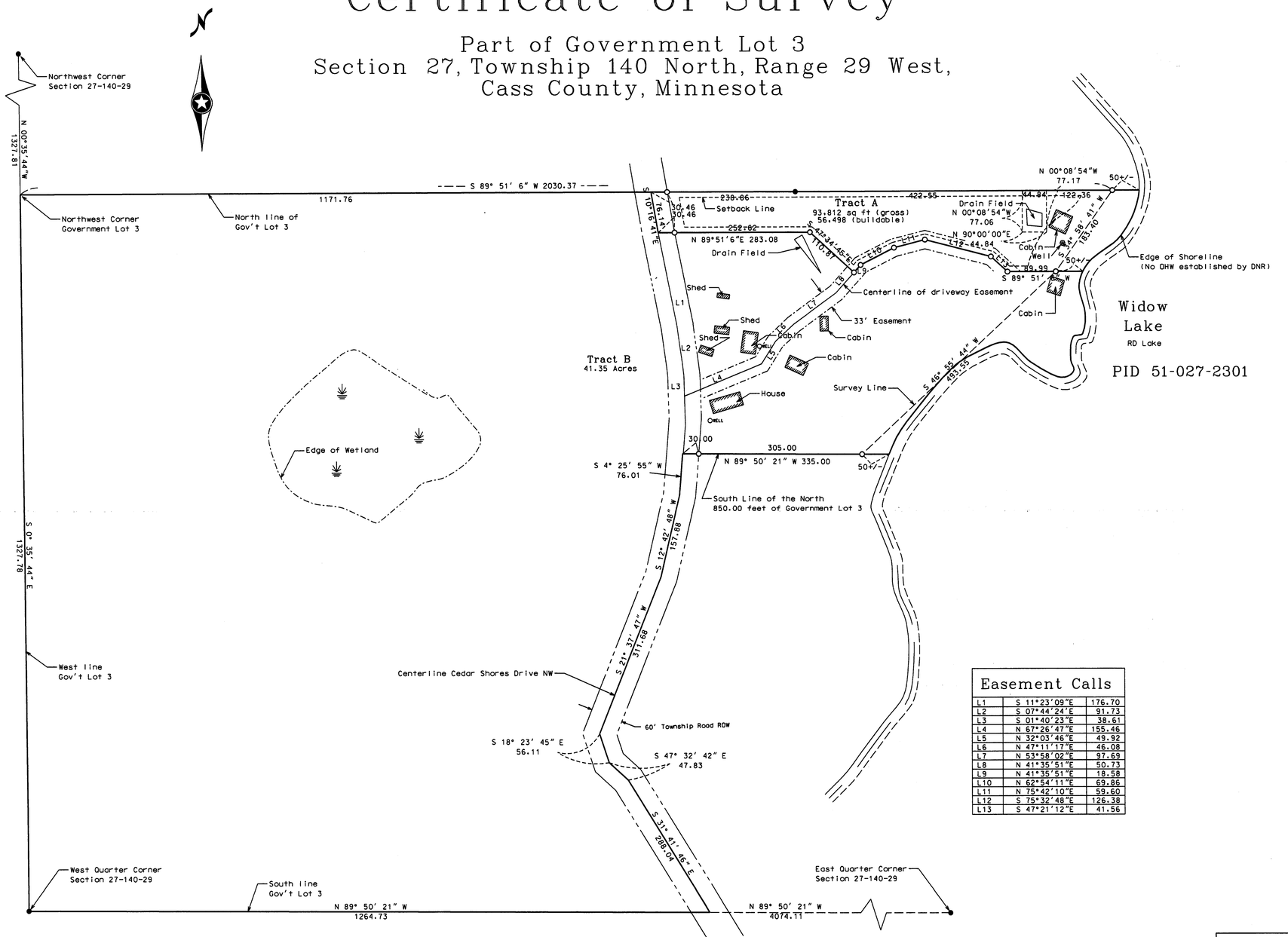
Certificate of Survey

Part of Government Lot 3
Section 27, Township 140 North, Range 29 West,
Cass County, Minnesota



