

# CERTIFICATE OF SURVEY

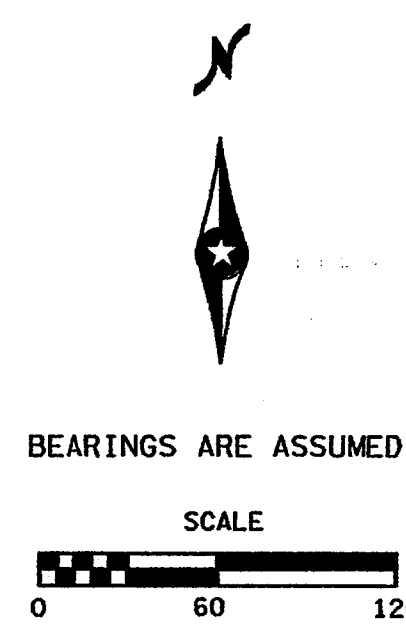
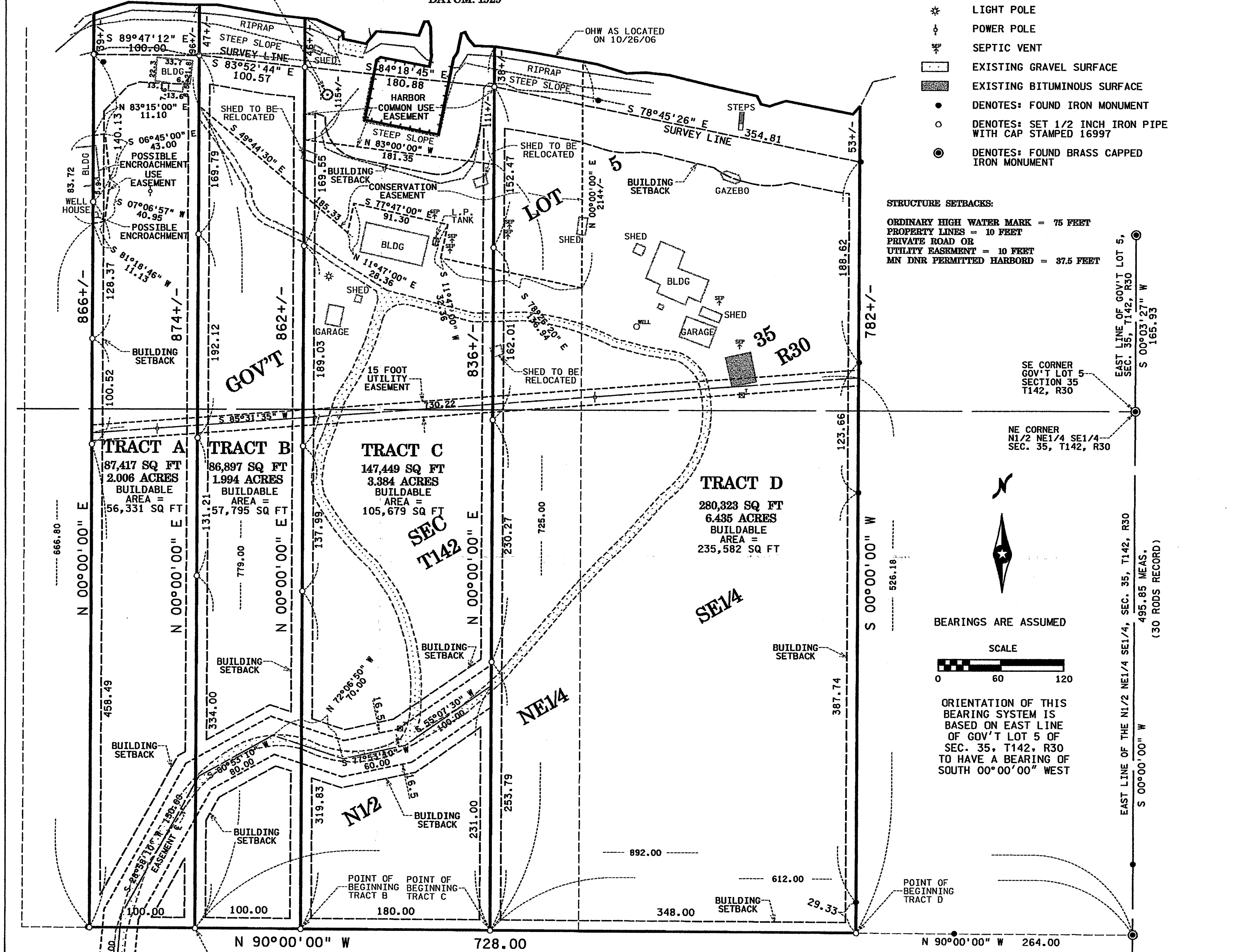
**LEECH LAKE**  
GENERAL DEVELOPMENT  
LAKE I.D. 11-0203  
OHW = 1294.9  
DATUM: 1929

