

# CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 2,  
SECTION 22, TOWNSHIP 139 NORTH, RANGE 30 WEST,  
CASS COUNTY, MINNESOTA

## HORSESHOE LAKE

RECREATIONAL DEVELOPMENT CLASSIFICATION  
LAKE ELEVATION = 1327.24 (2-27-06)

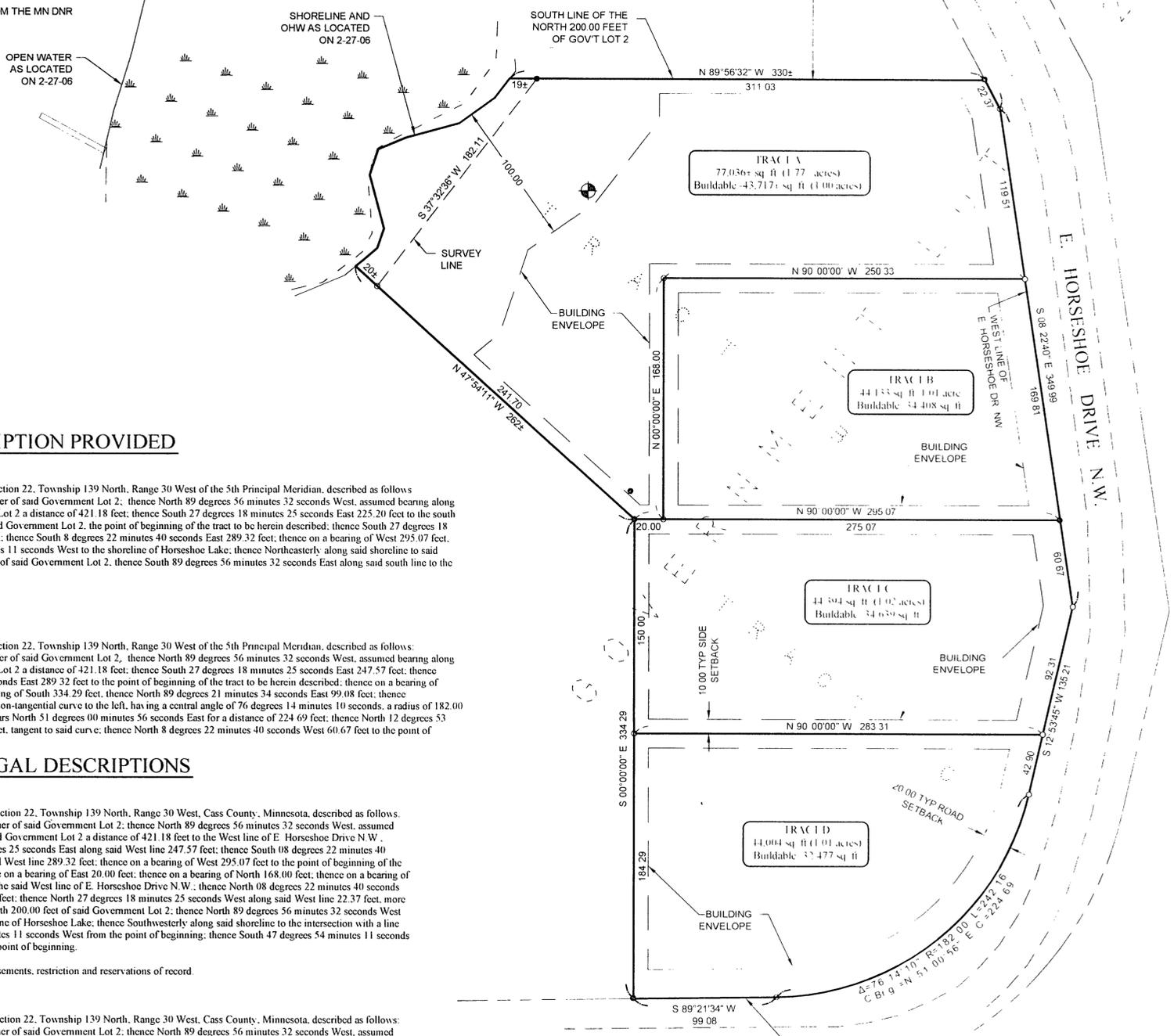
HIGHEST RECORDED EL=1329.1 (8-20-99)  
LOWEST RECORDED EL=1325.51 (5-5-05)

ORDINARY HIGH WATER ELEVATION = 1329.3

BENCHMARK: Bent 3/8"x8" spike in NE side of 1.1' oak at edge of center of parking area at public access on S end of lake on Rd #2.

