

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 8,
SECTION 14, TOWNSHIP 139 NORTH, RANGE 29 WEST,
CASS COUNTY, MINNESOTA

RECREATIONAL DEVELOPMENT LAKES

SUITABLE AREA BY TIER*	First Tier	Second Tier
BASE DENSITY MULTIPLIER	0.040	0.065
TOTAL FOOTPRINT AREA	5618	8558

HAND LAKE

RECREATIONAL DEVELOPMENT CLASSIFICATION
ORDINARY HIGH WATER ELEVATION = 1331
HIGHEST KNOWN ELEVATION = 1332.2
BENCHMARK: TOP OF S/L SLOT LEFT ABUTMENT OF
OUTLET DAM. ELEVATION = 1331.34
INFORMATION OBTAINED FROM MN DNR
LAKE ELEVATION = 1330.12 ON 03/10/04

LEGAL DESCRIPTION PROVIDED BY CLIENT

All that portion of Government Lot Eight (8), Section Fourteen (14), Township One Hundred Thirty-nine (139), Range Twenty-nine (29), described as follows: Beginning at a point on the south line of said Lot Eight (8), which is 1188.4 feet east from the meander corner at the Southwest corner of said Lot Eight (8); thence North 3 degrees 58 minutes 45 seconds East, more or less, to the shore of Hand Lake, which point shall be known as the point of beginning; thence South 3 degrees 56 minutes East a distance of 450 feet to the south boundary line of said tract; thence West along the South boundary line of said Lot Eight (8) to the Easterly boundary line of the roadway adjacent to and Easterly of the Plat of Haley's Haven; thence in a northerly direction along the Easterly boundary of said roadway adjacent to Haley's Haven to a point lying on and being 294.6 feet measured on a straight line from the South boundary line of Outlot A of said Haley's Haven, which point is marked by an iron monument; thence run East parallel to the South boundary line of said Outlot A a distance of 290.8 feet to an iron monument; thence due North to the shoreline of Hand Lake; thence in a southeasterly direction along the shoreline of Hand Lake to the place of beginning.
Subject to mineral reservations, if any, of record and also subject to any easements for roads or electric or telephone lines.

PROPOSED LEGAL DESCRIPTIONS

TRACT A

That part of Government Lot 8, Section 14, Township 139 North, Range 29 West, Cass County, Minnesota, described as follows: Beginning at a point on the South line of said Government Lot 8, being North 90 degrees 00 minutes 00 seconds East, assumed bearing, distant 1188.40 feet as measured from the meander corner position along said South line as established and shown on the plat of HALEY'S HAVEN, according to the recorded plat thereof, said county, said meander corner is also located 2487.65 feet West of the Southeast corner of said Government Lot 8 as measured along said South line; thence South 90 degrees 00 minutes 00 seconds West along said South line 607.82 feet; thence North 00 degrees 00 minutes 00 seconds West 420.06 feet; thence North 66 degrees 10 minutes 35 seconds East 275 feet, more or less, to the shoreline of Hand Lake; thence Southeast along said shoreline to the intersection with a line bearing North 03 degrees 58 minutes 00 seconds West from the point of beginning; thence South 03 degrees 38 minutes 00 seconds East 444 feet, more or less, to the point of beginning.

Subject to easements, restrictions, and reservations of record.