BENCHMARK:  
SET 36" SPIKE IN NORTH  
FACE OF 12" OAK, 30+/- FEET  
WEST OF BOAT HARBOR,  
60+/- FEET SOUTH OF  
LAKE EDGE  
ELEV. = 1306.21  
DATUM = 1929

- LEGEND:**
- ★ LIGHT POLE
  - ⚡ POWER POLE
  - ⊕ SEPTIC VENT
  - ▭ EXISTING GRAVEL SURFACE
  - ▨ EXISTING BITUMINOUS SURFACE
  - DENOTES FOUND IRON MONUMENT
  - DENOTES SET 1/2 INCH IRON PIPE WITH CAP STAMPED 16997
  - ⊙ DENOTES FOUND BRASS CAPPED IRON MONUMENT

**STRUCTURE SETBACKS:**

- ORDINARY HIGH WATER MARK = 75 FEET
- PROPERTY LINES = 10 FEET
- PRIVATE ROAD OR UTILITY EASEMENT = 10 FEET
- MIN DNR PERMITTED HARBOR = 37.5 FEET



**Legal Description Provided by Client:**

All that part of Lot 5 and N1/2 of NE1/4 of SE1/4 and N1/2 of S1/2 of NE1/4 of SE1/4 of Sec. 35-142-30 West of the fifth principal meridian described more particularly as follows: Starting from the quarter post between Sections 35 and 36; thence south along said section line a distance of 30 rods, more or less, to an iron stake; thence west 264 feet which is point of beginning; thence west 264 feet; thence north on a line parallel to the section line between Sections 35 and 36 to a point on the shoreline of Leech Lake where said line intersects the lake; thence easterly along said shore line 264 feet; thence south on a straight line to the point of beginning.

All that part of Lot Five (5) and the North Half of the North Half of the Northeast Quarter of the Southeast Quarter and the North Half of the South Half of the North Half of the Northeast Quarter of the Southeast Quarter of Section Thirty-five (35) Township One Hundred Forty-two (142) North of Range Thirty (30) West of the Fifth Principal Meridian, described more particularly as follows: Starting from the quarter post between Sections Thirty-five (35) and Thirty-six (36), thence South along said Section Line a distance of Thirty (30) Rods, more or less, to an iron corner stake, thence West a distance of Five Hundred Twenty-eight (528) feet, which is the point of beginning, Thence West a distance of Four Hundred Sixty-four (464) feet, thence North on a line parallel to the Section Line of Sections 35 and 36 to a point on the shoreline of Leech Lake, where said line intersects the lake, thence Easterly along said lake shore a distance of Four Hundred Sixty-four (464) feet, thence south to the point of beginning.

**Proposed Legal Descriptions:**

**Tract A**

That part of Government Lot 5 and the North Half of the North Half of the Northeast Quarter of the Southeast Quarter and the North Half of the South Half of the North Half of the Northeast Quarter of the Southeast Quarter of Section 35, Township 142, Range 30, Cass County, Minnesota, described as follows: Commencing at the east quarter corner of said Section 35; thence South 00 degrees 00 minutes 00 seconds West, assumed bearing, along the east line of the North Half of the Northeast Quarter of the Southeast Quarter of said Section 35 a distance of 495.85 feet to an iron monument; thence North 90 degrees 00 minutes 00 seconds West, 892.00 feet to the point of beginning; thence continue North 90 degrees 00 minutes 00 seconds West, 100.00 feet; thence North 00 degrees 00 minutes 00 seconds East, along a line parallel with said east line, 866 feet more or less to the shoreline of Leech Lake; thence easterly along said shoreline, to the intersection with a line bearing North 00 degrees 00 minutes 00 seconds East from the point of beginning; thence South 00 degrees 00 minutes 00 seconds West, 874 feet more or less to the point of beginning. Subject to easements, restrictions and reservations of record.

**Tract B**

That part of Government Lot 5 and the North Half of the North Half of the Northeast Quarter of the Southeast Quarter and the North Half of the South Half of the North Half of the Northeast Quarter of the Southeast Quarter of Section 35, Township 142, Range 30, Cass County, Minnesota, described as follows: Commencing at the east quarter corner of said Section 35; thence South 00 degrees 00 minutes 00 seconds West, assumed bearing, along the east line of the North Half of the Northeast Quarter of the Southeast Quarter of said Section 35 a distance of 495.85 feet to an iron monument; thence North 90 degrees 00 minutes 00 seconds West, 792.00 feet to the point of beginning; thence continue North 90 degrees 00 minutes 00 seconds West, 100.00 feet; thence North 00 degrees 00 minutes 00 seconds East, along a line parallel with said east line, 874 feet more or less to the shoreline of Leech Lake; thence easterly along said shoreline, to the intersection with a line bearing North 00 degrees 00 minutes 00 seconds East from the point of beginning; thence South 00 degrees 00 minutes 00 seconds West, 862 feet more or less to the point of beginning. Subject to easements, restrictions and reservations of record.

