

# LEGAL DESCRIPTION PROVIDED BY CLIENT

That part of Government Lot 7, Section 22, Township 139 North, Range 30 West, Cass County, Minnesota described as follows: Beginning at the Southeast corner of said Government Lot 7, thence South 88 degrees 40 minutes 30 seconds West 316 feet, more or less, along the south line of said Government Lot 7, to the shore of Sanborn Lake; thence northwesterly 400 feet, more or less along said shore to the north line of the South 325.28 feet of said Government Lot 7; thence North 88 degrees 40 minutes 30 seconds East 455 feet, more or less, along the north line of the south 325.28 feet of said Government Lot 7 to the shore of Fawn Lake; thence southeasterly along the shore of Fawn Lake to the east line of said Government Lot 7; thence South 1 degree 33 minutes 30 seconds East 201 feet, more or less, along the east line of said Government Lot 7 to the point of beginning.

Subject to and together with an easement, 33 feet wide, for ingress and egress over the existing road through said Government Lot 7 and subject to the Quit Claim Deed to the Town of Powers in Cass County, Minnesota, recorded in Book 129 of Deeds, page 617. Subject to other easements, restrictions or reservations of record, if any.

# CERTIFICATE OF SURVEY

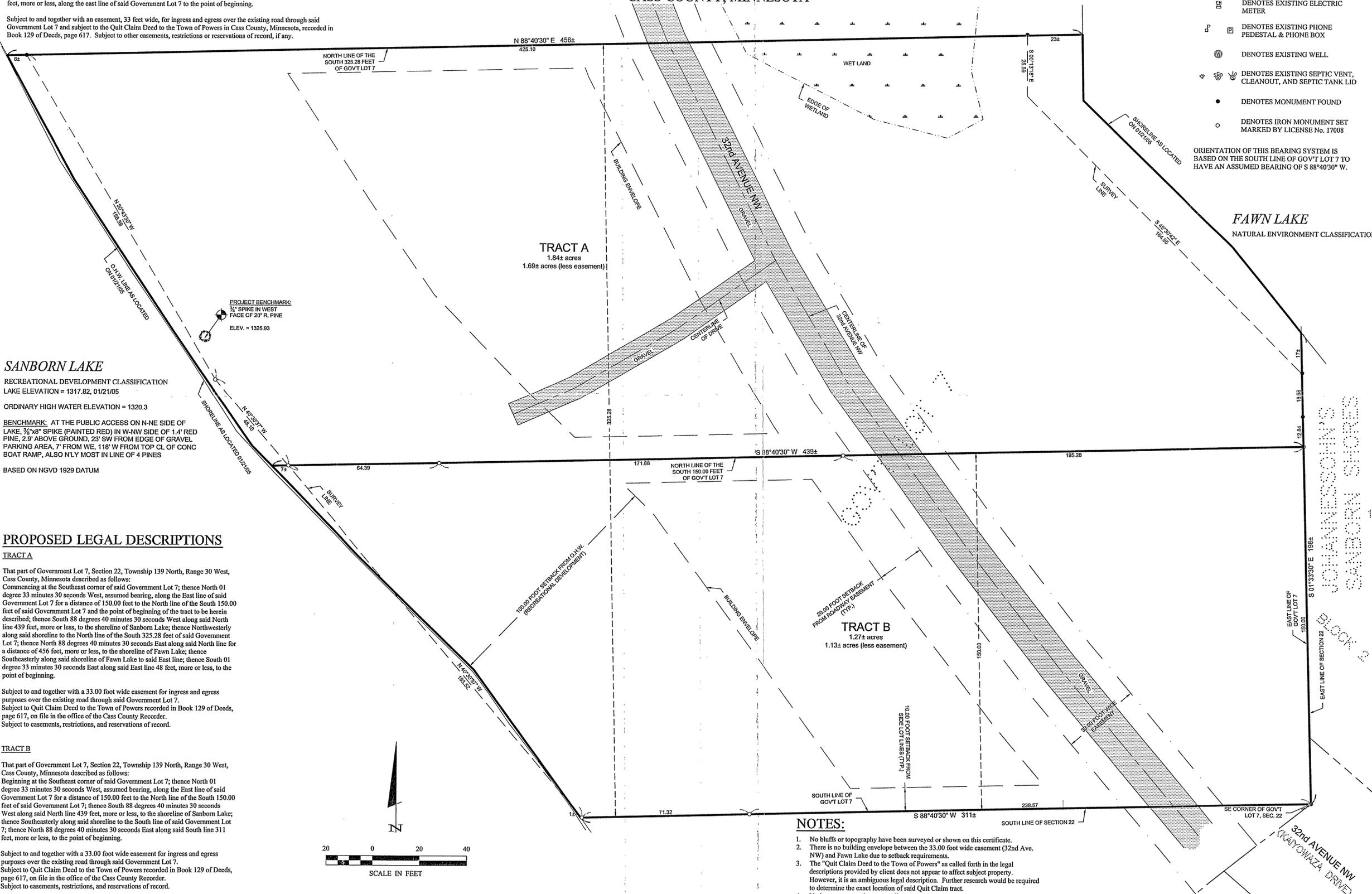
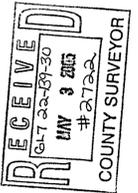
PART OF GOV'T LOT 7  
SECTION 22, TOWNSHIP 139 NORTH, RANGE 30 WEST  
CASS COUNTY, MINNESOTA

## LEGEND

- DENOTES WET LAND(S)
- DENOTES EXISTING UTILITY POLE
- DENOTES EXISTING ELECTRIC METER
- DENOTES EXISTING PHONE PEDESTAL & PHONE BOX
- DENOTES EXISTING WELL
- DENOTES EXISTING SEPTIC VENT, CLEANOUT, AND SEPTIC TANK LID
- DENOTES MONUMENT FOUND
- DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 17008

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SOUTH LINE OF GOV'T LOT 7 TO HAVE AN ASSUMED BEARING OF S 88°40'30" W.

