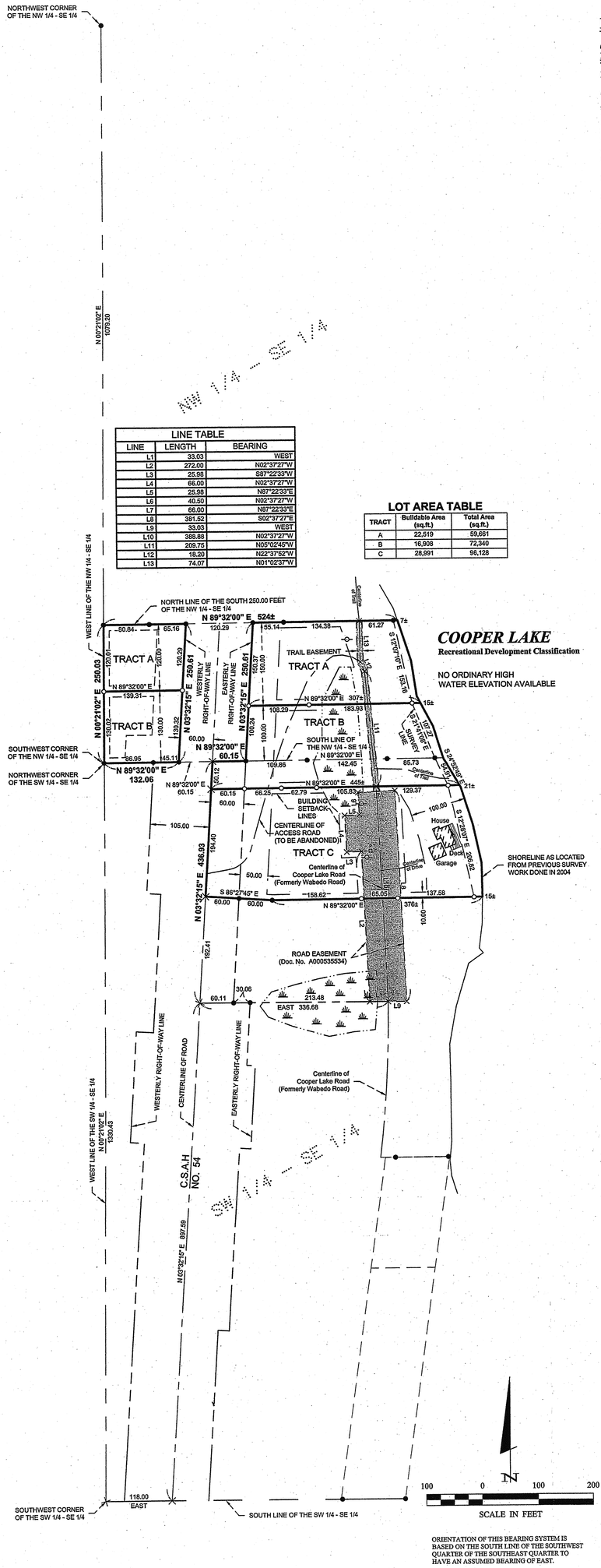
Wayne gregory 3/10/2008 9:29 AM - F:\Drawings\2007\072230 PALMER\dwg\C072230.dwg

CERTIFICATE OF SURVEY

PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION 3, TOWNSHIP 140 NORTH, RANGE 28 WEST, CASS COUNTY, MINNESOTA



LINE TABLE		
LINE	LENGTH	BEARING
L1	33.03	WEST
L2	272.00	N02°37'27"W
L3	25.98	S87°22'33"W
L4	66.00	N02°37'27"W
L5	25.98	N87°22'33"E
L6	40.50	N02°37'27"W
L7	66.00	N87°22'33"E
L8	381.52	S02°37'27"E
L9	33.03	WEST
L10	388.88	N02°37'27"W
L11	209.76	N05°02'46"W
L12	18.20	N22°37'52"W
L13	74.07	N01°02'37"W

LOT AREA TABLE		
TRACT	Buildable Area (sq.ft.)	Total Area (sq.ft.)
A	22,519	59,661
B	16,908	72,340
C	28,991	96,128

LEGAL DESCRIPTIONS FROM CASS COUNTY RECORDERS OFFICE

(Parcel ID #46-003-4205)
Doc. No. A000499431
The South Two Hundred and Fifty (250) feet of the Northwest Quarter of the Southeast Quarter (NW1/4 SE1/4) of Section Three (3), Township One Hundred Forty (140) North, Range Twenty-Eight (28) West, according to the Government Survey thereof.

