

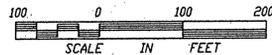
CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 4, SECTION 11, TOWNSHIP 143
NORTH, RANGE 30 WEST, CASS COUNTY, MINNESOTA

FOR: Ken Henriques
c/o First Realty—Better Homes & Gardens
1425 Paul Bunyan Dr. NW
Bemidji, MN. 56601

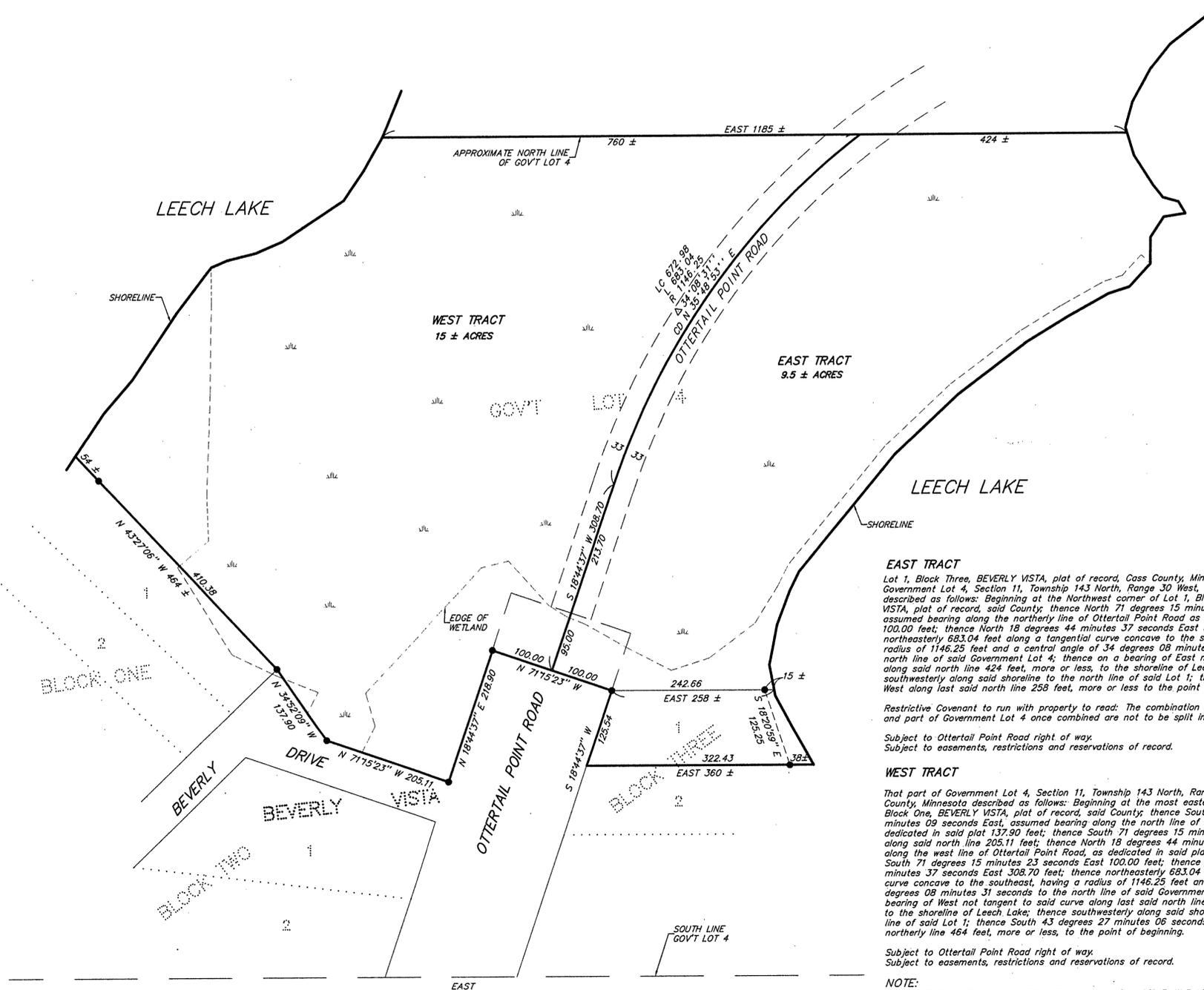


1"=100'



