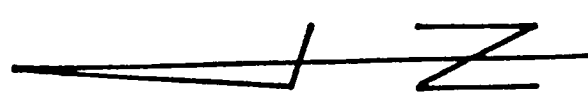
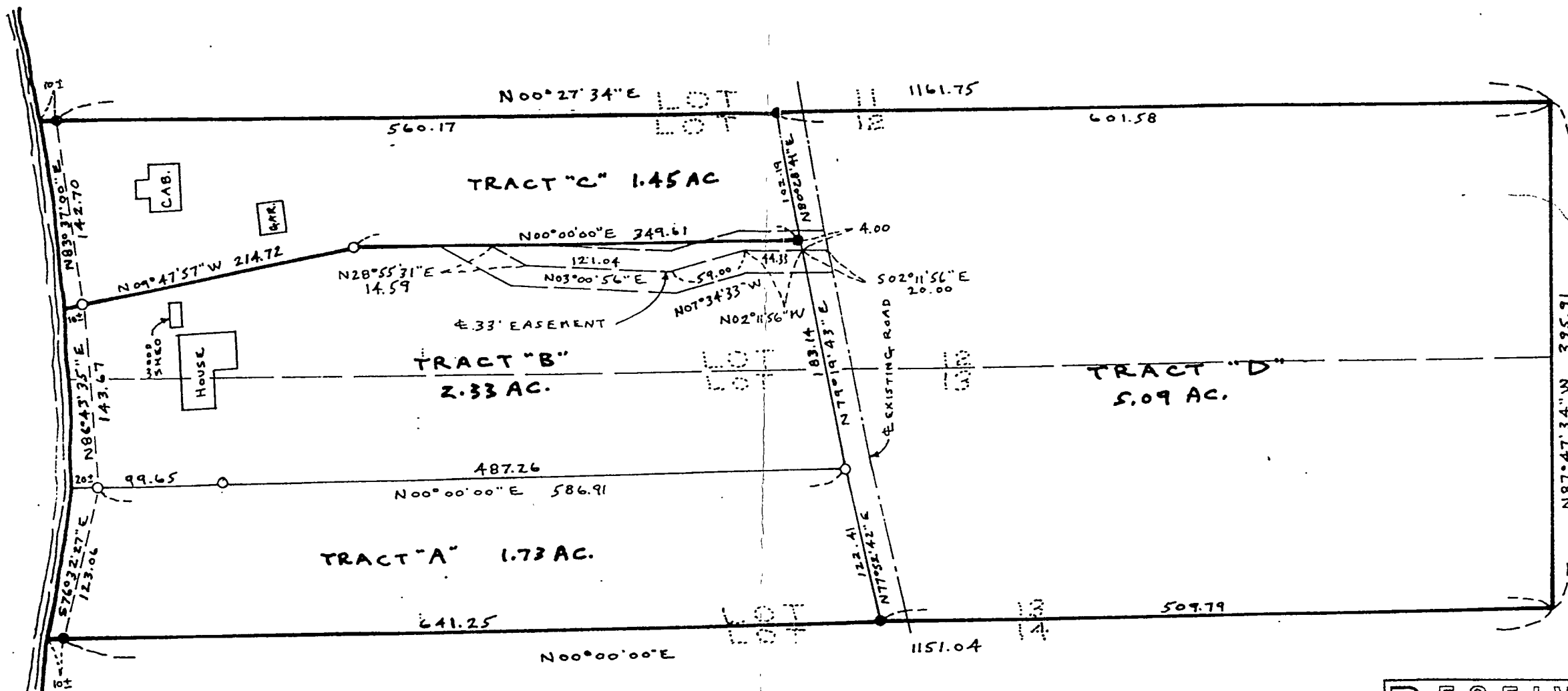


SYLVAN LAKE



SCALE 1" = 100'
 ORIENTATION OF THIS BEARING SYSTEM IS ASSUMED

- DENOTES IRON MONUMENT FOUND
- DENOTES 1/2" IRON PIPE SET WITH CAP STAMPED RLS 15234

RECEIVED
 APR 16 1999
 # 454
 COUNTY SURVEYOR

I HEREBY CERTIFY THAT THIS PLAN, SURVEY OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA <i>Thomas R. Magnan</i> DATE: <u>6/23/06</u> REGISTRATION NO. <u>15234</u>	DRAWN	MAGNAN LAND SURVEYING	DRAWING NUMBER
	CHECK		FILE NO.
	SURVEY BY		84600
	TM		
	TM		
	TM		
	BW		