**Landecker & Associates, Inc.**  
Engineering - Surveying - Planning  
Fawn Lake, MN 56472  
Phone: 1-888-866-4990 Fax: 218-266-7



**SANBORN LAKE**  
RECREATIONAL DEVELOPMENT CLASSIFICATION  
LAKE ELEVATION = 1317.82, 01/21/05  
ORDINARY HIGH WATER ELEVATION = 1320.3

**BENCHMARK:** AT THE PUBLIC ACCESS ON N-NE SIDE OF LAKE, 3/8" x 8" SPIKE (PAINTED RED) IN W-NW SIDE OF 1.4' RED PINE, 2.9' ABOVE GROUND, 23' SW FROM EDGE OF GRAVEL PARKING AREA, 7' FROM WE, 118' W FROM TOP CL OF CONC BOAT RAMP, ALSO NLY MOST IN LINE OF 4 PINES  
BASED ON NGVD 1929 DATUM

## PROPOSED LEGAL DESCRIPTIONS

### TRACT A

That part of Government Lot 7, Section 22, Township 139 North, Range 30 West, Cass County, Minnesota described as follows:  
Commencing at the Southeast corner of said Government Lot 7; thence North 01 degree 33 minutes 30 seconds West, assumed bearing, along the East line of said Government Lot 7 for a distance of 150.00 feet to the North line of the South 150.00 feet of said Government Lot 7 and the point of beginning of the tract to be herein described; thence South 88 degrees 40 minutes 30 seconds West along said North line 439 feet, more or less, to the shoreline of Sanborn Lake; thence Northwesterly along said shoreline to the North line of the South 325.28 feet of said Government Lot 7; thence North 88 degrees 40 minutes 30 seconds East along said North line for a distance of 456 feet, more or less, to the shoreline of Fawn Lake; thence Southeasterly along said shoreline of Fawn Lake to said East line; thence South 01 degree 33 minutes 30 seconds East along said East line 48 feet, more or less, to the point of beginning.

Subject to and together with a 33.00 foot wide easement for ingress and egress purposes over the existing road through said Government Lot 7.  
Subject to Quit Claim Deed to the Town of Powers recorded in Book 129 of Deeds, page 617, on file in the office of the Cass County Recorder.  
Subject to easements, restrictions, and reservations of record.

### TRACT B

That part of Government Lot 7, Section 22, Township 139 North, Range 30 West, Cass County, Minnesota described as follows:  
Beginning at the Southeast corner of said Government Lot 7; thence North 01 degree 33 minutes 30 seconds West, assumed bearing, along the East line of said Government Lot 7 for a distance of 150.00 feet to the North line of the South 150.00 feet of said Government Lot 7; thence South 88 degrees 40 minutes 30 seconds West along said North line 439 feet, more or less, to the shoreline of Sanborn Lake; thence Southeasterly along said shoreline to the South line of said Government Lot 7; thence North 88 degrees 40 minutes 30 seconds East along said South line 311 feet, more or less, to the point of beginning.

Subject to and together with a 33.00 foot wide easement for ingress and egress purposes over the existing road through said Government Lot 7.  
Subject to Quit Claim Deed to the Town of Powers recorded in Book 129 of Deeds, page 617, on file in the office of the Cass County Recorder.  
Subject to easements, restrictions, and reservations of record.

## NOTES:

- No bluffs or topography have been surveyed or shown on this certificate.
- There is no building envelope between the 33.00 foot wide easement (32nd Ave. NW) and Fawn Lake due to setback requirements.
- The "Quit Claim Deed to the Town of Powers" as called forth in the legal descriptions provided by client does not appear to affect subject property. However, it is an ambiguous legal description. Further research would be required to determine the exact location of said Quit Claim tract.
- No improvements shown per client request.

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.		DATE: 02/26/05	COMPUTER: C041559.dwg	PROJ. MGR. PKA	CERTIFICATE OF SURVEY SHEET
BY: JWR	REMOVED IMPROVEMENTS PER CLIENT	SCALE: 1" = 20'	FIELD BOOK: BOOK 288 - PG. 8	CHECKED BY: DSL	Larry Foster 1131 100th Lane Blaine, MN 55434
DATE: 02/26/05	REMOVED IMPROVEMENTS PER CLIENT	HORIZ. 1" = 20'	FILE NO: C041559	DRAWN BY: JWR	
DATE: 02/26/05	REMOVED IMPROVEMENTS PER CLIENT	VERT. NONE			

JOHANNESSEN'S SANDBORN STORES

32nd AVENUE NW  
KATOWAZA DRIVE