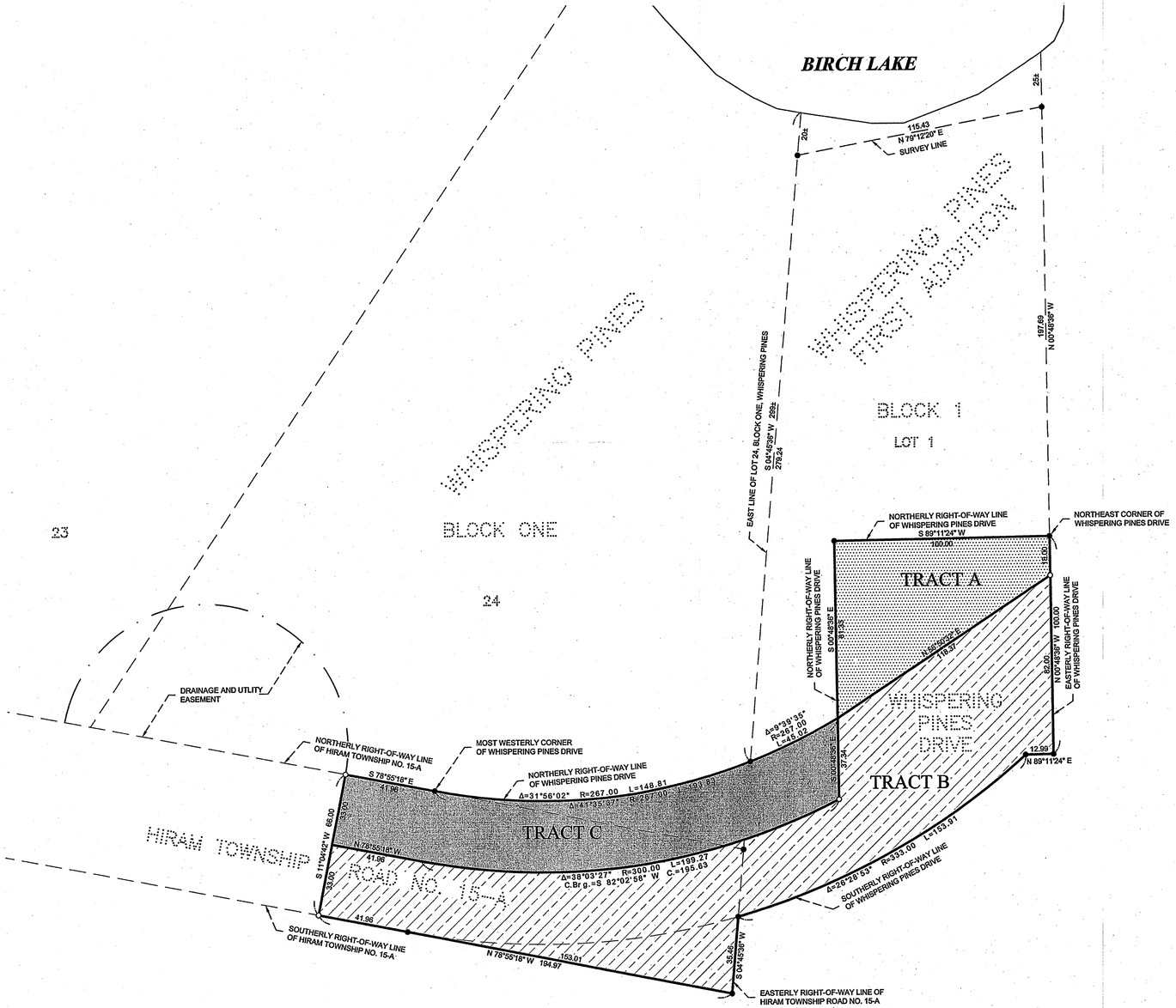
CERTIFICATE OF SURVEY

PART OF WHISPERING PINES DRIVE, WHISPERING PINES FIRST ADDITION AND PART OF HIRAM TOWNSHIP ROAD NO. 15-A, WHISPERING PINES, SECTION 14, TOWNSHIP 140 NORTH, RANGE 31 WEST, CASS COUNTY, MINNESOTA



PROPOSED LEGAL DESCRIPTIONS

TRACT A (portion to be vacated and deeded to Recer)
That part of Whispering Pines Drive, according to the recorded plat of WHISPERING PINES FIRST ADDITION, Cass County, Minnesota, lying northerly of the following described line:

COMMENCING at the northeast corner of said Whispering Pines Drive; thence South 89 degrees 11 minutes 24 seconds West, assigned bearing, along the northerly right-of-way line of said Whispering Pines Drive, 100.00 feet to an angle point in said northerly right-of-way line; thence South 00 degrees 48 minutes 36 seconds East, along said northerly right-of-way line, 81.33 feet to another angle point in said northerly right-of-way line and the point of beginning of the line to be herein described; thence North 56 degrees 50 minutes 32 seconds East 118.37 feet to the easterly right-of-way line of said Whispering Pines Drive and said described line there terminating.