TRACT "A"

THAT PART OF LOT 13, CARLYON'S SYLVAN PARK, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CASS COUNTY RECORDER, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 13; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ASSUMED BEARING, 509.79 FEET ALONG THE WEST LINE OF SAID LOT 13 TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE NORTH 77 DEGREES 52 MINUTES 42 SECONDS EAST 122.41 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 607 FEET, MORE OR LESS, TO THE SHORE OF SYLVAN LAKE; THENCE NORTH-WESTERLY ALONG SAID SHORE TO ITS INTERSECTION WITH A LINE WHICH BEARS NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 651 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 1.73 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS, RESERVATIONS, OR RESTRICTIONS OF RECORD, IF ANY.

TRACT "B"

THAT PART OF LOTS 12 AND 13, CARLYON'S SYLVAN PARK, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CASS COUNTY RECORDER, DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 13; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, ASSUMED BEARING, 509.79 FEET ALONG THE WEST LINE OF SAID LOT 13; THENCE NORTH 77 DEGREES 52 MINUTES 42 SECONDS EAST 122.41 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE NORTH 79 DEGREES 19 MINUTES 43 SECONDS EAST 183.14 FEET TO POINT "A"; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 349.61 FEET; THENCE NORTH 09 DEGREES 47 MINUTES 57 SECONDS WEST 225 FEET, MORE OR LESS, TO THE SHORE OF SYLVAN LAKE; THENCE SOUTHWESTERLY ALONG SAID SHORE TO ITS INTERSECTION WITH A LINE WHICH BEARS NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 607 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 2.33 ACRES, MORE OR LESS. TOGETHER WITH AND SUBJECT TO A 33.00 FOOT EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS PART OF SAID LOT 12, THE CENTERLINE OF SAID EASEMENT IS DESCRIBED AS FOLLOWS: COMMENCING AT THE AFOREMENTIONED POINT "A"; THENCE SOUTH 79 DEGREES 19 MINUTES 43 SECONDS WEST 4.00 FEET; THENCE SOUTH 02 DEGREES 11 MINUTES 56 SECONDS EAST 20.00 FEET TO THE CENTERLINE OF AN EXISTING PUBLIC ROAD, THE POINT OF BEGINNING OF THE CENTERLINE TO BE DESCRIBED; THENCE NORTH 02 DEGREES 11 MINUTES 56 SECONDS WEST, 64.33 FEET; THENCE NORTH 07 DEGREES 34 MINUTES 33 SECONDS WEST 59.00 FEET; THENCE NORTH 03 DEGREES 00 MINUTES 56 SECONDS EAST 121.04 FEET; THENCE NORTH 28 DEGREES 55 MINUTES 31 SECONDS EAST 14.59 FEET; MORE OR LESS, TO THE EAST LINE OF THE ABOVE DESCRIBED TRACT AND SAID CENTERLINE THERE TERMINATING. THE SIDELINES OF SAID EASEMENT ARE TO BE LENGTHENED OR SHORTENED TO TERMINATE AT SAID CENTERLINE OF THE PUBLIC ROAD AND SAID EAST LINE OF THE ABOVE DESCRIBED TRACT. SUBJECT TO OTHER EASEMENTS, RESERVATIONS, OR RESTRICTIONS OF RECORD, IF ANY.

TRACT "C"