Easement Calls		
L1	S 11°23'09"E	176.70
L2	S 07°44'24"E	91.73
L3	S 01°40'23"E	38.61
L4	N 67°26'47"E	155.46
L5	N 32°03'46"E	49.92
L6	N 47°11'17"E	46.08
L7	N 53°58'02"E	97.69
L8	N 41°35'51"E	50.73
L9	N 41°35'51"E	18.58
L10	N 62°54'11"E	69.86
L11	N 75°42'10"E	59.60
L12	S 75°32'48"E	126.38
L13	S 47°21'12"E	41.56

---- Denotes Setback Line
RD Lake Setback = 100 feet
Township road ROW setback = 20 feet
Side yard setback = 10 feet

● Indicates iron monument found
○ Indicates iron monument set, marked RLS 42619

Orientation of this bearing system is the
North American Datum of 1983.

SCALE IN FEET
0 50 100 200 300 400 500

Legal Description Tract A:

That part of Government Lot 3, Section 27, Township 140 North, Range 29 West, Cass County, Minnesota, described as follows:

Commencing at the Northwest corner of said Government Lot 3; thence North 89 degrees 51 minutes 06 seconds East, bearings are based on the North American Datum of 1983, along the north line of said Government Lot 3, a distance of 1171.76 feet to the centerline of Cedar Shores Drive, being the point of beginning of the tract to be described; thence South 10 degrees 16 minutes 41 seconds East along said centerline, a distance of 76.14 feet; thence North 89 degrees 51 minutes 06 seconds East, a distance of 283.08 feet; thence South 47 degrees 34 minutes 45 seconds East, a distance of 110.87 feet; thence North 41 degrees 35 minutes 51 seconds East, a distance of 18.58 feet; thence North 62 degrees 54 minutes 11 seconds East, a distance of 69.86 feet; thence North 75 degrees 42 minutes 10 seconds East, a distance of 59.60 feet; thence South 75 degrees 32 minutes 48 seconds East, a distance of 126.38 feet; thence South 47 degrees 21 minutes 12 seconds East, a distance of 41.56 feet; thence North 89 degrees 51 minutes 06 seconds East, a distance of 140 feet more or less to the westerly shore of Widow Lake; thence northeasterly along said shoreline to the intersection with a line that bears North 89 degrees 51 minutes 06 seconds East from the point of beginning; thence South 89 degrees 51 minutes 06 seconds West, a distance of 809 feet more or less to the point of beginning.

EXCEPT a strip of land 60 feet in width, for the purpose of a public highway, running through Government Lots 2 and 3, Section 27, Township 140 North, Range 29 West, northerly and southerly, along the present roadway as is now laid out and constructed or to be constructed.

Along with and subject to a 33.00 foot easement for ingress, egress, and utility purposes, over, under and across that part of Government Lot 3, with the centerline of said easement described as follows:

Commencing at the Northwest corner of said Government Lot 3; thence North 89 degrees 51 minutes 06 seconds East, bearings are based on the North American Datum of 1983, along the north line of said Government Lot 3 a distance of 1171.76 feet to the centerline of Cedar Shores Drive; thence South 10 degrees 16 minutes 41 seconds East along said centerline, a distance of 76.14 feet; thence South 11 degrees 23 minutes 09 seconds East, a distance of 176.70 feet; thence South 07 degrees 44 minutes 24 seconds East along said centerline, a distance of 91.73 feet; thence South 01 degrees 40 minutes 23 seconds East along said centerline, a distance of 38.61 feet to the point of beginning of the centerline to be described; thence North 67 degrees 26 minutes 47 seconds East, a distance of 155.46 feet; thence North 32 degrees 03 minutes 46 seconds East, a distance of 49.92 feet; thence North 47 degrees 11 minutes 17 seconds East, a distance of 46.08 feet; thence North 53 degrees 58 minutes 02 seconds East, a distance of 97.69 feet; thence North 41 degrees 35 minutes 51 seconds East, a distance of 69.31 feet; thence North 62 degrees 54 minutes 11 seconds East, a distance of 69.86 feet; thence North 75 degrees 42 minutes 10 seconds East, a distance of 59.60 feet; thence South 75 degrees 32 minutes 48 seconds East, a distance of 126.38 feet; thence South 47 degrees 21 minutes 12 seconds East, a distance of 41.56 feet; thence North 89 degrees 51 minutes 06 seconds East, a distance of 140 feet more or less to the westerly shoreline of Widow Lake and said centerline there terminates.