**Tract C**

That part of Government Lot 5 and the North Half of the North Half of the Northeast Quarter of the Southeast Quarter and the North Half of the South Half of the North Half of the Northeast Quarter of the Southeast Quarter of Section 35, Township 142, Range 30, Cass County, Minnesota, described as follows: Commencing at the east quarter corner of said Section 35; thence South 00 degrees 00 minutes 00 seconds West, assumed bearing, along the east line of the North Half of the Northeast Quarter of the Southeast Quarter of said Section 35 a distance of 495.85 feet to an iron monument; thence North 90 degrees 00 minutes 00 seconds West, 612.00 feet to the point of beginning; thence continue North 90 degrees 00 minutes 00 seconds West, 180.00 feet; thence North 00 degrees 00 minutes 00 seconds East, along a line parallel with said east line, 862 feet more or less to the shoreline of Leech Lake; thence easterly along said shoreline, to the intersection with a line bearing North 00 degrees 00 minutes 00 seconds East from the point of beginning; thence South 00 degrees 00 minutes 00 seconds West, 836 feet more or less to the point of beginning. Subject to easements, restrictions and reservations of record.

**Tract D**

That part of Government Lot 5 and the North Half of the North Half of the Northeast Quarter of the Southeast Quarter and the North Half of the South Half of the North Half of the Northeast Quarter of the Southeast Quarter of Section 35, Township 142, Range 30, Cass County, Minnesota, described as follows: Commencing at the east quarter corner of said Section 35; thence South 00 degrees 00 minutes 00 seconds West, assumed bearing, along the east line of the North Half of the Northeast Quarter of the Southeast Quarter of said Section 35 a distance of 495.85 feet to an iron monument; thence North 90 degrees 00 minutes 00 seconds West, 264.00 feet to the point of beginning; thence continue North 90 degrees 00 minutes 00 seconds West, 348.00 feet; thence North 00 degrees 00 minutes 00 seconds East, along a line parallel with said east line, 836 feet more or less to the shoreline of Leech Lake; thence easterly along said shoreline, to the intersection with a line bearing North 00 degrees 00 minutes 00 seconds East from the point of beginning; thence South 00 degrees 00 minutes 00 seconds West, 782 feet more or less to the point of beginning. Subject to easements, restrictions and reservations of record.

**Proposed 33 Foot Ingress & Egress Easement:**

A perpetual 33 foot ingress and egress easement over and across that part of the Northeast Quarter of the Southeast Quarter of Section 35, Township 142, Range 30, Cass County, Minnesota. Said 33 foot easement lies 16.5 feet of each side of the following described centerline: Commencing at the east quarter corner of said Section 35; thence South 00 degrees 00 minutes 00 seconds West, assumed bearing, along the east line of the North Half of the Northeast Quarter of the Southeast Quarter of said Section 35 a distance of 495.85 feet to an iron monument; thence North 90 degrees 00 minutes 00 seconds West, 612.00 feet; thence North 00 degrees 00 minutes 00 seconds East, along a line parallel with said east line, 231.00 feet to the point of beginning of said centerline; thence South 55 degrees 07 minutes 30 seconds West, 100.00 feet thence South 77 degrees 53 minutes 10 seconds West, 60.00 feet; thence North 72 degrees 06 minutes 50 seconds West, 70.00 feet; thence South 60 degrees 53 minutes 10 seconds West, 80.00 feet; thence South 28 degrees 58 minutes 10 seconds West, 150.00 feet; thence South 04 degrees 48 minutes 10 seconds West, 150.00 feet; thence South 13 degrees 11 minutes 10 seconds West, 68.00 feet and there terminate said centerline. The sidelines of said 33 foot easement are to be prolonged or shortened to begin at said parallel line.

**Proposed Conservation Easement:**

A perpetual conservation easement over, under and across that part of Government Lot 5 of Section 35, Township 142, Range 30, Cass County, Minnesota, described as follows: Commencing at the east quarter corner of said Section 35; thence South 00 degrees 00 minutes 00 seconds West, assumed bearing, along the east line of the North Half of the Northeast Quarter of the Southeast Quarter of said Section 35 a distance of 495.85 feet to an iron monument; thence North 90 degrees 00 minutes 00 seconds West, 892.00 feet; thence North 00 degrees 00 minutes 00 seconds East, along a line parallel with said east line, 779.00 feet to the point of beginning; thence South 49 degrees 44 minutes 30 seconds East, 185.33 feet; thence North 11 degrees 47 minutes 00 seconds East, 28.36 feet; thence South 77 degrees 45 minutes 10 seconds East, 91.30 feet; thence South 11 degrees 47 minutes 00 seconds East, 32.36 feet; thence South 78 degrees 26 minutes 20 seconds East, 136.94 feet; thence North 00 degrees 00 minutes 00 seconds East, along a line parallel with said east line, 214 feet more or less to the shoreline of Leech Lake; thence westerly along said shoreline, to the intersection with a line bearing North 00 degrees 00 minutes 00 seconds East from the point of beginning; thence South 00 degrees 00 minutes 00 seconds West, 96 feet more or less to the point of beginning.