THAT PART OF LOT 12, CARLYON'S SYLVAN PARK, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CASS COUNTY RECORDER, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 12; THENCE NORTH 00 DEGREES 27 MINUTES 34 SECONDS EAST, ASSUMED BEARING, 601.58 FEET ALONG THE EAST LINE OF SAID LOT 12 TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE SOUTH 80 DEGREES 28 MINUTES 41 SECONDS WEST 102.19 FEET TO POINT "A"; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 349.61 FEET; THENCE NORTH 09 DEGREES 47 MINUTES 57 SECONDS WEST 225 FEET, MORE OR LESS, TO THE SHORE OF SYLVAN LAKE; THENCE NORTHEASTERLY ALONG SAID SHORE TO ITS INTERSECTION WITH A LINE WHICH BEARS NORTH 00 DEGREES 27 MINUTES 34 SECONDS EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 27 MINUTES 34 SECONDS WEST 570 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 1.45 ACRES, MORE OR LESS. TOGETHER WITH AND SUBJECT TO A 33.00 FOOT EASEMENT FOR INGRESS AND EGRESS, OVER AND ACROSS PART OF SAID LOT 12, THE CENTERLINE OF SAID EASEMENT IS DESCRIBED AS FOLLOWS: COMMENCING AT THE AFOREMENTIONED POINT "A"; THENCE SOUTH 79 DEGREES 19 MINUTES 43 SECONDS WEST 4.00 FEET; THENCE SOUTH 02 DEGREES 11 MINUTES 56 SECONDS EAST 20.00 FEET TO THE CENTERLINE OF AN EXISTING PUBLIC ROAD, THE POINT OF BEGINNING OF THE CENTERLINE TO BE DESCRIBED; THENCE NORTH 02 DEGREES 11 MINUTES 56 SECONDS WEST 64.33 FEET; THENCE NORTH 07 DEGREES 34 MINUTES 33 SECONDS WEST 59.00 FEET; THENCE NORTH 03 DEGREES 00 MINUTES 56 SECONDS EAST 121.04 FEET; THENCE NORTH 28 DEGREES 55 MINUTES 31 SECONDS EAST 14.59 FEET, MORE OR LESS, TO THE WEST LINE OF THE ABOVE DESCRIBED TRACT AND SAID CENTERLINE THERE TERMINATING. THE SIDELINES OF SAID EASEMENT ARE TO BE LENGTHENED OR SHORTENED TO TERMINATE AT SAID CENTERLINE OF THE PUBLIC ROAD AND SAID WEST LINE OF THE ABOVE DESCRIBED TRACT. SUBJECT TO OTHER EASEMENTS, RESERVATIONS, OR RESTRICTIONS OF RECORD, IF ANY.

TRACT "D"

THAT PART OF LOTS 12 AND 13, CARLYON'S SYLVAN PARK, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CASS COUNTY RECORDER, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 13; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ASSUMED BEARING, 509.79 FEET ALONG THE WEST LINE OF SAID LOT 13; THENCE NORTH 77 DEGREES 52 MINUTES 42 SECONDS EAST 122.41 FEET; THENCE NORTH 79 DEGREES 19 MINUTES 43 SECONDS EAST 183.14 FEET TO POINT "A"; THENCE NORTH 80 DEGREES 28 MINUTES 41 SECONDS EAST 102.19 FEET TO THE EAST LINE OF SAID LOT 12; THENCE SOUTH 00 DEGREES 27 MINUTES 34 SECONDS WEST 601.58 FEET ALONG SAID EAST LINE OF LOT 12 TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 87 DEGREES 47 MINUTES 34 SECONDS WEST 395.91 FEET ALONG THE SOUTH LINE OF SAID LOTS 12 AND 13 TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 5.09 ACRES, MORE OR LESS. SUBJECT TO A 33.00 FOOT EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS PART OF SAID LOT 12, THE CENTERLINE OF SAID EASEMENT IS DESCRIBED AS FOLLOWS: COMMENCING AT THE AFOREMENTIONED POINT "A"; THENCE SOUTH 79 DEGREES 19 MINUTES 43 SECONDS WEST 4.00 FEET ALONG THE NORTHERLY LINE OF THE ABOVE DESCRIBED TRACT TO THE POINT OF BEGINNING OF THE CENTERLINE TO BE DESCRIBED; THENCE SOUTH 02 DEGREES 11 MINUTES 56 SECONDS EAST 20.00 FEET, MORE OR LESS, TO THE CENTERLINE OF AN EXISTING PUBLIC ROAD AND SAID CENTERLINE THERE TERMINATING. THE SIDELINES OF SAID EASEMENT ARE TO BE LENGTHENED OR SHORTENED TO TERMINATE AT SAID NORTHERLY LINE OF THE ABOVE DESCRIBED TRACT AND SAID CENTERLINE OF THE PUBLIC ROAD. ALSO SUBJECT TO AN EASEMENT FOR THE EXISTING PUBLIC ROAD OVER AND ACROSS SAID TRACT. SUBJECT TO OTHER EASEMENTS, RESERVATIONS.