DATUM: 1929 (ft)

INFORMATION OBTAINED FROM THE MN DNR



## LEGAL DESCRIPTION PROVIDED

### TRACT B

That part of Government Lot 2, Section 22, Township 139 North, Range 30 West of the 5th Principal Meridian, described as follows: Commencing at the Northeast corner of said Government Lot 2; thence North 89 degrees 56 minutes 32 seconds West, assumed bearing along the north line of said Government Lot 2 a distance of 421.18 feet; thence South 27 degrees 18 minutes 25 seconds East 225.20 feet to the south line of the North 200.00 feet of said Government Lot 2; the point of beginning of the tract to be herein described; thence South 27 degrees 18 minutes 25 seconds East 22.37 feet; thence South 8 degrees 22 minutes 40 seconds East 289.32 feet; thence on a bearing of West 295.07 feet; thence North 47 degrees 54 minutes 11 seconds West to the shoreline of Horseshoe Lake; thence North easterly along said shoreline to said south line of the North 200.00 feet of said Government Lot 2; thence South 89 degrees 56 minutes 32 seconds East along said south line to the point of beginning.

AND

### TRACT C

That part of Government Lot 2, Section 22, Township 139 North, Range 30 West of the 5th Principal Meridian, described as follows: Commencing at the Northeast corner of said Government Lot 2; thence North 89 degrees 56 minutes 32 seconds West, assumed bearing along the north line of said Government Lot 2 a distance of 421.18 feet; thence South 27 degrees 18 minutes 25 seconds East 247.57 feet; thence South 8 degrees 22 minutes 40 seconds East 289.32 feet to the point of beginning of the tract to be herein described; thence on a bearing of West 295.07 feet; thence on a bearing of South 334.29 feet; thence North 89 degrees 21 minutes 34 seconds East 99.08 feet; thence North easterly 242.16 feet along a non-tangential curve to the left, having a central angle of 76 degrees 14 minutes 10 seconds, a radius of 182.00 feet and the chord of said curve bears North 51 degrees 00 minutes 56 seconds East for a distance of 224.69 feet; thence North 12 degrees 53 minutes 45 seconds East 135.21 feet, tangent to said curve; thence North 8 degrees 22 minutes 40 seconds West 60.67 feet to the point of beginning.

## PROPOSED LEGAL DESCRIPTIONS

### TRACT A

That part of Government Lot 2, Section 22, Township 139 North, Range 30 West, Cass County, Minnesota, described as follows: Commencing at the Northeast corner of said Government Lot 2; thence North 89 degrees 56 minutes 32 seconds West, assumed bearing along the north line of said Government Lot 2 a distance of 421.18 feet to the West line of E. Horseshoe Drive N.W.; thence South 27 degrees 18 minutes 25 seconds East along said West line 247.57 feet; thence South 08 degrees 22 minutes 40 seconds East continuing along said West line 289.32 feet; thence on a bearing of West 295.07 feet to the point of beginning of the tract to be herein described; thence on a bearing of East 20.00 feet; thence on a bearing of North 168.00 feet; thence on a bearing of East 250.33 feet, more or less, to the said West line of E. Horseshoe Drive N.W.; thence North 08 degrees 22 minutes 40 seconds West along said West line 119.51 feet; thence North 27 degrees 18 minutes 25 seconds West along said West line 22.57 feet, more or less, to the south line of the North 200.00 feet of said Government Lot 2; thence North 89 degrees 56 minutes 32 seconds West along said south line to the shoreline of Horseshoe Lake; thence South westerly along said shoreline to the intersection with a line bearing North 47 degrees 54 minutes 11 seconds West from the point of beginning; thence South 47 degrees 54 minutes 11 seconds East 262.62 feet, more or less, to the point of beginning.

Subject to and together with all easements, restriction and reservations of record.

### TRACT B

That part of Government Lot 2, Section 22, Township 139 North, Range 30 West, Cass County, Minnesota, described as follows: Commencing at the Northeast corner of said Government Lot 2; thence North 89 degrees 56 minutes 32 seconds West, assumed bearing along the north line of said Government Lot 2 a distance of 421.18 feet to the West line of E. Horseshoe Drive N.W.; thence South 27 degrees 18 minutes 25 seconds East along said West line 247.57 feet; thence South 08 degrees 22 minutes 40 seconds East continuing along said West line 119.51 feet to the point of beginning of the tract to be herein described; thence South 08 degrees 22 minutes 40 seconds East continuing along said West line 169.81 feet; thence on a bearing of West 275.07 feet; thence on a bearing of North 168.00 feet; thence on a bearing of East 250.33 feet, more or less, to the point of beginning.

Subject to and together with all easements, restriction and reservations of record.

