CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 3,
SECTION 31, TOWNSHIP 140 NORTH, RANGE 29 WEST,
CASS COUNTY, MINNESOTA

NW CORNER OF SEC.31,T.140, R.29

1328.92 S 00°52'37" E

NW CORNER GOV'T LOT 3

NORTH LINE GOVERNMENT LOT 3

N 88°42'12" E 1176±
1121.70

21±

N 42°34'24" E
219.46

HARBOR

15±

SURVEY LINE

N 18°30'03" E
159.85

S 88°39'02" W
138±
94.95

43±

SHORELINE

BIG DEEP LAKE
Recreational Development
No OHW Information Available
from MNDNR.
Assumed Lake Elev. = 100.00

BENCHMARK:
60d SPIKE IN 12" OAK
ELEV. = 121.85 (ASSUMED LAKE ELEV. = 100.00')

REMNANT TRACT AREA
1,733,542 SQ.FT./ 39.8 ACRES ±

S 34°56'27" E 585.51

S 34°56'27" E 733.01

SURVEY LINE

EDGE OF WET LANDS

265±
N 89°05'17" E 305.86

138.00

TOTAL AREA
105,541 SQ. FT./ 2.4 ACRES ±

23±

114.63

N 89°05'17" E 323.10

548.44

410.28
-N 00°33'34" W

EAST LINE GOVERNMENT LOT 3

WEST LINE GOVERNMENT LOT 3

1328.96

33.00'

-S 00°52'37" E 1328.92-

24TH AVENUE NW

-S 00°52'37" E

EDGE OF WET LANDS

EDGE OF POND

POND

SW CORNER GOVERNMENT LOT 3

33.00

1649.48

-S 88°46'34" W 1682.48-

SOUTH LINE GOVERNMENT LOT 3

SE CORNER GOVERNMENT LOT 3

N

100 0 100 200

SCALE IN FEET

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTH LINE OF THE GOVERNMENT LOT 3 TO HAVE AN ASSUMED BEARING OF N 88°42'12" E.

LEGEND

- DENOTES WET LANDS
- ● DENOTES MONUMENT FOUND
- o DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 21367

DEC 8 2004

Landecker & Associates, Inc.
Engineering - Surveying - Planning
Walker, MN 56484
Phone 218-547-1296 Fax 218-547-2272

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.

TERRY L. FREEMAN LIC. NO.

DATE

REVISIONS		
DESCRIPTION	DATE	BY

CERTIFICATE OF SURVEY
THOUSAND ACERS DEVELOPMENT, LLC
19050 INDUSTRAIL BLVD., SUITE #5
ELK RIVER, MN 55330

PROJ. MGR. TLF
CHECKED BY: TLF
DRAWN BY: TPC
COMPUTER: C042009.dwg
FIELD BOOK: BOOK 210 PG. 10
FILE NO: 042009
DATE:
SCALE: HORZ. 1"=100' VERT. NONE

SHEET 1 OF 1