

CERTIFICATE OF SURVEY

RECEIVED
 # 3075
 SEP 11 2007
 CL 2 24-141-28
 CASS COUNTY SURVEYOR

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly licensed land surveyor under the laws of the state of Minnesota.
 Dated this 27th day of July, 2007
 By: Bruce W. Skipton
 Bruce W. Skipton, Minnesota License No. 17768



BOUNDARY SURVEY
 PART OF OUTLOT B OF BREEZE-WAY
 LOCATED IN GOV'T LOT 2,
 SEC. 24, TWP. 141, RGE. 28,
 CASS CO., MN

CLIENT:
 William & Janet Flynn
 4833 Fremont Ave. S.
 Minneapolis, MN 55419

DESIGNED BY:	DRAWN BY:	JMS
APPROVED BY:	JMS	JMS
DATE:	SEP 11 2007	
BY:	BWS	
REASON FOR SURVEY:	BOUNDARY SURVEY	
DATE OF SURVEY:	JULY 20 2007	
DATE OF CERTIFICATE:	SEP 11 2007	

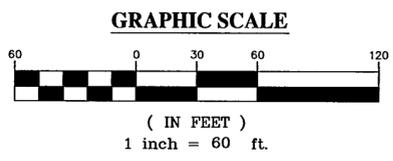
DESCRIPTION: - (Record)

That part of Outlot "B" of Breeze-Way, a subdivision lying and being a part of Government Lot 2, Section 24, Township 141 North, Range 28, West, Cass County, Minnesota, described as follows:
 Commencing at the Southeast corner of said Government Lot 2; thence South 72 degrees 45 minutes 00 seconds West along the South line of said Government Lot 2 for a distance of 246.42 feet to the point of beginning; thence North 72 degrees 45 minutes 00 seconds East along said South line for a distance of 246.42 feet to said Southeast corner; thence deflect left 140 degrees, 05 minutes, 30 seconds (bearing north 67 degrees 20 minutes 30 seconds) for a distance of 324.85 feet; thence deflect right 12 degrees 36 minutes 30 seconds (bearing North 54 degrees 44 minutes 00 seconds West) for a distance of 247.15 feet more or less to the shoreline of Long Lake; thence in a Southwesterly direction along said shoreline to a point on a line that bears North 51 degrees 15 minutes 00 seconds East from the point of beginning; thence South 51 degrees 15 minutes 00 seconds East for a distance of 421 feet more or less to the point of beginning and there terminating, containing 1.42 acres more or less.

Together with an easement for ingress over and across a strip of land 33 feet in width, the center line of which is described as follows: Beginning at a point on the North line of Government Lot 2, Section 24, Township 141, Range 28, said point being 123 feet distant and bearing South 74 degrees 41 minutes West from the Northeast corner of said Government Lot 2; thence South 17 degrees 21 minutes 30 seconds East for a distance of 30.25 feet; thence deflect left 13 degrees 16 minutes (bearing South 04 degrees 05 minutes 30 seconds West) for a distance of 354.47 feet; thence deflect left 09 degrees 29 minutes 30 seconds (bearing South 05 degrees 24 minutes 00 seconds East) for a distance of 227.42 feet; thence deflect left 06 degrees 39 minutes (bearing South 12 degrees 03 minutes 00 seconds East) for a distance of 203.97 feet; thence deflect right 46 degrees 22 minutes bearing South 34 degrees 19 minutes 00 seconds West for a distance 152.37 feet and there terminating.