### TRACT C

That part of Government Lot 2, Section 22, Township 139 North, Range 30 West, Cass County, Minnesota, described as follows: Commencing at the Northeast corner of said Government Lot 2; thence North 89 degrees 56 minutes 32 seconds West, assumed bearing along the north line of said Government Lot 2 a distance of 421.18 feet to the West line of E. Horseshoe Drive N.W.; thence South 27 degrees 18 minutes 25 seconds East along said West line 247.57 feet; thence South 08 degrees 22 minutes 40 seconds East continuing along said West line 289.32 feet to the point of beginning of the tract to be herein described; thence on a bearing of West 295.07 feet; thence on a bearing of South 150.00 feet; thence on a bearing of East 283.31 feet to the West line of E. Horseshoe Drive N.W.; thence North 12 degrees 53 minutes 45 seconds East along said West line 92.31 feet; thence North 08 degrees 22 minutes 40 seconds East continuing along said West line for a distance of 60.67 feet to the point of beginning.

Subject to and together with all easements, restriction and reservations of record.

### TRACT D

That part of Government Lot 2, Section 22, Township 139 North, Range 30 West, Cass County, Minnesota, described as follows: Commencing at the Northeast corner of said Government Lot 2; thence North 89 degrees 56 minutes 32 seconds West, assumed bearing along the north line of said Government Lot 2 a distance of 421.18 feet to the West line of E. Horseshoe Drive N.W.; thence South 27 degrees 18 minutes 25 seconds East along said West line 247.57 feet; thence South 08 degrees 22 minutes 40 seconds East continuing along said West line 289.32 feet; thence on a bearing of South 295.07 feet; thence on a bearing of North 150.00 feet to the point of beginning of the tract to be herein described; thence on a bearing of South 184.29 feet to the North line of E. Horseshoe Drive N.W.; thence North 89 degrees 21 minutes 34 seconds East along said North line 99.08 feet; thence North easterly 242.16 feet along the North westerly line of said E. Horseshoe Drive N.W. on a non-tangential curve concave to the northwest, having a radius of 182.00 feet, a central angle of 76 degrees 14 minutes 10 seconds and the chord of said curve bears North 51 degrees 00 minutes 56 seconds East for a distance of 224.69 feet; thence North 12 degrees 53 minutes 45 seconds East, tangent to said curve, along said North westerly line 92.31 feet to the intersection with a line bearing East from the point of beginning; thence on a bearing of West 283.31 feet to the point of beginning.

Subject to and together with all easements, restriction and reservations of record.

## EASEMENT

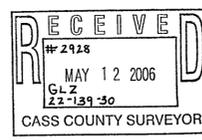
An Easement for ingress and egress 20.00 feet in width over and across a part of Government Lot 2, Section 22, Township 139 North, Range 30 West, Cass County, Minnesota, the west, south and southwesterly line thereof described as follows: Commencing at the Northeast corner of said Government Lot 2; thence North 89 degrees 56 minutes 32 seconds West, assumed bearing along the north line of said Government Lot 2 a distance of 421.18 feet to the West line of E. Horseshoe Drive N.W.; thence South 27 degrees 18 minutes 25 seconds East along said West line 247.57 feet; thence South 08 degrees 22 minutes 40 seconds East continuing along said West line 289.32 feet; thence on a bearing of West 295.07 feet; thence on a bearing of North 150.00 feet to the point of beginning of the line to be herein described; thence on a bearing of North 150.00 feet; thence on a bearing of East 20.00 feet; thence on a bearing of West 20.00 feet; thence North 47 degrees 54 minutes 11 seconds West to the shoreline of Horseshoe Lake and there terminating.

## LEGEND

- DENOTES EDGE OF EXISTING GRAVEL
- DENOTES WFT LAND(S)
- DENOTES MONUMENT FOUND
- DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 21367
- ⊕ BENCHMARK: SPIKE IN NE SIDE OF 16" OAK ELEV = 1332.48

## NOTES:

1. Zoning for subject tract is "SHOR-LAND"
2. No improvements or topography information has been surveyed or shown on this certificate.
3. Parcel ID(s) of subject parcel: 34-022-2306, 2313
4. The shoreline labeled on this drawing does not represent the official MNDNR Ordinary High Water (OHW) elevation as seasonal conditions do not allow its actual location as of the date of this survey. If the OHW elevation is needed then a location should be done when conditions permit.



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTH LINE OF GOVERNMENT LOT 2 TO HAVE AN ASSUMED BEARING OF N 89° 56' 32" W

1 and 1	Certificate of Survey	PROJ. MGR TRJ	COMPUTER C052311.dwg	DATE 4/24/06	REVISIONS DATE DESCRIPTION BY	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 PLS #21367 DATE 4/24/06 LIC NO. 21367	<p>Landecker &amp; Associates, Inc. Engineering • Surveying • Planning 1100 1st St. N. • Walker, MN 56484 Phone: 763-425-1100 • Fax: 763-425-1101</p>
	Lynn Orth 1432 Division Street W. Backus, MN 56435	CHECKED BY: TLF	FIELD BOOK: BOOK 252 PG. 47	SCALE: HORIZ. 1"=50'			
	DRAWN BY: DMS	FILE NO. 052311	VERT. NONE				