 41787023 Sq. Ft. / 2.54 Acres.
6. PFD - 31-482-0146
7. For the purpose of this survey only a portion of the property was contained to define the top of land.



Lakes Area SURVEYING
2474 SHILLY ROAD, SUITE C
MINNAPOLIS, MN 55418
PHONE: 763-860-8000

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed and Registered Professional Surveyor under the laws of the State of Minnesota.
Ferry T. Strub
Ferry T. Strub License No. 50319
Date: 10/4/23

Revisions:	Date:	By:

Prepared for:
Jake Gustafson
707 28th St NW
Hackensack, MN 56452

ENGER'S HARDWOOD SHORES
Cass County, Minnesota

Date: 10/4/23
23-189 CTR01.dwg
CERTIFICATE OF SURVEY