

# CERTIFICATE OF SURVEY

FOR

## MEADOR

SOUTHERLY HALF OF LOT 3 OF PLEASANT PINES BEACH

IN PART GOVERNMENT LOT 7 & PART OF GOVERNMENT LOT 8,  
SECTION 22, TOWNSHIP 140 NORTH, RANGE 30 WEST OF  
THE 5th PRINCIPAL MERIDIAN  
IN CASS COUNTY, MINNESOTA

### SUGGESTED LAND DESCRIPTION FOR THE MEADOR TRACT

The Southerly Half of Lot 3 and part of vacated Alice Lou Lane of PLEASANT PINES BEACH, according to the plat thereof on file and of record in the office of the County Recorder, in and for the County of Cass and the State of Minnesota, described as follows:

Commencing at the northeasterly corner of said Lot 3; thence South 31 degrees 11 minutes 00 seconds East 75.03 feet, initial bearing assigned, along the northeasterly line of said Lot 3 to the point of BEGINNING of the land to be described; thence North 51 degrees 22 minutes 11 seconds East 66.56 feet to the point of intersection with the northeasterly line of said vacated Alice Lou Lane; thence South 31 degrees 11 minutes 00 seconds East 83.03 feet along said northeasterly line; thence South 58 degrees 16 minutes 33 seconds West 344 feet, more or less, to the water's edge of Pleasant Lake; thence northwesterly along said water's edge of Pleasant Lake to the line that bears South 51 degrees 22 minutes 11 seconds West from the point of beginning; thence North 51 degrees 22 minutes 11 seconds East 284 feet, more or less, to the point of beginning.

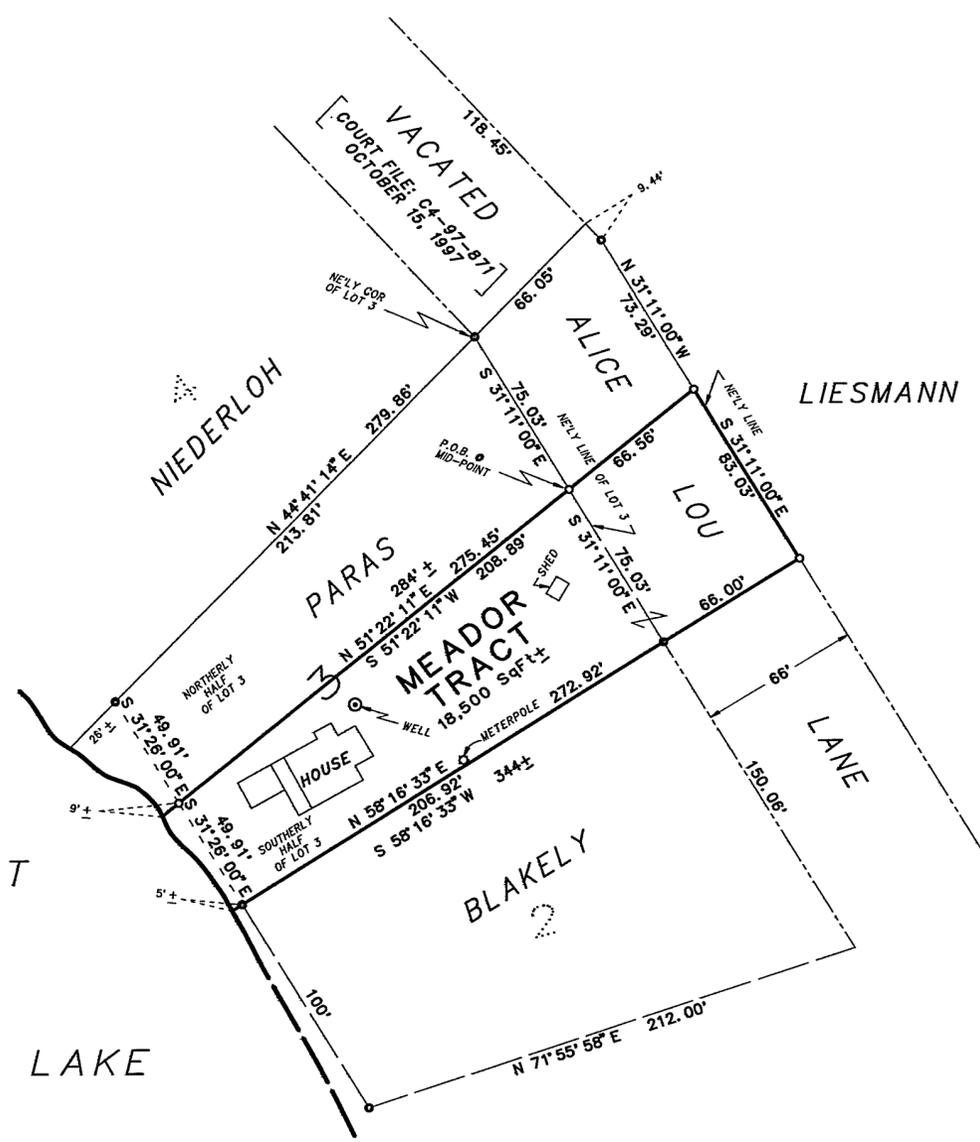
Containing 18,500 square feet of area, more or less.