**15 Foot Utility Easement:**

A 15 foot perpetual utility easement over, under and across that part of Government Lot 5 and the North Half of the North Half of the Northeast Quarter of the Southeast Quarter of Section 35, Township 142, Range 30, Cass County, Minnesota. Said 15 foot easement being 7.5 feet of each side of the following described centerline: Commencing at the east quarter corner of said Section 35; thence South 00 degrees 00 minutes 00 seconds West, assumed bearing, along the east line of the North Half of the Northeast Quarter of the Southeast Quarter of said Section 35 a distance of 495.85 feet to an iron monument; thence North 90 degrees 00 minutes 00 seconds West, 264.00 feet; thence North 00 degrees 00 minutes 00 seconds East, along a line parallel with said east line, 526.18 feet to the point of beginning of said centerline; thence South 85 degrees 31 minutes 35 seconds West, 780.22 feet and there terminate said centerline.

**Common Use Easement Granted to Tracts A, B, C and D:**

A perpetual common use easement granted to Tracts A, B, C and D, over and across that part of Government Lot 5 of Section 35, Township 142, Range 30, Cass County, Minnesota, described as follows: Commencing at the east quarter corner of said Section 35; thence South 00 degrees 00 minutes 00 seconds West, assumed bearing, along the east line of the North Half of the Northeast Quarter of the Southeast Quarter of said Section 35 a distance of 495.85 feet to an iron monument; thence North 90 degrees 00 minutes 00 seconds West, 612.00 feet; thence North 00 degrees 00 minutes 00 seconds East, along a line parallel with said east line, 725.00 feet to the point of beginning; thence North 83 degrees 00 minutes 00 seconds West, 181.35 feet; thence North 00 degrees 00 minutes 00 seconds East, along a line parallel with said east line, 115 feet more or less to the shoreline of Leech Lake; thence easterly along said shoreline, to the intersection with a line bearing North 00 degrees 00 minutes 00 seconds East from the point of beginning; thence South 00 degrees 00 minutes 00 seconds West, 111 feet more or less to the point of beginning.

**Use Easement in Favor of the Adjoining Property:**

A perpetual use easement in favor of the adjoining property over, under and across that part of Government Lot 5 and the North Half of the North Half of the Northeast Quarter of the Southeast Quarter and the North Half of the South Half of the North Half of the Northeast Quarter of the Southeast Quarter of Section 35, Township 142, Range 30, Cass County, Minnesota, described as follows: Commencing at the east quarter corner of said Section 35; thence South 00 degrees 00 minutes 00 seconds West, assumed bearing, along the east line of the North Half of the Northeast Quarter of the Southeast Quarter of said Section 35 a distance of 495.85 feet to an iron monument; thence North 90 degrees 00 minutes 00 seconds West, 992.00 feet; thence North 00 degrees 00 minutes 00 seconds East, along a line parallel with said east line, 668.80 feet to the point of beginning; thence continue North 00 degrees 00 minutes 00 seconds East, along said parallel line, 83.72 feet; thence North 83 degrees 15 minutes 00 seconds East 11.10 feet; thence South 06 degrees 45 minutes 00 seconds East, 43.00 feet; thence South 07 degrees 06 minutes 57 seconds West, 40.95 feet; thence South 81 degrees 18 minutes 46 seconds West, 11.13 feet to the point of beginning.

- Note:
- 1) The tracts shown and described herein must be approved by local zoning authority before title is transferred and/or building permits obtained.
  - 2) Contact Gopher One-Call 1-800 252-1166 prior to construction.
  - 3) There are no bluffs of wetlands on this property.

SURVEY PREPARED FOR TODD PHELPS

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: *Vernon H. Bartz* Date: 12/5/06

Vernon H. Bartz Registration No. 16997

416 S 6TH ST  
SUITE 200  
BRAINERD, MN  
56401-3540  
PH: 218-855-1700  
FAX: 218-855-1701

SEH

SEH PROJ. NO.  
PHELT 0701-00

RECEIVED

# 3320  
DEC 20 2006  
GLS  
NESE 35-142-30

COUNTY SURVEYOR