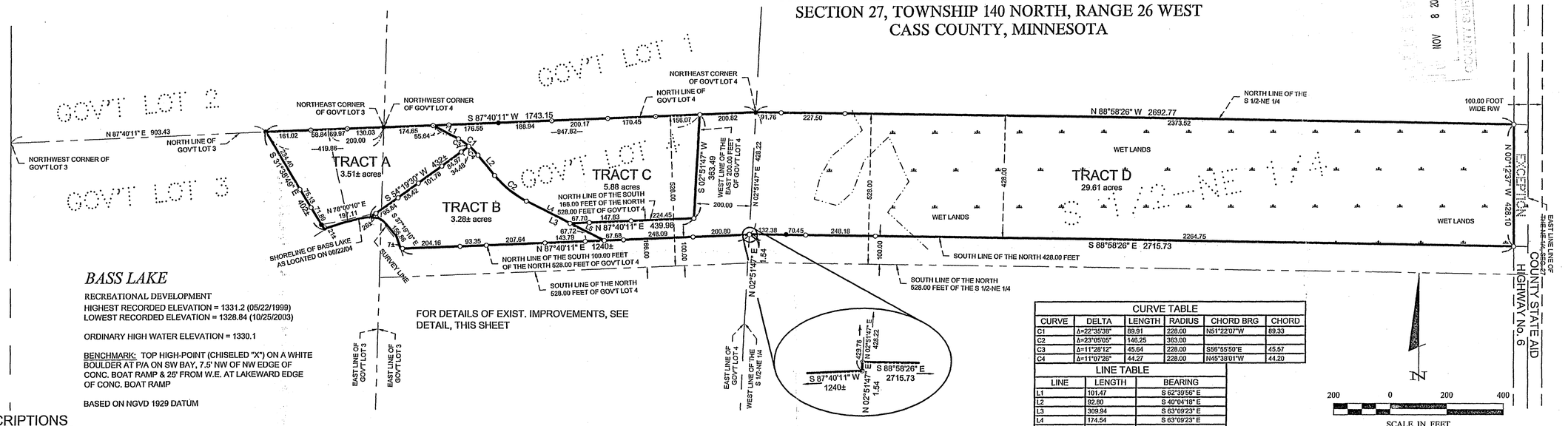
CERTIFICATE OF SURVEY

PART OF THE S 1/2-NE 1/4 & GOV'T LOT 3 & GOV'T LOT 4
SECTION 27, TOWNSHIP 140 NORTH, RANGE 26 WEST
CASS COUNTY, MINNESOTA



BASS LAKE

RECREATIONAL DEVELOPMENT
HIGHEST RECORDED ELEVATION = 1331.2 (05/22/1999)
LOWEST RECORDED ELEVATION = 1328.84 (10/25/2003)

ORDINARY HIGH WATER ELEVATION = 1330.1

BENCHMARK: TOP HIGH-POINT (CHISELED "X") ON A WHITE BOULDER AT P/A ON SW BAY, 7.5' NW OF NW EDGE OF CONC. BOAT RAMP & 25' FROM W.E. AT LAKEWARD EDGE OF CONC. BOAT RAMP

BASED ON NGVD 1929 DATUM

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD BRG	CHORD
C1	Δ=22°35'38"	89.91	228.00	N51°22'07"W	89.33
C2	Δ=23°05'05"	146.25	363.00		
C3	Δ=11°28'12"	45.64	228.00	S56°55'50"E	45.57
C4	Δ=11°07'26"	44.27	228.00	N45°38'01"W	44.20

LINE TABLE		
LINE	LENGTH	BEARING
L1	101.47	S 62°39'56" E
L2	92.80	S 40°04'18" E
L3	309.94	S 63°09'23" E
L4	174.54	S 63°09'23" E
L5	135.40	S 63°09'23" E

LEGAL DESCRIPTIONS PROVIDED BY CLIENT

That part of Government Lot Three (3), Government Lot Four (4), and the South Half of the Northeast Quarter (S ½ NE ¼), Section Twenty-seven (27), Township One Hundred Forty (140) North, Range Twenty-six (26) West, described as follows:

Beginning at the northeast corner of Lot 3, Section 27, Township 140, Range 26; thence West along the north line of said Lot 3 a distance of 200 feet; thence South 13 degrees East a distance of 353 feet or to the waters edge of Big Bass Lake; thence easterly along the North shore of Big Bass Lake to the point where the east line of said Lot 3 intersects said Big Bass Lake; thence North along the east line of said Lot 3 to the place of beginning;

AND

The North 528 feet of the S ½ NE ¼ except the southerly 100 feet thereof, and the North 528 feet of Government Lot 4, except the southerly 100 feet thereof, Section 27, Township 140, Range 26, the south line of this land to run parallel with the north line of the S ½ NE ¼ and Lot 4, except road along the East end;

AND

That part of said Government Lot 3 lying between the above-described parcels and the following described line, to-wit: Commencing at the northwest corner of said Government Lot 3; thence North 87 degrees 40 minutes East 903.43 feet along the north line of said Lot 3 to the point of beginning of the line to be described; thence South 31 degrees 39 minutes East 392 feet, more or less, to the shore of Big Bass Lake and there ending.

PROPOSED LEGAL DESCRIPTIONS

TRACT A

That part of Government Lot 3 and that part of Government Lot 4, Section 27, Township 140 North, Range 26 West, Cass County, Minnesota, described as follows:
Commencing at the Northwest corner of said Government Lot 3; thence North 87 degrees 40 minutes 11 seconds East, assumed bearing, along the North line of said Government Lot 3 for a distance of 903.43 feet to the point of beginning of the tract to be herein described; thence continuing along said North line North 87 degrees 40 minutes 11 seconds East 419.86 feet, more or less, to the Northeast corner of said Government Lot 3; thence North 87 degrees 40 minutes 11 seconds East along the North line of said Government Lot 4 for a distance of 174.65 feet; thence South 62 degrees 39 minutes 56 seconds East 101.47 feet; thence Southeasterly 45.64 feet along a tangential curve concave to the Southwest having a radius of 228.00 feet, a central angle of 11 degrees 28 minutes 12 seconds, and a chord bearing of South 56 degrees 55 minutes 50 seconds East for a chord distance of 45.57 feet; thence South 54 degrees 19 minutes 30 seconds West not tangent to said curve 432 feet, more or less, to the shoreline of Bass Lake; thence Southwesterly along said shoreline to the intersection with a line bearing South 31 degrees 38 minutes 49 seconds East from the point of beginning; thence North 31 degrees 38 minutes 49 seconds West 402 feet, more or less, to the point of beginning.

Subject to easements, restrictions, and reservations of record.

TRACT B

That part of Government Lot 3 and that part of Government Lot 4, Section 27, Township 140 North, Range 26 West, Cass County, Minnesota, described as follows:
Commencing at the Northeast corner of said Government Lot 3; thence North 87 degrees 40 minutes 11 seconds East, assumed bearing, along the North line of said Government Lot 4 for a distance of 174.65 feet; thence South 62 degrees 39 minutes 56 seconds East 101.47 feet; thence Southeasterly 45.64 feet along a tangential curve concave to the Southwest having a radius of 228.00 feet, a central angle of 11 degrees 28 minutes 12 seconds, and a chord bearing of South 56 degrees 55 minutes 50 seconds East for a chord distance of 45.57 feet to the point of beginning of the tract to be herein described; thence continuing along said curve Southeasterly 44.27 feet concave to the Southwest having a radius of 228.00 feet and a central angle of 11 degrees 07 minutes 26 seconds; thence South 40 degrees 04 minutes 18 seconds East tangent to said curve 92.80 feet; thence Southeasterly 146.25 feet along a tangential curve concave to the Northeast having a radius of 363.00 feet and a central angle of 23 degrees 05 minutes 05 seconds; thence South 63 degrees 09 minutes 23 seconds East tangent to said last described curve 309.94 feet to the North line of the South 100.00 feet of the North 528.00 feet of said Government Lot 4; thence South 87 degrees 40 minutes 11 seconds West along said North line 724 feet, more or less, to the shoreline of said Bass Lake; thence Northwesterly along said shoreline to the intersection with a line bearing South 54 degrees 19 minutes 30 seconds West from the point of beginning; thence North 54 degrees 19 minutes 30 seconds East 432 feet, more or less, to the point of beginning.