TRACT B

That part of Government Lot 8, Section 14, Township 139 North, Range 29 West, Cass County, Minnesota, described as follows: Commencing at a point on the South line of said Government Lot 8, being North 90 degrees 00 minutes 00 seconds East, assumed bearing, distant 1188.40 feet as measured from the meander corner position along said South line as established and shown on the plat of HALEY'S HAVEN, according to the recorded plat thereof, said county, said meander corner is also located 2487.65 feet West of the Southeast corner of said Government Lot 8 as measured along said South line; thence South 90 degrees 00 minutes 00 seconds West along said South line 607.82 feet; thence North 00 degrees 00 minutes 00 seconds West 420.06 feet to the point of beginning of the tract to be herein described; thence North 26 degrees 49 minutes 49 seconds West 132.18 feet; thence South 66 degrees 10 minutes 35 seconds West 204.40 feet, more or less, to the Easterly right-of-way line of the 20 FOOT ROAD as dedicated in said plat; thence North 14 degrees 38 minutes 00 seconds East along said right-of-way line 42.14 feet; thence North 66 degrees 10 minutes 35 seconds East 359.31 feet to a point being on a line parallel with and distant 294.60 feet Southerly from the South line of Outlot A, said plat, as measured at a right angle to said South line and distant 290.80 feet Easterly along said parallel line as measured from the Easterly right-of-way line of said 20 FOOT ROAD; thence continuing North 66 degrees 10 minutes 35 seconds East 43 feet, more or less, to the shoreline of Hand Lake; thence Southeast along said shoreline to the intersection with a line bearing North 66 degrees 10 minutes 35 seconds East from the point of beginning; thence South 66 degrees 10 minutes 35 seconds West 275 feet, more or less, to the point of beginning.

Subject to easements, restrictions, and reservations of record.

TRACT C

That part of Government Lot 8, Section 14, Township 139 North, Range 29 West, Cass County, Minnesota, described as follows: Commencing at a point on the South line of said Government Lot 8, being North 90 degrees 00 minutes 00 seconds East, assumed bearing, distant 1188.40 feet as measured from the meander corner position along said South line as established and shown on the plat of HALEY'S HAVEN, according to the recorded plat thereof, said county, said meander corner is also located 2487.65 feet West of the Southeast corner of said Government Lot 8 as measured along said South line; thence South 90 degrees 00 minutes 00 seconds West along said South line 607.82 feet; thence North 00 degrees 00 minutes 00 seconds West 238.00 feet to the point of beginning of the tract to be herein described; thence continuing North 00 degrees 00 minutes 00 seconds West 182.06 feet; thence North 26 degrees 49 minutes 49 seconds West 132.18 feet; thence South 66 degrees 10 minutes 35 seconds West 204.40 feet, more or less, to the Easterly right-of-way line of the 20 FOOT ROAD as dedicated in said plat; thence South 14 degrees 38 minutes 00 seconds West along said right-of-way line 11.14 feet; thence South 05 degrees 00 minutes 00 seconds West along said right-of-way line 207.46 feet to the intersection with a line bearing South 90 degrees 00 minutes 00 seconds West from the point of beginning; thence North 90 degrees 00 minutes 00 seconds East along said South line 275.38 feet, more or less, to the point of beginning.

Subject to easements, restrictions, and reservations of record.