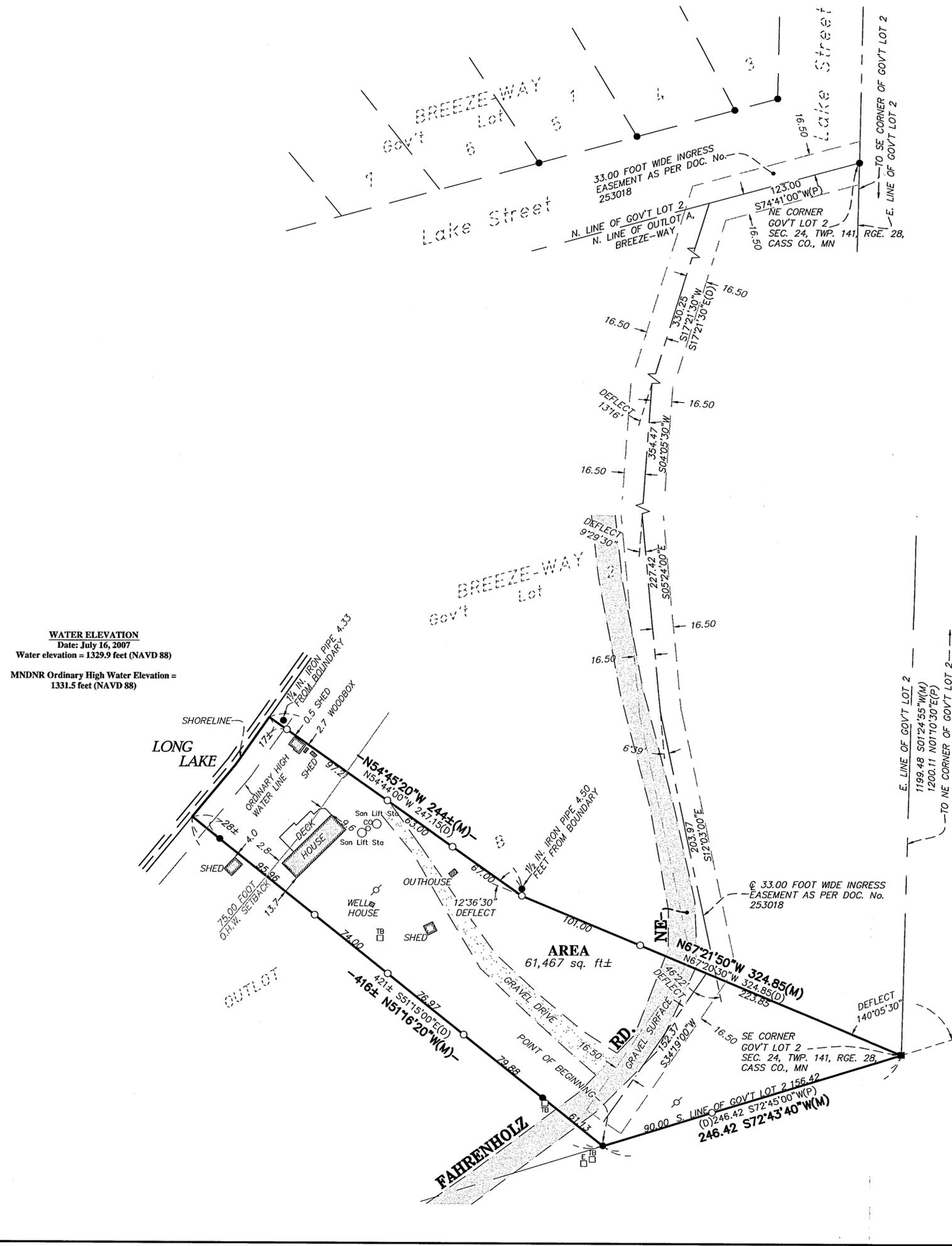
SURVEYOR NOTES:

- Bearing Orientation: The north line of Government Lot 2 (north line of Outlot A of BREEZE-WAY) of Section 24, Township 141, Range 28 is assumed to have a bearing of South 74 degrees 41 minutes 00 seconds West.
- The field survey was completed on July 20th, 2007.
- Arro Land Surveyors, LLC has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- The client should contact a real estate attorney or title attorney concerning the ingress easement discrepancies as shown on this certificate of survey.
- There are no bluffs per Cass County Ordinance present on this survey.



LEGEND

- DENOTES 1/2 INCH x 14 INCH IRON PIPE SET AND MARKED WITH RLS 17768 CAP.
- DENOTES FOUND GLO MONUMENT
- DENOTES FOUND SURVEY MONUMENT
- (M) DENOTES ARRO, LLC MEASUREMENTS
- (D) DENOTES DEED MEASUREMENTS FROM DOC. NO. 253018
- (P) DENOTES PLAT MEASUREMENTS FROM BREEZE-WAY
- DENOTES TELEPHONE PEDESTAL
- DENOTES ELECTRIC BOX
- DENOTES UTILITY POLE
- DENOTES SEPTIC CLEANOUT
- DENOTES SANITARY LIFT STATION



WATER ELEVATION
 Date: July 16, 2007
 Water elevation = 1329.9 feet (NAVD 88)
 MNDNR Ordinary High Water Elevation = 1331.5 feet (NAVD 88)