

CERTIFICATE OF SURVEY

PART OF GOV'T LOT 4, OUTLOT B, BLOWERS SHADY SHORES
SECTION 17, TOWNSHIP 13 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA

LEGAL DESCRIPTION PROVIDED BY CLIENT

That part of Outlot B, Blowers Shady Shores, Cass County, Minnesota, according to the recorded plat thereof described as follows:
Beginning at the Southwest corner of said Outlot B; thence North 04 degrees 40 minutes 09 seconds West assumed bearing along the West line thereof 1779.16 feet; thence South 52 degrees 49 minutes 58 seconds East 895 feet more or less to the shore of the Crow Wing River; thence Southwesterly and Southerly along said shore to its intersection with the South line of said Outlot B; thence South 84 degrees 58 minutes 58 seconds West along said South line to the point of beginning. Containing 14 acres more or less.
Subject to easements, restrictions and reservations of record.

PROPOSED LEGAL DESCRIPTIONS

TRACT A
That part of Outlot B, Blowers Shady Shores, according to the recorded plat thereof, Cass County, Minnesota, described as follows:
Commencing at the Southwest corner of said Outlot B; thence North 04 degrees 40 minutes 09 seconds West, assumed bearing, along the West line of said Outlot B for a distance of 1779.16 feet; thence South 52 degrees 49 minutes 58 seconds East 299.98 feet to the point of beginning of the tract to be herein described; thence South 35 degrees 58 minutes 24 seconds West 250.06 feet; thence South 52 degrees 49 minutes 58 seconds East 591 feet, more or less, to the shoreline of the Crow Wing River; thence Northeastly along said shoreline to the intersection with a line bearing South 52 degrees 49 minutes 58 seconds East 598 feet, more or less, to the point of beginning.

Subject to easements, restrictions, and reservations of record.

TRACT B
That part of Outlot B, Blowers Shady Shores, according to the recorded plat thereof, Cass County, Minnesota, described as follows:
Beginning at the Southwest corner of said Outlot B; thence North 04 degrees 40 minutes 09 seconds West, assumed bearing, along the West line of said Outlot B for a distance of 1779.16 feet; thence South 52 degrees 49 minutes 58 seconds East 299.98 feet; thence South 35 degrees 58 minutes 24 seconds West 250.06 feet; thence South 52 degrees 49 minutes 58 seconds East 591 feet, more or less, to the shoreline of the Crow Wing River; thence Southwesterly and Southerly along said shoreline to the South line of said Outlot B; thence South 84 degrees 58 minutes 58 seconds West along said South line 56 feet, more or less, to the point of beginning.

Subject to easements, restrictions, and reservations of record.

TRACT C
That part of Outlot B, Blowers Shady Shores, according to the recorded plat thereof, Cass County, Minnesota, described as follows:
Commencing at the Southwest corner of said Outlot B; thence North 04 degrees 40 minutes 09 seconds West, assumed bearing, along the West line of said Outlot B for a distance of 1779.16 feet; thence South 52 degrees 49 minutes 58 seconds East 299.98 feet to the point of beginning of the tract to be herein described; thence North 35 degrees 58 minutes 24 seconds East 276.94 feet to the right-of-way line of Sarah Lane, a May Township Road; thence North 54 degrees 01 minute 36 seconds West along said right-of-way line 66.00 feet; thence South 35 degrees 58 minutes 24 seconds West 275.56 feet to the intersection with a line bearing North 52 degrees 49 minutes 58 seconds West from the point of beginning; thence South 52 degrees 49 minutes 58 seconds East 66.00 feet, more or less, to the point of beginning.

Subject to easements, restrictions, and reservations of record.

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 Land Surveyor under the laws of the State of Minnesota.