TRACT D

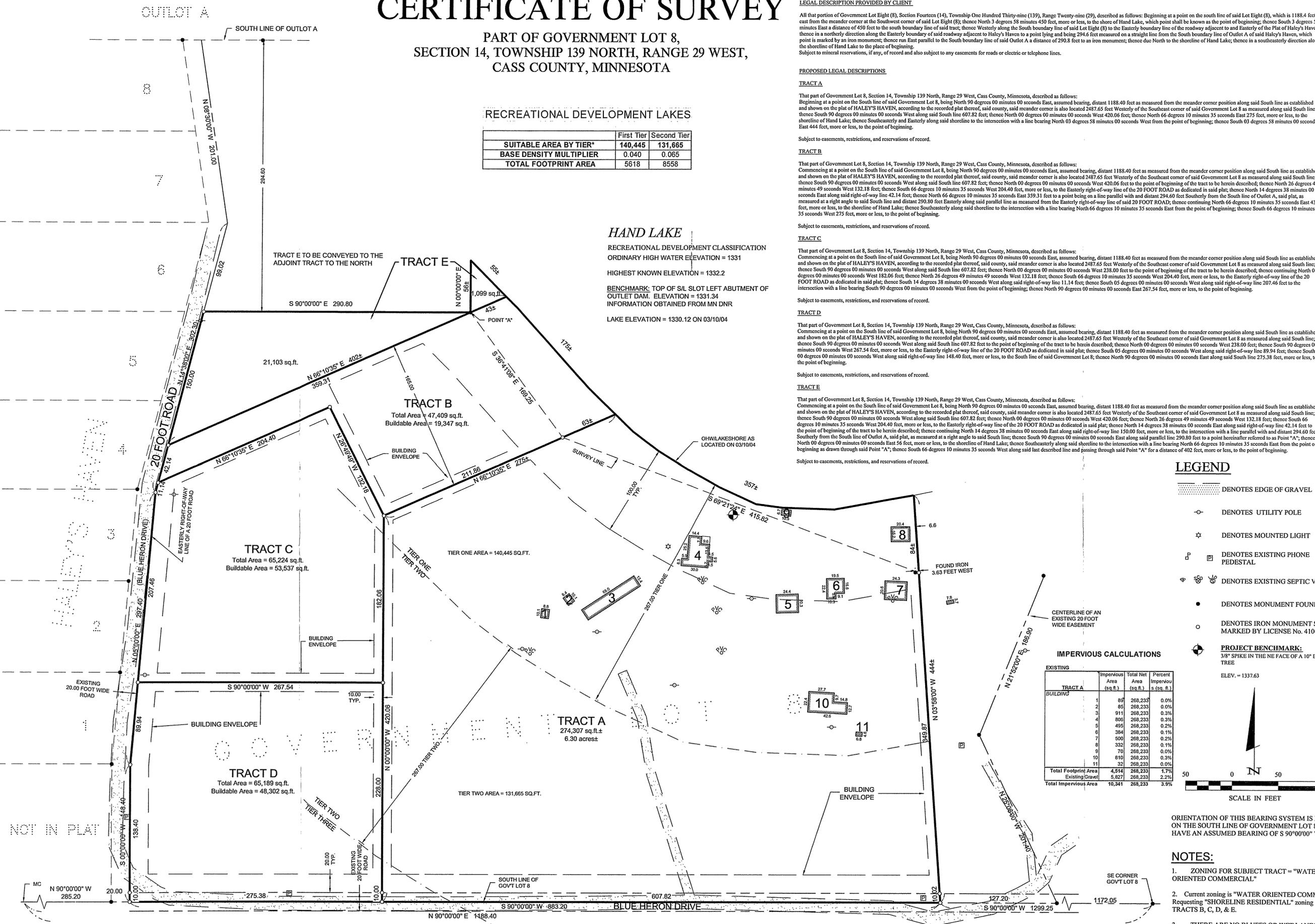
That part of Government Lot 8, Section 14, Township 139 North, Range 29 West, Cass County, Minnesota, described as follows: Commencing at a point on the South line of said Government Lot 8, being North 90 degrees 00 minutes 00 seconds East, assumed bearing, distant 1188.40 feet as measured from the meander corner position along said South line as established and shown on the plat of HALEY'S HAVEN, according to the recorded plat thereof, said county, said meander corner is also located 2487.65 feet West of the Southeast corner of said Government Lot 8 as measured along said South line; thence South 90 degrees 00 minutes 00 seconds West along said South line 607.82 feet to the point of beginning of the tract to be herein described; thence North 00 degrees 00 minutes 00 seconds West 238.00 feet; thence North 90 degrees 00 minutes 00 seconds West 238.00 feet; thence South 90 degrees 00 minutes 00 seconds West 267.54 feet, more or less, to the Easterly right-of-way line of the 20 FOOT ROAD as dedicated in said plat; thence South 05 degrees 00 minutes 00 seconds West along said right-of-way line 89.94 feet; thence South 00 degrees 00 minutes 00 seconds West along said right-of-way line 148.40 feet, more or less, to the South line of said Government Lot 8; thence North 90 degrees 00 minutes 00 seconds East along said South line 275.38 feet, more or less, to the point of beginning.

