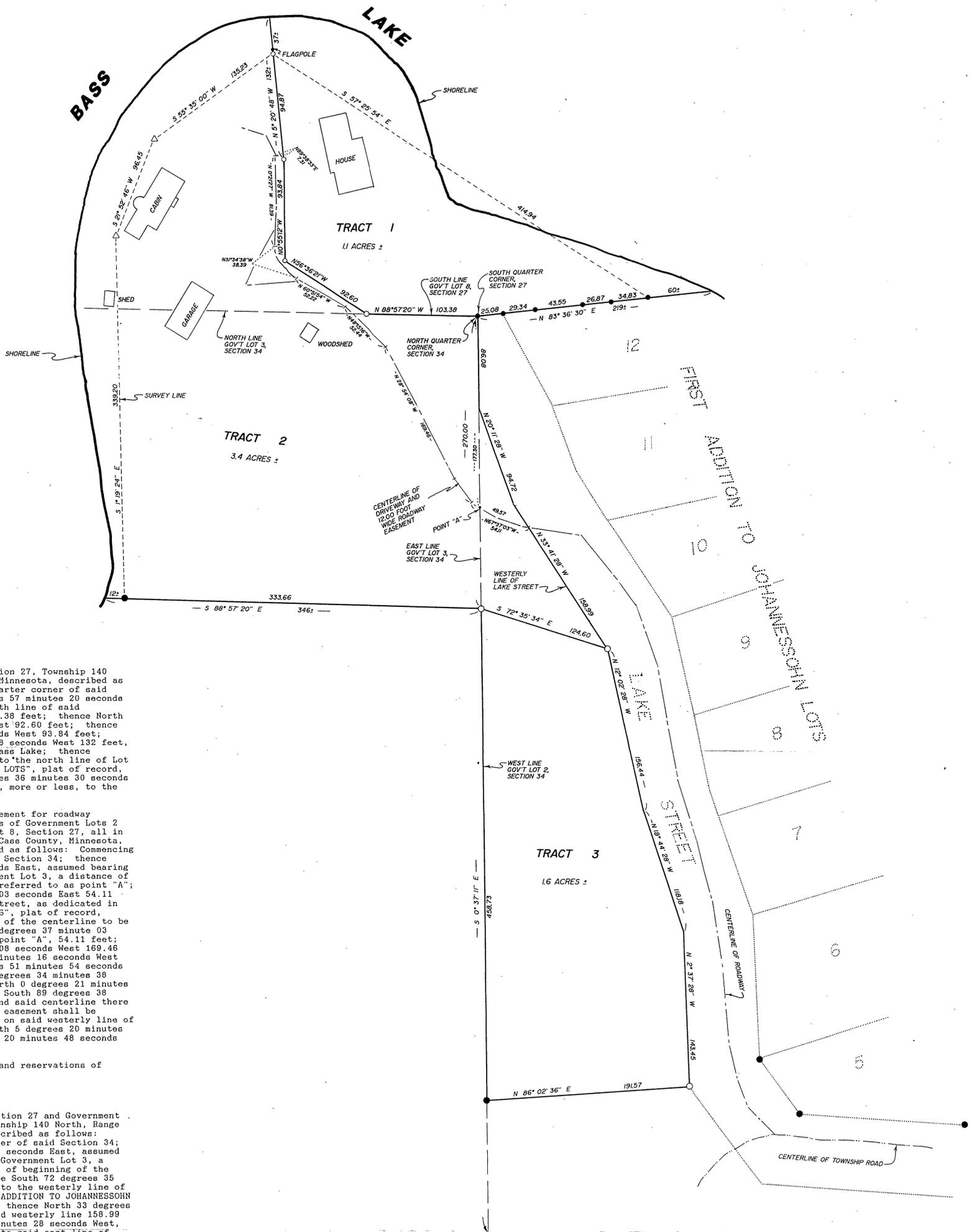


# CERTIFICATE OF SURVEY

GOVERNMENT LOT 8, SECTION 27 AND PART OF GOVERNMENT LOT 2,  
SECTION 34, TOWNSHIP 140 NORTH, RANGE 26 WEST,  
CASS COUNTY, MINNESOTA