- DENOTES FOUND IRON MONUMENT
- DENOTES IRON MONUMENT SET MARKED BY REGISTRATION NO. 21367

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SOUTH LINE OF GOVERNMENT LOT 4 AND IS ASSUMED TO BEAR EAST - WEST.



EAST TRACT
Lot 1, Block Three, BEVERLY VISTA, plat of record, Cass County, Minnesota and that part of Government Lot 4, Section 11, Township 143 North, Range 30 West, Cass County, Minnesota described as follows: Beginning at the Northwest corner of Lot 1, Block Three, BEVERLY VISTA, plat of record, said County; thence North 71 degrees 15 minutes 23 seconds West assumed bearing along the northerly line of Ottertail Point Road as dedicated in said plat 100.00 feet; thence North 18 degrees 44 minutes 37 seconds East 308.70 feet; thence northeasterly 683.04 feet along a tangential curve concave to the southeast, having a radius of 1146.25 feet and a central angle of 34 degrees 08 minutes 31 seconds to the north line of said Government Lot 4; thence on a bearing of East not tangent to said curve along said north line 424 feet, more or less, to the shoreline of Leech Lake; thence southwesterly along said shoreline to the north line of said Lot 1; thence on a bearing of West along last said north line 258 feet, more or less to the point of beginning.

Restrictive Covenant to run with property to read: The combination of Lot 1, Block Three and part of Government Lot 4 once combined are not to be split into two tracts.

Subject to Ottertail Point Road right of way.
Subject to easements, restrictions and reservations of record.

WEST TRACT
That part of Government Lot 4, Section 11, Township 143 North, Range 30 West, Cass County, Minnesota described as follows: Beginning at the most easterly corner of Lot 1, Block One, BEVERLY VISTA, plat of record, said County; thence South 34 degrees 52 minutes 09 seconds East, assumed bearing along the north line of Beverly Drive, as dedicated in said plat 137.90 feet; thence South 71 degrees 15 minutes 23 seconds East along said north line 205.11 feet; thence North 18 degrees 44 minutes 37 seconds East along the west line of Ottertail Point Road, as dedicated in said plat 218.90 feet; thence South 71 degrees 15 minutes 23 seconds East 100.00 feet; thence North 18 degrees 44 minutes 37 seconds East 308.70 feet; thence northeasterly 683.04 feet along a tangential curve concave to the southeast, having a radius of 1146.25 feet and a central angle of 34 degrees 08 minutes 31 seconds to the north line of said Government Lot 4; thence on a bearing of West not tangent to said curve along last said north line 760 feet, more or less, to the shoreline of Leech Lake; thence southwesterly along said shoreline to the northerly line of said Lot 1; thence South 43 degrees 27 minutes 06 seconds East along said northerly line 464 feet, more or less, to the point of beginning.

Subject to Ottertail Point Road right of way.
Subject to easements, restrictions and reservations of record.

NOTE:
BOTH THE EAST AND WEST TRACTS ARE NOT BUILDABLE AND MUST BE ATTACHED TO ADJOINING PROPERTY IF SOLD.

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.
Clay A. Allen
DATE 10/15/97 LIC. NO. 21247

LANDECKER & ASSOCIATES INC.
WALKER, MN. 56484
PHONE 218-547-1296
PLANNING ENGINEERING SURVEYING

PROG. MGR.	DATE	REVISIONS	COMPUTER
TLF	10/15/97		02899-2
CHECKED BY	SCALE		BOOK 136 PG 44
TLF	1"=100'		FILE NO. W0899-2
DRAWN BY			SHEET 1 OF 1
MRS	VERT. ANGLE		