Subject to easements, restrictions, and reservations of record.

TRACT C

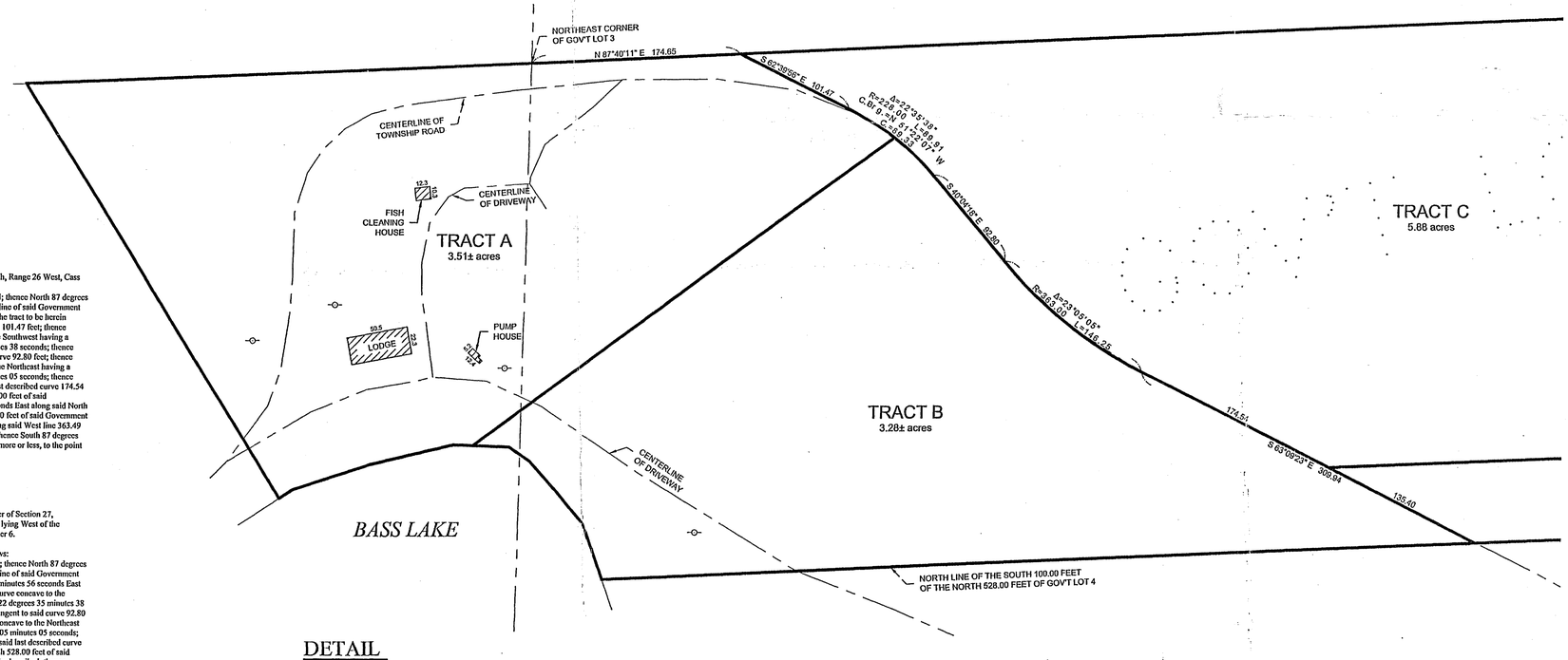
That part of Government Lot 4, Section 27, Township 140 North, Range 26 West, Cass County, Minnesota, described as follows:
Commencing at the Northwest corner of said Government Lot 4; thence North 87 degrees 40 minutes 11 seconds East, assumed bearing, along the North line of said Government Lot 4 for a distance of 174.65 feet to the point of beginning of the tract to be herein described; thence South 62 degrees 39 minutes 56 seconds East 101.47 feet; thence Southeasterly 89.91 feet along a tangential curve concave to the Southwest having a radius of 228.00 feet and a central angle of 22 degrees 35 minutes 38 seconds; thence South 40 degrees 04 minutes 18 seconds East tangent to said curve 92.80 feet; thence Southeasterly 146.25 feet along a tangential curve concave to the Northeast having a radius of 363.00 feet and a central angle of 23 degrees 05 minutes 05 seconds; thence South 63 degrees 09 minutes 23 seconds East tangent to said last described curve 174.54 feet to the North line of the South 166.00 feet of the North 528.00 feet of said Government Lot 4; thence North 87 degrees 40 minutes 11 seconds East along said North line 439.98 feet, more or less, to the West line of the East 200.00 feet of said Government Lot 4; thence North 02 degrees 51 minutes 47 seconds East along said West line 363.49 feet, more or less, to the North line of said Government Lot 4; thence South 87 degrees 40 minutes 11 seconds West along said North line 947.82 feet, more or less, to the point of beginning.