FOR: GREG BRETSON  
5712 WEST 70th STREET  
EDINA, MN 55439



**TRACT 1**

That part of Government Lot 8, Section 27, Township 140 North, Range 26 West, Cass County, Minnesota, described as follows: Beginning at the South Quarter corner of said Section 27; thence North 88 degrees 57 minutes 20 seconds West, assumed bearing along the south line of said Government Lot 8, a distance of 103.38 feet; thence North 56 degrees 36 minutes 21 seconds West 92.60 feet; thence North 0 degrees 55 minutes 12 seconds West 93.84 feet; thence North 5 degrees 20 minutes 48 seconds West 132 feet, more or less, to the shoreline of Bass Lake; thence southeasterly along said shoreline to the north line of Lot 12, "FIRST ADDITION TO JOHANNESSOHN LOTS", plat of record, said County; thence South 83 degrees 36 minutes 30 seconds West along said north line 219 feet, more or less, to the point of beginning.

Together with a 12.00 foot wide easement for roadway purposes over and across those parts of Government Lots 2 and 3, Section 34 and Government Lot 8, Section 27, all in Township 140 North, Range 26 West, Cass County, Minnesota, the centerline of which is described as follows: Commencing at the North Quarter corner of said Section 34; thence South 0 degrees 37 minutes 11 seconds East, assumed bearing along the east line of said Government Lot 3, a distance of 177.30 feet to a point hereinafter referred to as point "A"; thence South 67 degrees 37 minutes 03 seconds East 54.11 feet to the westerly line of Lake Street, as dedicated in "FIRST ADDITION TO JOHANNESSOHN LOTS", plat of record, said County, the point of beginning of the centerline to be herein described; thence North 67 degrees 37 minute 03 seconds West, passing through said point "A", 54.11 feet; thence North 28 degrees 54 minutes 08 seconds West 169.46 feet; thence North 48 degrees 15 minutes 16 seconds West 52.44 feet; thence North 60 degrees 51 minutes 54 seconds West 52.22 feet; thence North 31 degrees 34 minutes 38 seconds West 38.39 feet; thence North 0 degrees 21 minutes 27 seconds West 81.39 feet; thence South 89 degrees 38 minutes 33 seconds East 7.31 feet and said centerline there terminating. The sidelines of said easement shall be prolonged or shortened to terminate on said westerly line of Lake Street and lines that bear North 5 degrees 20 minutes 48 seconds West and South 5 degrees 20 minutes 48 seconds East from the point of termination.

Subject to easements, restrictions and reservations of record.

**TRACT 2**

Those parts of Government Lot 8, Section 27 and Government Lots 2 and 3, Section 34, all in Township 140 North, Range 26 West, Cass County, Minnesota, described as follows: Commencing at the North Quarter corner of said Section 34; thence South 0 degrees 37 minutes 11 seconds East, assumed bearing along the east line of said Government Lot 3, a distance of 270.00 feet to the point of beginning of the tract to be herein described; thence South 72 degrees 35 minutes 34 seconds East 124.60 feet to the westerly line of Lake Street, as dedicated in "FIRST ADDITION TO JOHANNESSOHN LOTS", plat of record, said County; thence North 33 degrees 41 minutes 28 seconds West along said westerly line 158.99 feet; thence North 20 degrees 11 minutes 28 seconds West, along said westerly line 94.72 feet to said east line of Government Lot 3; thence North 0 degrees 37 minutes 11 seconds West along said east line 86.08 feet to said Quarter corner; thence North 88 degrees 57 minutes 20 seconds West along the south line of said Government Lot 8, a distance of 103.38 feet; thence North 56 degrees 36 minutes 21 seconds West 92.60 feet; thence North 0 degrees 55 minutes 12 seconds West 93.84 feet; thence North 5 degrees 20 minutes 48 seconds West 132 feet, more or less, to the shoreline of Bass Lake; thence southwesterly and southerly along said shoreline to its intersection with a line bearing North 88 degrees 57 minutes 20 seconds West from the point of beginning; thence South 88 degrees 57 minutes 20 seconds East 346 feet, more or less, to the point of beginning.

