

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 8,
SECTION 20, TOWNSHIP 135 NORTH, RANGE 29 WEST,
CASS COUNTY, MINNESOTA
TOTAL AREA: 142,319 SQ.FT. / 3.27 ACRES

LEGAL DESCRIPTION PER DOCUMENT NUMBER A000646941
EXHIBIT "A"

SOUTH TRACT

THAT PART OF GOVERNMENT LOT EIGHT (8), SECTION 20, TOWNSHIP 135 NORTH, RANGE 29 WEST, CASS COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 8; THENCE NORTH 00 DEGREES 24 MINUTES 00 SECONDS WEST, ASSUMED BEARING, 409.20 FEET ALONG THE WEST LINE OF SAID GOVERNMENT LOT 8 TO THE NORTHERLY LINE OF KLINKHAMMER ROAD, THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE SOUTH 81 DEGREES 45 MINUTES 45 SECONDS EAST 303.44 FEET ALONG SAID NORTHERLY LINE TO THE EAST LINE OF THE WEST 300 FEET OF SAID GOVERNMENT LOT 8; THENCE NORTH 0 DEGREES 24 MINUTES 00 SECONDS WEST 494.92 FEET ALONG SAID EAST LINE OF THE WEST 300.00 FEET TO THE SOUTH LINE OF THE NORTH 472.00 FEET OF SAID GOVERNMENT LOT 8; THENCE SOUTH 89 DEGREES 56 MINUTES 50 SECONDS WEST 300.00 FEET ALONG SAID SOUTH LINE OF THE NORTH 472.00 FEET OF GOVERNMENT LOT 8 TO THE WEST LINE OF SAID GOVERNMENT LOT 8; THENCE SOUTH 00 DEGREES 24 MINUTES EAST 450.40 FEET ALONG SAID WEST LINE OF GOVERNMENT LOT 8 TO THE POINT OF BEGINNING.

THE ABOVE SOUTH TRACT DOES NOT INCLUDE THE NON-EXCLUSIVE USE OF THE FOLLOWING DESCRIBED ACCESS TO LAKE MARGARET: THAT PART OF GOVERNMENT LOT 8, SECTION 20, TOWNSHIP 135 NORTH, RANGE 29 WEST OF THE FIFTH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF SAID GOVERNMENT LOT 8 WHICH IS 1057.0 FEET EAST, ASSUMED BEARING, OF THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 8; THENCE NORTH 43 DEGREES 50 MINUTES EAST 449.40 FEET; THENCE NORTH 33 DEGREES 52 MINUTES EAST 80.0 FEET; THENCE NORTH 23 DEGREES 47 MINUTES EAST 110.0 FEET; THENCE NORTH 32 DEGREES 55 MINUTES 10 SECONDS EAST 80.0 FEET; THENCE NORTH 85 DEGREES 51 MINUTES WEST 80.87 FEET; THENCE NORTH 15 DEGREES 10 MINUTES WEST 110.0 FEET TO THE POINT OF BEGINNING; THENCE NORTH 35 DEGREES 10 MINUTES WEST 60.0 FEET; THENCE NORTH 30 DEGREES 04 MINUTES 30 SECONDS EAST 306.69 FEET TO THE SHORE OF LAKE MARGARET; THENCE SOUTH 15 DEGREES 51 MINUTES 30 SECONDS EAST 100 FEET ALONG SAID SHORE; THENCE SOUTH 33 DEGREES 52 MINUTES WEST 262.84 FEET TO THE POINT OF BEGINNING.

PROPOSED BOUNDARY DESCRIPTIONS:

TRACT A

The South 300.00 feet of the North 772.00 feet of the west 300.00 feet of Government Lot 8, Section 20, Township 135 North, Range 29 West, Cass County, Minnesota.

Subject to County Road 107.