Subject to easements, restrictions, and reservations of record.

TRACT D

The North 428.00 feet of the South Half of the Northeast Quarter of Section 27, Township 140 North, Range 26 West, Cass County, Minnesota, lying West of the Westerly right-of-way line of County State Aid Highway Number 6.
AND
That part of Government Lot 4, said Section, described as follows:
Commencing at the Northwest corner of said Government Lot 4; thence North 87 degrees 40 minutes 11 seconds East, assumed bearing, along the North line of said Government Lot 4 for a distance of 174.65 feet; thence South 62 degrees 39 minutes 56 seconds East 101.47 feet; thence Southeasterly 89.91 feet along a tangential curve concave to the Southwest having a radius of 228.00 feet and a central angle of 22 degrees 35 minutes 38 seconds; thence South 40 degrees 04 minutes 18 seconds East tangent to said curve 92.80 feet; thence Southeasterly 146.25 feet along a tangential curve concave to the Northeast having a radius of 363.00 feet and a central angle of 23 degrees 05 minutes 05 seconds; thence South 63 degrees 04 minutes 23 seconds East tangent to said last described curve 174.54 feet to the North line of the South 166.00 feet of the North 528.00 feet of said Government Lot 4 and point of beginning of the tract to be herein described; thence North 87 degrees 40 minutes 11 seconds East along said North line 439.98 feet, more or less, to the West line of the East 200.00 feet of said Government Lot 4; thence North 02 degrees 51 minutes 47 seconds East along said West line 363.49 feet, more or less, to said North line of said Government Lot 4; thence North 87 degrees 40 minutes 11 seconds East along said North line 200.82 feet, more or less, to the Northeast corner of said Government Lot 4; thence South 02 degrees 51 minutes 47 seconds West along the East line of said Government Lot 4 for a distance of 429.76 feet, more or less, to the North line of the South 100 feet of the North 528.00 feet of said Government Lot 4; thence South 87 degrees 40 minutes 11 seconds West 516.57 feet along said North line to the intersection with a line bearing South 63 degrees 09 minutes 23 seconds East from the point of beginning; thence North 63 degrees 09 minutes 23 seconds West 135.40 feet, more or less, to the point of beginning.

Subject to easements, restrictions, and reservations of record.



DETAIL

SCALE: 1" = 60'

NOTE:

There are no bluffs on surveyed property.

- ● DENOTES MONUMENT FOUND
- ○ DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 41002

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTH LINE OF GOV'T LOT 4 TO HAVE AN ASSUMED BEARING OF N 87°40'11" E.

Landecker & Associates, Inc.
Engineering · Surveying · Planning
Pequot Lakes, MN 56472
Phone: 1-888-864-4940 Fax: 218-568-5404

NOV 8 2004
COUNTY SURVEYOR

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

PATRICK A. TROTTIER, PLS #41002
DATE: Aug 8, 2004 LIC. NO. 41002

REVISIONS		
DESCRIPTION	DATE	BY

DATE:	07/08/2004
SCALE:	HORZ: AS NOTED
	VERT: NONE
COMPUTER:	C041241.dwg
FIELD BOOK:	BOOK 250 PGS. 61
PROJ. MGR.	PAT
CHECKED BY:	PAT
DRAWN BY:	CMH/JWR
FILE NO:	041241

CERTIFICATE OF SURVEY

George Cossette
1614 2nd Ave
Anoka, MN 55303

SHEET 1 OF 1

B101