Subject to a 12.00 foot wide easement for roadway purposes over and across those parts of Government Lots 2 and 3, Section 34 and Government Lot 8, Section 27, all in Township 140 North, Range 26 West, Cass County, Minnesota, the centerline of which is described as follows: Commencing at the North Quarter corner of said Section 34; thence South 0 degrees 37 minutes 11 seconds East, assumed bearing along the east line of said Government Lot 3, a distance of 177.30 feet to a point hereinafter referred to as point "A"; thence South 67 degrees 37 minutes 03 seconds East 54.11 feet to the westerly line of Lake Street, as dedicated in "FIRST ADDITION TO JOHANNESSOHN LOTS", plat of record, said County, the point of beginning of the centerline to be herein described; thence North 67 degrees 37 minute 03 seconds West, passing through said point "A", 54.11 feet; thence North 28 degrees 54 minutes 08 seconds West 169.46 feet; thence North 48 degrees 15 minutes 16 seconds West 52.44 feet; thence North 60 degrees 51 minutes 54 seconds West 52.22 feet; thence North 31 degrees 34 minutes 38 seconds West 38.39 feet; thence North 0 degrees 21 minutes 27 seconds West 81.39 feet; thence South 89 degrees 38 minutes 33 seconds East 7.31 feet and said centerline there terminating. The sidelines of said easement shall be prolonged or shortened to terminate on said westerly line of Lake Street and lines that bear North 5 degrees 20 minutes 48 seconds West and South 5 degrees 20 minutes 48 seconds East from the point of termination.

Subject to easements, restrictions and reservations of record.

**TRACT 3**

That part of Government Lot 2, Section 34, Township 140 North, Range 26 West, Cass County, Minnesota, described as follows: Commencing at the North Quarter corner of said Section 34; thence South 0 degrees 37 minutes 11 seconds East, assumed bearing along the west line of said Government Lot 2, a distance of 270.00 feet to the point of beginning of the tract to be herein described; thence continue South 0 degrees 37 minutes 11 seconds East along said west line 458.73 feet; thence North 86 degrees 02 minutes 36 seconds East 191.57 feet to the westerly line of Lake Street, as dedicated in "FIRST ADDITION TO JOHANNESSOHN LOTS", plat of record, said County; thence North 2 degrees 37 minutes 28 seconds West, along said westerly line 143.45 feet; thence North 18 degrees 44 minutes 28 seconds West, along said westerly line 118.18 feet; thence North 12 degrees 02 minutes 28 seconds West, along said westerly line 156.44 feet to its intersection with a line bearing South 72 degrees 35 minutes 34 seconds East from the point of beginning; thence North 72 degrees 35 minutes 34 seconds West 124.60 feet, more or less, to the point of beginning.

Subject to easements, restrictions and reservations of record.

SCALE 1"=50'

scale  
feet

- DENOTES IRON MONUMENT SET MARKED BY REG. NO. 21367
- DENOTES MONUMENT FOUND
- △ DENOTES 3/8" ROD

ORIENTATION OF THIS BEARING SYSTEM IS ASSUMED

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 ENGINEER OR LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

*Greg Bretson*  
DATE 9/30/14 LIC. NO. 21367

<b>L</b>	<b>Landecker &amp; Assoc., Inc.</b>		PROJ. MGR.	DATE	REVISIONS	COMPUTER
	BOX 292, WALKER, MINNESOTA 56484 (218) 547-1296		T/LF	9/30/14		08393
	PLANNING ENGINEERING SURVEYING		CHECKED BY	SCALE		BOOK 108 PG. 26
			DRAWN BY	HORIZ. 1"=50'		FILE NO. W08393
			KAM	VERT.		SHEET 1 OF 2