Subject to easements, reservations, conditions and restrictions, if any.

NOTE: The Meador land description is defective, being described as "The South Half of Lot 3 of PLEASANT PINES BEACH. Therefore, Legal action may be necessary to determine clear title.

The South Half of a parcel has no definitely determined north line. Any line dividing the parcel into equal areas can be construed as the line between halves, regardless of the shape of the lot. There is no conflict in title between "North Half" and "South Half", the question is in ground location when there is no statement of the position of the line between halves. The line between "halves" of a lot is not a surveyable locatable line unless its dimensions with relation to the boundaries of the lot are given, such as- "The South Half of Lot 3, the north line thereof being parallel with the south line of said lot; or- "the north line thereof passing through the mid-point of the easterly line of said lot.

This survey is based on existing monuments found in place and there is a reasonable correlation between record (shown on the plat of PLEASANT PINES BEACH) and retracement measurements. The northerly line of the Southerly Half of lot 3 is established by drawing a line from the location of the mid-point between the monuments found roadside, to the location of the mid-point between the monuments found lakeside and extending that line southwesterly to the water's edge of Pleasant Lake.



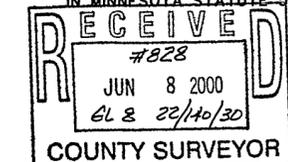
0 25 50 100  
SCALE IN FEET  
ONE METER = 3.2808333 U.S. SURVEY FEET  
1 FOOT = 0.3048006 METERS

AMI SURVEYORS & MAPPERS  
1073 COUNTY 5 NW, HACKENSACK, MINNESOTA 56452  
PHONE: OFFICE (218) 682 2411 \* FAX 682 2988

INITIAL BEARING ASSIGNED

- DENOTES IRON MONUMENT FOUND
- DENOTES IRON MONUMENT SET (stamped 11946)

THERE ARE NO WET LANDS AS DEFINED IN MINNESOTA STATUTE 505.02, SUBD. 1.



THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF MINNESOTA STATUTE 326.02 Subd. 4, IN CONFORMANCE WITH APPLICABLE SURVEYING STANDARDS SET FORTH IN THE "RECOMMENDED PROCEDURES FOR THE PRACTICE OF LAND SURVEYING", APPROVED AND ADOPTED BY THE MINNESOTA SOCIETY OF PROFESSIONAL SURVEYORS.

NOTE: NO ATTEMPT WAS MADE TO SURVEY AND SHOW THE EXISTANCE AND LOCATION OF WELLS, IMPROVEMENTS, UTILITIES OR VISIBLE FEATURES, EASEMENTS, ABOVEGROUND OR SUBSURFACE, TOPOGRAPHY, TERRAIN, LOW LAND LIMITS, ETC., EXCEPT AS SHOWN HEREON.

CERTIFICATE OF SURVEY

I, ROGER A. MUSTONEN, HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

*Roger A. Mustonen* APR 12, 1999  
ROGER A. MUSTONEN, LAND SURVEYOR  
MINNESOTA LICENSE 11946

PLEASANT

LAKE