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TRACT E

That part of Government Lot 8, Section 14, Township 139 North, Range 29 West, Cass County, Minnesota, described as follows: Commencing at a point on the South line of said Government Lot 8, being North 90 degrees 00 minutes 00 seconds East, assumed bearing, distant 1188.40 feet as measured from the meander corner position along said South line as established and shown on the plat of HALEY'S HAVEN, according to the recorded plat thereof, said county, said meander corner is also located 2487.65 feet West of the Southeast corner of said Government Lot 8 as measured along said South line; thence South 90 degrees 00 minutes 00 seconds West along said South line 607.82 feet to the point of beginning of the tract to be herein described; thence North 14 degrees 38 minutes 00 seconds East along said right-of-way line 150.00 feet, more or less, to the intersection with a line parallel with and distant 294.60 feet Southerly from the South line of Outlot A, said plat, as measured at a right angle to said South line; thence South 90 degrees 00 minutes 00 seconds East along said parallel line 290.80 feet to a point hereinafter referred to as Point "A"; thence beginning as drawn through said Point "A", thence South 66 degrees 10 minutes 35 seconds West along said last described line and passing through said Point "A" for a distance of 402 feet, more or less, to the point of beginning.

Subject to easements, restrictions, and reservations of record.

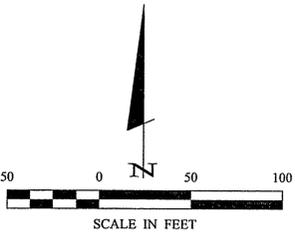


LEGEND

- DENOTES EDGE OF GRAVEL
- DENOTES UTILITY POLE
- ☆ DENOTES MOUNTED LIGHT
- DENOTES EXISTING PHONE PEDESTAL
- ⊗ DENOTES EXISTING SEPTIC VENT
- DENOTES MONUMENT FOUND
- DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 41002
- ⊕ DENOTES PROJECT BENCHMARK:
3/8" SPIKE IN THE NE FACE OF A 10" BIRCH TREE
ELEV. = 1337.63

IMPERVIOUS CALCULATIONS

TRACT	EXISTING		Total Net Area (sq. ft.)	Percent Impervious (sq. ft.)
	Area (sq. ft.)	Area (sq. ft.)		
BUILDING	1	89	268,233	0.0%
	2	85	268,233	0.0%
	3	911	268,233	0.3%
	4	806	268,233	0.3%
	5	495	268,233	0.2%
	6	384	268,233	0.1%
	7	500	268,233	0.2%
	8	332	268,233	0.1%
	9	70	268,233	0.0%
	10	810	268,233	0.3%
	11	32	268,233	0.0%
Total Footprint Area		4,514	268,233	1.7%
Existing Gravel		5,827	268,233	2.2%
Total Impervious Area		10,341	268,233	3.9%



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SOUTH LINE OF GOVERNMENT LOT 8 TO HAVE AN ASSUMED BEARING OF S 90°00'00" W.

NOTES:

1. ZONING FOR SUBJECT TRACT = "WATER ORIENTED COMMERCIAL"
2. Current zoning is "WATER ORIENTED COMMERCIAL". Requesting "SHORELINE RESIDENTIAL" zoning for TRACTS B, C, D, & E.
3. THERE ARE NO BLUFFS OR WET LANDS ON SURVEYED PROPERTY.

Landecker & Associates, Inc.
Engineering · Surveying · Planning
Phone: 1888-866-9940
Fax: 218-568-5404
P.O. Box 1888, Lake Park, MN 56472

RECEIVED
2360
JUL 15 2004
L.S. 14-139-231
CASS COUNTY SURVEYOR

DATE: 05/08/04
COMPUTER: 04/10/03.dwg
PROJ. MGR: KTM
CHECKED BY: DSL
DRAWN BY: CMH

REVISIONS:
DATE: 05/08/04
BY: CMH
DESCRIPTION: Revised L.S. layout with new Legal Descriptions.

SCALE: 1" = 50'
HORZ. FILE NO.: 04/1073
VERT. NONE

CERTIFICATE OF SURVEY
Patricia Epling & Dorothy Waters
Dancing Waters Resort
1211 Blue Heron Drive NW
Pine River, MN 56474

SHEET 1 OF 1