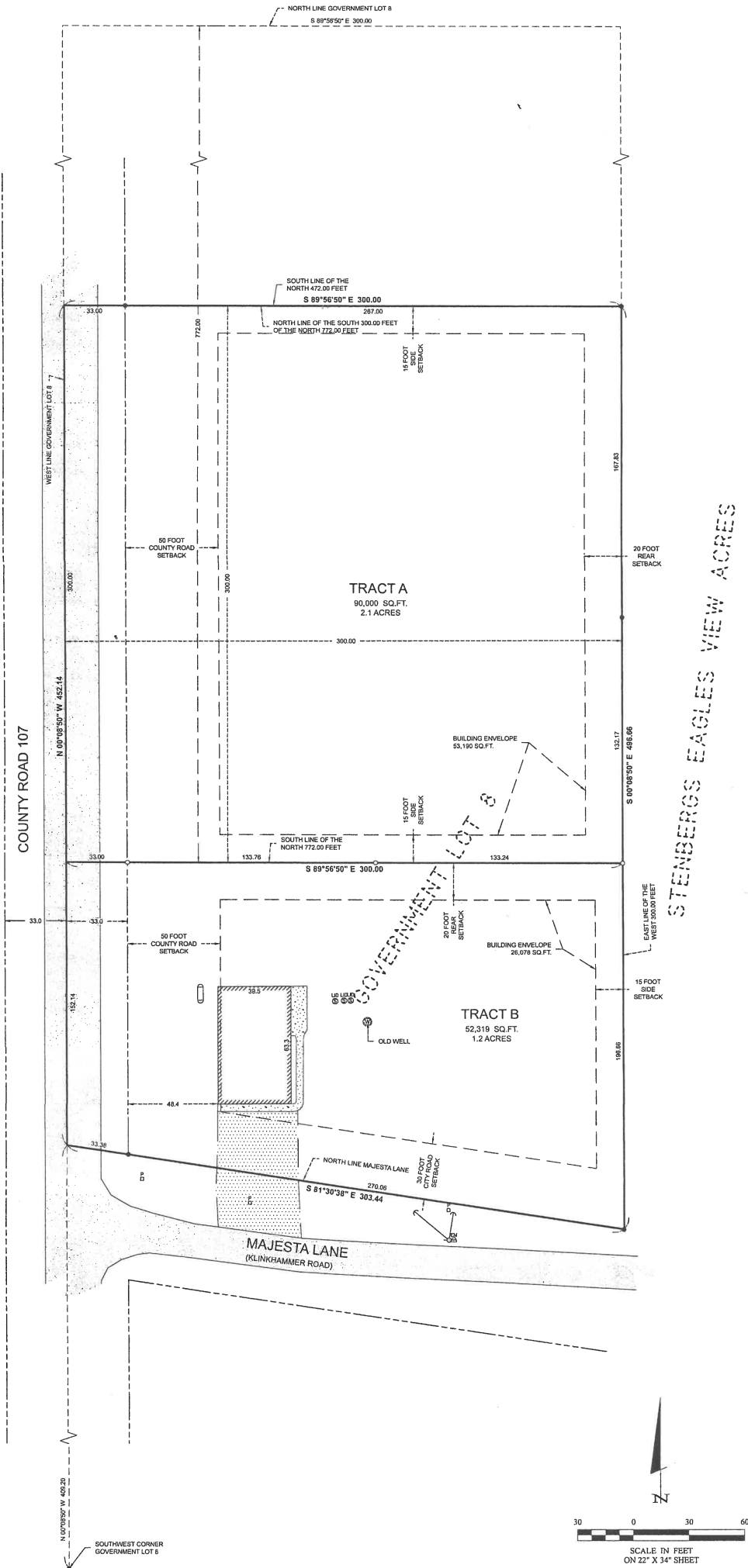
Subject to easement, restrictions and reservations or record.

TRACT B

That part of the west 300.00 feet of Government Lot 8, Section 20, Township 135 North, Range 29 West, Cass County, Minnesota lying south of the north 772.00 feet and lying north of the northerly line of Majesta Lane, formerly known as Klinkhammer Road.

Subject to County Road 107.

Subject to easements, restrictions and reservations or record.



LEGEND

- DENOTES EDGE OF EXISTING BITUMINOUS
- DENOTES EDGE OF EXISTING GRAVEL
- DENOTES EDGE OF EXISTING CONCRETE
- DENOTES EXISTING UTILITY POLE W/ GUY WIRE
- DENOTES EXISTING LP TANK
- DENOTES EXISTING PHONE PEDESTAL & PHONE BOX
- DENOTES EXISTING WELL
- DENOTES EXISTING SEPTIC TANK, SEPTIC CLEANOUT, & SEPTIC TANK LID
- DENOTES MONUMENT FOUND
- DENOTES IRON MONUMENT SET MARKED BY LICENSE NO. 44881

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE WEST LINE OF GOVERNMENT LOT 8 TO HAVE AN ASSUMED BEARING OF N 00°08'50" W.

NOTES:

1. Zoning for subject tract = "Residential, Low Density (R-1)".
2. Parcel ID of subject parcel: 90-020-3220.
3. The E911 address of subject parcel: 1690 Majesta Lane.
4. Setbacks as shown can be subject to interpretation. Verification of setbacks by the governing body is advised prior to building.
5. Stonemark Land Surveying, Inc. has made no investigation or independent search for encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
6. National Wetland Inventory Report shows no wetlands within subject property.

I and I	CERTIFICATE OF SURVEY	PROJECT MANAGER: CMH	PROJECT No.: 24102	DATE: 5-16-2024	REVISIONS	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.		30206 Rasmussen Road Suite 1 P. O. Box 874 Pequot Lakes, MN 56472 218-568-4940 www.stonemarksurvey.com
	REMAX RESULTS Brent Anderson 24090 Smiley Rd Nisswa, MN 56468	CHECKED BY: RJF	FILE NAME: C24102.DWG	SCALE: HORZ. 1" = 30'	DATE			
		DRAWN BY: CMH	FIELD BOOK:	VERT. NONE			 CYNTHIA M. HILDE PLS#44881 DATE: 5/16/2024 LIC. NO. 44881	