PROPOSED EASEMENT DESCRIPTION 1

An easement for ingress, egress, and utility purposes over, under, and across that part of Outlot B, Blowers Shady Shores, according to the recorded plat thereof, Cass County, Minnesota, described as follows:
Commencing at the Southwest corner of said Outlot B; thence North 04 degrees 40 minutes 09 seconds West, assumed bearing, along the West line of said Outlot B for a distance of 1779.16 feet; thence South 52 degrees 49 minutes 58 seconds East 299.98 feet to the point of beginning of the tract to be herein described; thence North 35 degrees 58 minutes 24 seconds East 276.94 feet to the right-of-way line of Sarah Lane, a May Township Road; thence North 54 degrees 01 minute 36 seconds West along said right-of-way line 66.00 feet; thence South 35 degrees 58 minutes 24 seconds West 275.56 feet to the intersection with a line bearing North 52 degrees 49 minutes 58 seconds West from the point of beginning; thence South 52 degrees 49 minutes 58 seconds East 66.00 feet, more or less, to the point of beginning.

PROPOSED EASEMENT DESCRIPTION 2

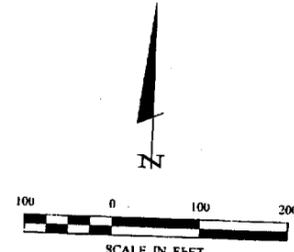
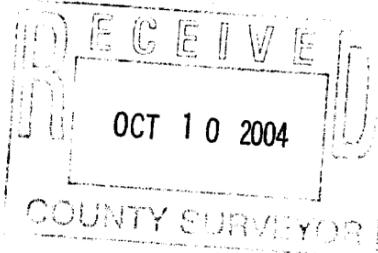
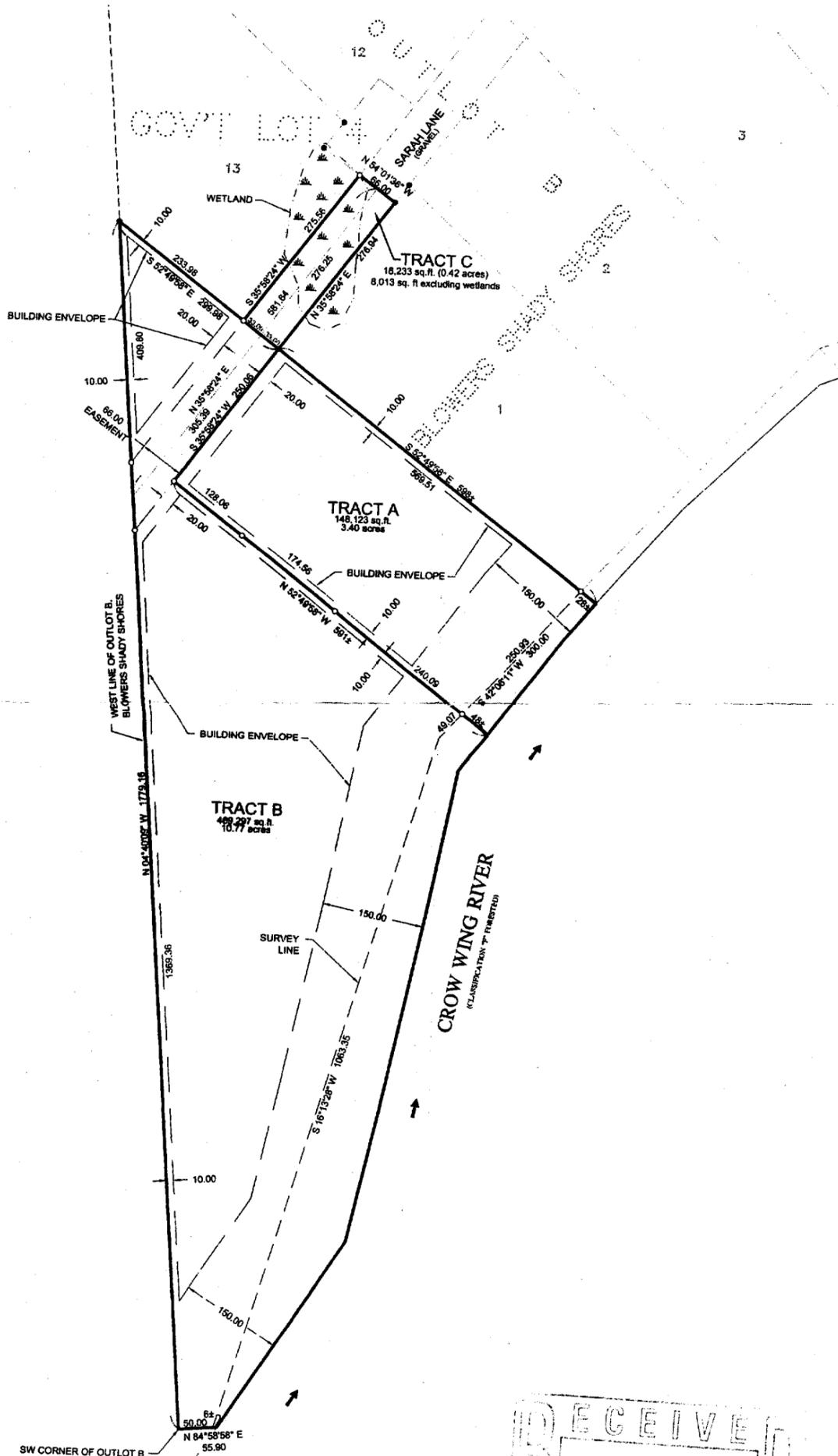
A 66.00 foot wide easement for ingress, egress, and utility purposes over, under, and across that part of Outlot B, Blowers Shady Shores, according to the recorded plat thereof, Cass County, Minnesota, the centerline is described as follows:
Commencing at the Southwest corner of said Outlot B; thence North 04 degrees 40 minutes 09 seconds West, assumed bearing, along the West line of said Outlot B for a distance of 1779.16 feet; thence South 52 degrees 49 minutes 58 seconds East 266.98 feet; thence North 35 degrees 58 minutes 24 seconds East 276.25 feet to the point of beginning of the centerline to be herein described; thence South 35 degrees 58 minutes 24 seconds West 581.64 feet, more or less, to said West line and said centerline there terminating.
The sidelines of said easement shall be prolonged or shortened to terminate with said West line and a line bearing South 54 degrees 01 minute 36 seconds East and North 54 degrees 01 minute 36 seconds West from the point of beginning.