Sidelines of said easement are to be prolonged or shortened to terminate on the west end at the easterly ROW line of Cedar Shores Drive, and terminate on the east end at the westerly extension of the south line of Tract A, described above.

Subject to an easement for septic drain field purposes over, under, and across that part of said Government Lot 3 described as follows:

Commencing at the Northwest corner of said Government Lot 3; thence North 89 degrees 51 minutes 06 seconds East, bearings are based on the North American Datum of 1983, along the north line of said Government Lot 3 a distance of 1863.17 feet to the point of beginning of the tract to be described; thence continuing North 89 degrees 51 minutes 06 seconds East, along said north line a distance of 44.84 feet; thence South 00 degrees 08 minutes 54 seconds East, a distance of 77.17 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 44.84 feet; thence North 00 degrees 08 minutes 54 seconds West, a distance of 77.06 feet to the point of beginning.

Said easement to be extinguished upon failure of existing system.

Said parcel contains 2.15 acres, more or less, and is subject to all easements, restrictions, or reservations of record, if any.

Legal Description Tract B:

That part of Government Lot 3, Section 27, Township 140 North, Range 29 West, Cass County, Minnesota, described as follows:

Commencing at the Northwest corner of said Government Lot 3; thence North 89 degrees 51 minutes 06 seconds East, bearings are based on the North American Datum of 1983, along the north line of said Government Lot 3 a distance of 1171.76 feet to the centerline of Cedar Shores Drive; thence South 10 degrees 16 minutes 41 seconds East along said centerline, a distance of 76.14 feet; thence North 89 degrees 51 minutes 06 seconds East, a distance of 283.08 feet; thence South 47 degrees 34 minutes 45 seconds East, a distance of 110.87 feet; thence North 41 degrees 35 minutes 51 seconds East, a distance of 18.58 feet; thence North 62 degrees 54 minutes 11 seconds East, a distance of 69.86 feet; thence North 75 degrees 42 minutes 10 seconds East, a distance of 59.60 feet; thence South 75 degrees 32 minutes 48 seconds East, a distance of 126.38 feet; thence South 47 degrees 21 minutes 12 seconds East, a distance of 41.56 feet to the point of beginning of the tract to be described; thence reversing direction North 47 degrees 21 minutes 12 seconds West, a distance of 41.56 feet; thence North 75 degrees 32 minutes 48 seconds West, a distance of 126.38 feet; thence South 75 degrees 42 minutes 10 seconds West, a distance of 59.60 feet; thence South 62 degrees 54 minutes 11 seconds West, a distance of 69.86 feet; thence South 41 degrees 35 minutes 51 seconds West, a distance of 18.58 feet; thence South 89 degrees 51 minutes 06 seconds West, a distance of 351.07 feet to the centerline of Cedar Shores Drive; thence North 10 degrees 16 minutes 41 seconds West along said centerline, a distance of 152.38 feet to the north line of said Government Lot 3; thence South 89 degrees 51 minutes 06 seconds West along said north line, a distance of 1171.76 feet to the northwest corner of said Government Lot 3; thence South 00 degrees 35 minutes 44 seconds East along the west line of said Government Lot 3, a distance of 1327.78 feet to the south line of said Government Lot 3; thence South 89 degrees 50 minutes 21 seconds East along said south line, a distance of 1264.73 feet to the centerline of Cedar Shores Drive; thence North 31 degrees 41 minutes 46 seconds West along said centerline, a distance of 288.04 feet; thence North 47 degrees 32 minutes 42 seconds West along said centerline, a distance of 47.83 feet; thence North 18 degrees 23 minutes 45 seconds West along said centerline, a distance of 56.11 feet; thence North 21 degrees 37 minutes 47 seconds East along said centerline, a distance of 311.68 feet; thence North 12 degrees 42 minutes 48 seconds East along said centerline, a distance of 157.88 feet; thence North 04 degrees 25 minutes 55 seconds East along said centerline, a distance of 76.01 feet; thence South 89 degrees 50 minutes 21 seconds East, a distance of 385 feet, more or less, to the westerly shoreline of Widow Lake; thence northeasterly along said shoreline to the intersection with a line that bears North 89 degrees 51 minutes 06 seconds East from the point of beginning; thence South 89 degrees 51 minutes 06 seconds West, a distance of 140 feet, more or less, to the point of beginning.