TRACT B (portion to be vacated and deeded to Engelhart)
That part of Whispering Pines Drive, WHISPERING PINES FIRST ADDITION and Hiram Township Road No. 15-A, WHISPERING PINES, according to the recorded plats thereof, Cass County, Minnesota, lying southerly and easterly of the following described line:

COMMENCING at the northeast corner of said Whispering Pines Drive; thence South 89 degrees 11 minutes 24 seconds West, assigned bearing, along the northerly right-of-way line of said Whispering Pines Drive, 100.00 feet to an angle point in said northerly right-of-way line; thence South 00 degrees 48 minutes 36 seconds East, along said northerly right-of-way line, 81.33 feet to another angle point in said northerly right-of-way line; thence North 56 degrees 50 minutes 32 seconds East 118.37 feet to the easterly right-of-way line of said Whispering Pines Drive and the point of beginning of the line to be herein described; thence South 56 degrees 50 minutes 32 seconds West 118.37 feet to last said angle point in the northerly right-of-way line; thence South 00 degrees 48 minutes 36 seconds East 37.34 feet; thence westerly 199.27 feet, along a non-tangential curve, concave to the north, having a radius 300.00 feet, a central angle of 38 degrees 03 minutes 27 seconds, a chord distance of 195.63 feet, and a chord bearing of South 82 degrees 02 minutes 58 seconds West; thence North 78 degrees 55 minutes 18 seconds West, tangent to said curve, 41.96 feet; thence South 11 degrees 04 minutes 42 seconds West 33.00 feet to the southerly right-of-way line of said Hiram Township Road No. 15-A and said described line there terminating.

TRACT C (portion to remain a public road)
That part of Whispering Pines Drive, WHISPERING PINES FIRST ADDITION and Hiram Township Road No. 15-A, WHISPERING PINES, according to the recorded plats thereof, Cass County, Minnesota described as follows:

COMMENCING at the northeast corner of said Whispering Pines Drive; thence South 89 degrees 11 minutes 24 seconds West, assigned bearing, along the northerly right-of-way line of said Whispering Pines Drive, 100.00 feet to an angle point in said northerly right-of-way line; thence South 00 degrees 48 minutes 36 seconds East, along said northerly right-of-way line, 81.33 feet to another angle point in said northerly right-of-way line and the point of beginning of the tract to be herein described; thence South 00 degrees 48 minutes 36 seconds East 37.34 feet; thence westerly 199.27 feet, along a non-tangential curve, concave to the north, having a radius of 300.00 feet, a central angle of 38 degrees 03 minutes 27 seconds, a chord distance of 195.63 feet, and a chord bearing of South 82 degrees 02 minutes 58 seconds West; thence North 78 degrees 55 minutes 18 seconds West, tangent to said curve, 41.96 feet; thence North 11 degrees 04 minutes 42 seconds East 33.00 feet to the northerly right-of-way line of said Hiram Township Road No. 15-A; thence South 78 degrees 55 minutes 18 seconds East, along said northerly right-of-way line of Hiram Township Road No. 15-A, a distance of 41.96 feet to the most westerly corner of said Whispering Pines Drive; thence easterly, along said northerly right-of-way line of Whispering Pines Drive a distance of 193.83 feet, along a tangential curve, concave to the north, having a radius of 267.00 feet, and a central angle of 41 degrees 35 minutes 37 seconds to the point of beginning.

N

30 0 30 60

SCALE IN FEET

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE EAST LINE OF LOT 24, BLOCK ONE, WHISPERING PINES TO HAVE AN ASSIGNED BEARING OF S 04°45'36" W.

LEGEND

- DENOTES TRACT A
- DENOTES TRACT B
- DENOTES TRACT C
- DENOTES MONUMENTS AS SHOWN ON RECORDED PLATS
- DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 21367
- DENOTES SET PK NAIL

RECEIVED
#3529
JAN 16 2008
GL 7 14-140-31
CASS COUNTY SURVEYOR

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Landecker & Associates, Inc.
Engineering - Surveying - Planning
Walker, MN 56484
Phone: 218-547-1296 Fax: 218-547-2272

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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
Terry L. Freeman, PLS #21367
DATE 12/20/07 LIC. NO. 21367

REVISIONS		
DATE	DESCRIPTION	BY

CERTIFICATE OF SURVEY

Robert Engelhart
c/o Steve Baker
P.O. Box 924
Walker, MN 56484

PROJECT MANAGER: TLF
CHECKED BY: TLF
DRAWN BY: WAG
PROJECT No.: 072232
FILE NAME: C0722232.dwg
FIELD BOOK: BOOK NA PG. NA
DATE: 12-20-2007
SCALE: HORZ. 1" = 30' VERT. NONE

SHEET 1 OF 1

Wayne Wagy 12/20/2007 11:57 AM - P:\Drawings\2007\072232 ENGELHART\dwg\C072232.dwg