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 Land Surveyor under the laws of the State of Minnesota.

- ➔ DENOTES SURFACE DRAINAGE FLOW
- DENOTES MONUMENT FOUND
- DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 41002

NOTES:

1. Zoning for subject tract = "Shoreline Residential".
2. No improvements or topography has been surveyed or shown on this certificate.



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE WEST LINE OF OUTLOT B TO HAVE AN ASSUMED BEARING OF N 04°40'09".

CERTIFICATE OF SURVEY		PROJ. MGR KTM	COMPUTER C041171.dwg	DATE 08/08/04	REVISIONS	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. TROTTER PATRICK A. TROTTER PL5841002 DATE June 14 2004 LIC. NO. 41002
LOREN MOREY MOREY'S SEAFOOD INTERNATIONAL LL 1218 HIGHWAY 10 SOUTH, PO BOX 248 MOTLEY, MN 56466		CHECKED BY PAT	FIELD BOOK BOOK 251 PG. 68	SCALE HORIZ. 1"=100'	DESCRIPTION	
		DRAWN BY DMS	FILE NO. 041171	VERT. NONE	BY	

Landecker & Associates, Inc.
Engineering - Surveying - Planning
7631 Lake Ave. S
Minneapolis, MN 55422
Phone: 1-888-661-4900 Fax: 316-568-5444