EXCEPT a strip of land 60 feet in width, for the purpose of a public highway, running through Government Lots 2 and 3, Section 27, Township 140 North, Range 29 West, northerly and southerly, along the present roadway as is now laid out and constructed or to be constructed.

Along with and subject to a 33.00 foot easement for ingress, egress, and utility purposes over, under, and across that part of Government Lot 3, with the centerline of said easement described as follows:

Commencing at the Northwest corner of said Government Lot 3; thence North 89 degrees 51 minutes 06 seconds East, bearings are based on the North American Datum of 1983, along the north line of said Government Lot 3 a distance of 1171.76 feet to the centerline of Cedar Shores Drive; thence South 10 degrees 16 minutes 41 seconds East along said centerline, a distance of 76.14 feet; thence South 11 degrees 23 minutes 09 seconds East, a distance of 176.70 feet; thence South 07 degrees 44 minutes 24 seconds East along said centerline, a distance of 91.73 feet; thence South 01 degrees 40 minutes 23 seconds East along said centerline, a distance of 38.61 feet to the point of beginning of the centerline to be described; thence North 67 degrees 26 minutes 47 seconds East, a distance of 155.46 feet; thence North 32 degrees 03 minutes 46 seconds East, a distance of 49.92 feet; thence North 47 degrees 11 minutes 17 seconds East, a distance of 46.08 feet; thence North 53 degrees 58 minutes 02 seconds East, a distance of 97.69 feet; thence North 41 degrees 35 minutes 51 seconds East, a distance of 69.86 feet; thence North 62 degrees 54 minutes 11 seconds East, a distance of 69.86 feet; thence North 75 degrees 42 minutes 10 seconds East, a distance of 59.60 feet; thence South 75 degrees 32 minutes 48 seconds East, a distance of 126.38 feet; thence South 47 degrees 21 minutes 12 seconds East, a distance of 41.56 feet and said centerline there terminates.

Sidelines of said easement are to be prolonged or shortened to terminate on the west end at the easterly ROW line of Cedar Shores Drive, and terminate on the east end at the westerly extension of the north line of Tract B, described above.

Along with an easement for septic drain field purposes over, under, and across that part of said Government Lot 3 described as follows:

Commencing at the Northwest corner of said Government Lot 3; thence North 89 degrees 51 minutes 06 seconds East, bearings are based on the North American Datum of 1983, along the north line of said Government Lot 3 a distance of 1863.17 feet to the point of beginning of the tract to be described; thence continuing North 89 degrees 51 minutes 06 seconds East, along said north line a distance of 44.84 feet; thence South 00 degrees 08 minutes 54 seconds East, a distance of 77.17 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 44.84 feet; thence North 00 degrees 08 minutes 54 seconds West, a distance of 77.06 feet to the point of beginning.

Said easement to be extinguished upon failure of existing system.

Said parcel contains 41.35 acres, more or less, and is subject to all easements, restrictions, or reservations of record, if any.

No.	Date	REVISIONS
1	11-1-05	Legal Description revision Tract A & B
2	11-1-05	Revision in easement calls tab box
3	4-24-06	Revision Boundary of Tract A

Survey By: BS
Drawn By: KW
Checked By: JL

Client Name: Cedar Bay Resort

I HEREBY CERTIFY THAT THIS PLAN, SURVEY, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Signature: Jarrett M. Leas Date: 4/24/06
Jarrett M. Leas, MN License No. 42619

PROJECT NO. ROBBG0501

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