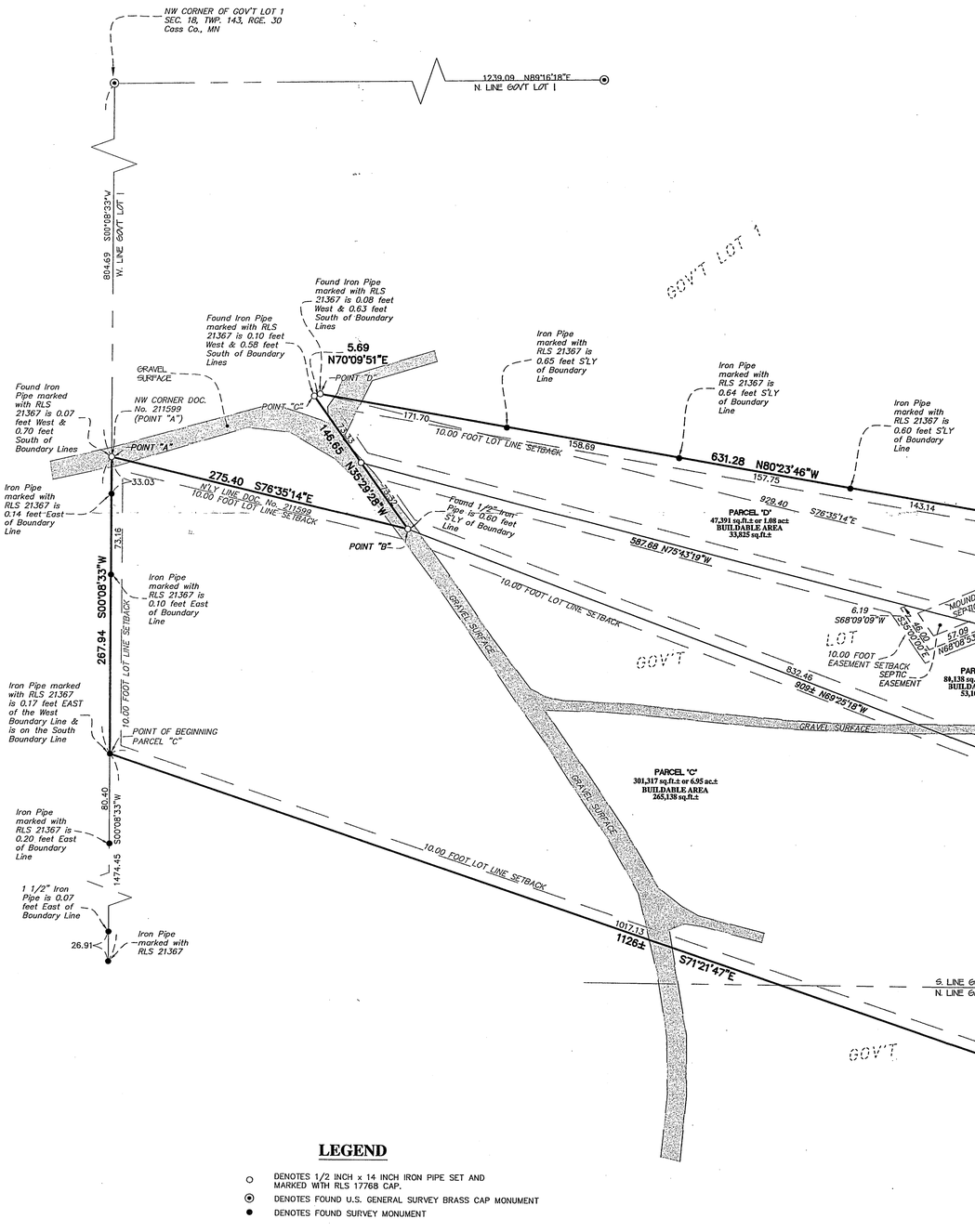
CERTIFICATE OF SURVEY



LEGEND

- ○ DENOTES 1/2 INCH x 14 INCH IRON PIPE SET AND MARKED WITH RLS 17768 CAP.
- ⊙ DENOTES FOUND U.S. GENERAL SURVEY BRASS CAP MONUMENT
- ● DENOTES FOUND SURVEY MONUMENT

DESCRIPTION:

(ENTIRE PARCEL)

Those parts of Government Lots 1 and 6 of Section 18, Township 143, Range 30, Cass County, Minnesota, described as follows:

Commencing at the northwest corner of said Government Lot 1; thence on an assumed bearing of South 00 degrees 08 minutes 33 seconds West, along the west line of said Government Lot 1, a distance of 804.69 feet to the northwest corner of the parcel of land described in Document Number 211599 on file in the office of the County Recorder, Cass County, Minnesota, said point also being hereinafter referred to as Point "A"; thence South 76 degrees 35 minutes 14 seconds East, along the northerly line of said Document Number 211599, a distance of 275.40 feet to a point hereinafter referred to as Point "B"; thence North 35 degrees 29 minutes 28 seconds West a distance of 146.65 feet to a point hereinafter referred to as Point "C"; thence North 70 degrees 09 minutes 51 seconds East a distance of 5.69 feet to a point hereinafter referred to as Point "D"; thence South 76 degrees 35 minutes 14 seconds East a distance of 929.40 feet to the point of beginning of the parcel of land to be described; thence North 68 degrees 37 minutes 03 seconds West a distance of 302.44 feet; thence North 80 degrees 23 minutes 46 seconds West a distance of 631.28 feet to said Point "D"; thence South 70 degrees 09 minutes 51 seconds West a distance of 5.69 feet to said Point "C"; thence South 35 degrees 29 minutes 28 seconds East a distance of 146.65 feet to said Point "B"; thence North 76 degrees 35 minutes 14 seconds West a distance of 275.40 feet to said Point "A"; thence South 00 degrees 08 minutes 33 seconds West, along said west line of Government Lot 1, a distance of 267.94 feet; thence South 71 degrees 21 minutes 47 seconds East a distance of 1126 feet, more or less, to the shoreline of Leech Lake; thence Northerly, along said Leech Lake shoreline, a distance of 489 feet, more or less, to the line that bears South 76 degrees 35 minutes 14 seconds East from said point of beginning; thence North 76 degrees 35 minutes 14 seconds West a distance of 55 feet, more or less, to the point of beginning.

Said parcel contains 10.8 acres of land, more or less, and is subject to existing easements of record.

DESCRIPTION:

(PARCEL "A")

That part of Government Lot 1 of Section 18, Township 143, Range 30, Cass County, Minnesota, described as follows:

Commencing at the northwest corner of said Government Lot 1; thence on an assumed bearing of South 00 degrees 08 minutes 33 seconds West, along the west line of said Government Lot 1, a distance of 804.69 feet to the northwest corner of the parcel of land described in Document Number 211599 on file in the office of the County Recorder, Cass County, Minnesota; thence South 76 degrees 35 minutes 14 seconds East, along the northerly line of said Document Number 211599, a distance of 275.40 feet; thence North 35 degrees 29 minutes 28 seconds West a distance of 146.65 feet; thence North 70 degrees 09 minutes 51 seconds East a distance of 5.69 feet; thence South 76 degrees 35 minutes 14 seconds East a distance of 929.40 feet to the point of beginning of the parcel of land to be described; thence North 68 degrees 37 minutes 03 seconds West a distance of 302.44 feet; thence South 08 degrees 48 minutes 08 seconds West a distance of 102.46 feet; thence South 68 degrees 37 minutes 03 seconds East a distance of 365 feet, more or less, to the shoreline of Leech Lake; thence Northerly, along said shoreline, a distance of 122 feet, more or less, to a line that bears South 76 degrees 35 minutes 14 seconds East for said point of beginning; thence North 76 degrees 35 minutes 14 seconds West a distance of 55 feet, more or less, to the point of beginning.

Said parcel contains 0.8 acres of land, more or less, and is subject to existing easements of record.

DESCRIPTION:

(PARCEL "B")

That part of Government Lot 1 of Section 18, Township 143, Range 30, Cass County, Minnesota, described as follows:

Commencing at the northwest corner of said Government Lot 1; thence on an assumed bearing of South 00 degrees 08 minutes 33 seconds West, along the west line of said Government Lot 1, a distance of 804.69 feet to the northwest corner of the parcel of land described in Document Number 211599 on file in the office of the County Recorder, Cass County, Minnesota, said point also being hereinafter referred to as Point "A"; thence South 76 degrees 35 minutes 14 seconds East, along the northerly line of said Document Number 211599, a distance of 275.40 feet to a point hereinafter referred to as Point "B"; thence North 35 degrees 29 minutes 28 seconds West a distance of 146.65 feet to a point hereinafter referred to as Point "C"; thence North 70 degrees 09 minutes 51 seconds East a distance of 5.69 feet to a point hereinafter referred to as Point "D"; thence South 76 degrees 35 minutes 14 seconds East a distance of 929.40 feet; thence North 68 degrees 37 minutes 03 seconds West a distance of 302.44 feet; thence South 08 degrees 48 minutes 08 seconds West a distance of 102.46 feet to the point of beginning of the parcel of land to be described; thence South 68 degrees 37 minutes 03 seconds East a distance of 365 feet, more or less, to the shoreline of Leech Lake; thence Southerly, along said shoreline, a distance of 102 feet, more or less, to a line that bears South 69 degrees 25 minutes 18 seconds East from said Point "B"; thence North 69 degrees 25 minutes 18 seconds West a distance of 909 feet, more or less to said Point "B"; thence North 35 degrees 29 minutes 28 seconds West a distance of 73.32 feet to a line that bears North 75 degrees 43 minutes 19 seconds West from said point of beginning; thence South 75 degrees 43 minutes 19 seconds East a distance of 587.68 feet to the point of beginning.

Said parcel contains 1.8 acres of land, more or less, and is subject to existing easements of record.

DESCRIPTION:

(PROPOSED SEPTIC EASEMENT)

A perpetual easement for septic purposes over, under and across part of Government Lot 1 of Section 18, Township 143, Range 30, Cass County, Minnesota. Said easement is described as follows:

Commencing at the northwest corner of said Government Lot 1; thence on an assumed bearing of South 00 degrees 08 minutes 33 seconds West, along the west line of said Government Lot 1, a distance of 804.69 feet to the northwest corner of the parcel of land described in Document Number 211599 on file in the office of the County Recorder, Cass County, Minnesota; thence South 76 degrees 35 minutes 14 seconds East, along the northerly line of said Document Number 211599, a distance of 275.40 feet; thence North 35 degrees 29 minutes 28 seconds West a distance of 146.65 feet; thence North 70 degrees 09 minutes 51 seconds East a distance of 5.69 feet; thence South 76 degrees 35 minutes 14 seconds East a distance of 929.40 feet; thence North 68 degrees 37 minutes 03 seconds West a distance of 302.44 feet; thence South 08 degrees 48 minutes 08 seconds West a distance of 102.46 feet to the point of beginning of the easement to be described; thence North 75 degrees 43 minutes 19 seconds West a distance of 75.97 feet; thence South 68 degrees 09 minutes 09 seconds West a distance of 6.19 feet; thence South 35 degrees 00 minutes 00 seconds East a distance of 46.00 feet; thence North 68 degrees 09 minutes 09 seconds East a distance of 57.09 feet to the point of beginning.

SURVEYOR NOTES:

1. Bearing Orientation: The west line of Government Lot 1 of Section 18, Township 143, Range 30 is assumed to have a bearing of South 00 degrees 08 minutes 33 seconds West.
2. The field survey was completed on December 7th, 2007.
3. 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.
4. There are no wetlands across the property being surveyed.
5. Parcel "D" is not considered to be a buildable lot on its own and is attached to and indivisible from Parcel "A"

RECEIVED
#3805
DEC 18 2007
CL 142 18-143-30
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 registered land surveyor under the laws of the State of Minnesota.
Dated this 7th day of December 2007
By: Bruce W. Skipton
Bruce W. Skipton, Minnesota License No. 17768

ARRO
Land Surveyors, LLC
P.O. Box 1590
Walker, MN 56484
(218)547-7310 office
(218)547-7312 fax

DIVISION SURVEY
PARTS OF GOVERNMENT LOTS 1 & 6
OF SEC. 18, TWP. 143, RGE. 30,
CASS Co., MN

CLIENT:
Dustin Zacher
P.O. Box 1590
Walker, MN 56484

DESIGNED BY: ——— DRAWN BY: MPS
APPROVED BY: BWS JOB NUMBER: 05-077

NO.	DATE	BY	REVISION RECORD

MINNESOTA
BRUCE W. SKIPTON
17768
LAND SURVEYOR

GRAPHIC SCALE
60 0 30 60 120
(IN FEET)
1 inch = 60 ft.

C:\Shared Data\ARRO-PROJECTS\05-077 D.ZACHER OAK POINT\dwg\05-077 Div Cert 12-3-07.dwg, 12/7/2007 3:27:46 PM