(Parcel ID #46-003-4301)
Doc. No. A000498099
That part of the Southwest Quarter of the Southeast Quarter, Section 3, Township 140 North, Range 28 West, Cass County, Minnesota, lying easterly of the centerline of C.S.A.H. No. 54 and northerly of the following described line: Commencing at the Southwest corner of said Southwest Quarter of the Southeast Quarter; thence East assumed bearing along the South line thereof 118.00 feet to the centerline of said C.S.A.H. No. 54; thence North 3 degrees 32 minutes 15 seconds East along said centerline 1090.00 feet to the point of beginning of the line to be herein described; thence South 86 degrees 27 minutes 45 seconds East 120.00 feet; thence North 89 degrees 32 minutes 00 seconds East 376 feet, more or less, to the shoreline of Cooper Lake and said line there terminating.

Subject to right-of-way of C.S.A.H. No. 54.

Subject to easements, restrictions and reservations of record.

(Parcel ID #46-003-4305)
Doc. No. A000498099
That part of the Southwest Quarter of the Southeast Quarter, Section 3, Township 140 North, Range 28 West, Cass County, Minnesota, described as follows: Commencing at the Southwest corner of said Southwest Quarter of the Southeast Quarter and assuming that the South line thereof bears East; thence North 39 degrees 16 minutes 00 seconds East 794.30 feet to a point hereinafter referred to as Point "A"; and commencing at said Southwest corner; thence East, assumed bearing along the South line of said Southwest Quarter of the Southeast Quarter 118.00 feet to the centerline of C.S.A.H. No. 54; thence North 3 degrees 32 minutes 15 seconds East along said centerline 1090.00 feet; thence South 86 degrees 27 minutes 45 seconds East 120.00 feet to the point of beginning of the tract to be herein described; thence North 86 degrees 27 minutes 45 seconds West 120.00 feet; thence South 3 degrees 32 minutes 15 seconds West 192.41 feet; thence on a bearing of East parallel to said South line 352.76 feet to the centerline of the Cooper Lake Road (formerly known as the Wabedo Road); thence southerly 281.57 feet, along said centerline, along a non-tangential curve concave to the West having a radius of 2373.14 feet, a central angle of 6 degrees 47 minutes 53 seconds and the chord bears South 3 degrees 13 minutes 39 seconds West for a chord distance of 281.41 feet to a point which bears South 89 degrees 46 minutes 00 seconds West from said Point "A"; thence North 89 degrees 46 minutes 00 second East, passing through said Point "A" 125 feet, more or less, to the shoreline of Cooper Lake; thence northerly along said shoreline to the intersection with a line which bears North 89 degrees 32 minutes 00 seconds East from the point of beginning; thence South 89 degrees 32 minutes 00 seconds West 376 feet, more or less, to the point of beginning.

Subject to right-of-way of C.S.A.H. No. 54.

Subject to easements, restrictions and reservations of record.

PROPOSED LEGAL DESCRIPTIONS

TRACT A

The North 120.00 feet of the South 250.00 feet of the Northwest Quarter of the Southeast Quarter, Section 3, Township 140 North, Range 28 West, Cass County, Minnesota, lying westerly of the westerly right-of-way line of C.S.A.H. No. 54.
AND
The North 150.00 feet of the South 250.00 feet of the Northwest Quarter of the Southeast Quarter, Section 3, Township 140 North, Range 28 West, Cass County, Minnesota, lying easterly of the easterly right-of-way line of C.S.A.H. No. 54.

SUBJECT to and TOGETHER with a 10.00 foot wide trail easement.

SUBJECT to easements, restrictions, and reservations of record.

TRACT B

The South 130.00 feet of the Northwest Quarter of the Southeast Quarter, Section 3, Township 140 North, Range 28 West, Cass County, Minnesota, lying westerly of the westerly right-of-way line of C.S.A.H. No. 54.
AND
The South 100.00 feet of the Northwest Quarter of the Southeast Quarter, Section 3, Township 140 North, Range 28 West, Cass County, Minnesota, lying easterly of the easterly right-of-way line of C.S.A.H. No. 54.
AND
That part of the Southwest Quarter of the Southeast Quarter, Section 3, Township 140 North, Range 28 West, Cass County, Minnesota, lying easterly of the centerline of C.S.A.H. No. 54 and northerly of the following described line: Commencing at the southwest corner of said Southwest Quarter of the Southeast Quarter; thence on an assumed bearing of East, along the south line of said Southwest Quarter of the Southeast Quarter, 118.00 feet to the centerline of said C.S.A.H. No. 54; thence North 03 degrees 32 minutes 15 seconds East, along said centerline, 1284.40 feet to the point of beginning of the line to be herein described; thence North 89 degrees 32 minutes 00 seconds East 445 feet, more or less to the shoreline of Cooper Lake and said described line there terminating.

SUBJECT to and TOGETHER with a 10.00 foot wide Trail Easement.

SUBJECT to right-of-way of C.S.A.H. No. 54.

SUBJECT to easements, restrictions, and reservations of record.

TRACT C

That part of the Southwest Quarter of the Southeast Quarter, Section 3, Township 140 North, Range 28 West, Cass County, Minnesota described as follows:

COMMENCING at the southwest corner of said Southwest Quarter of the Southeast Quarter; thence on an assumed bearing of East, along the south line of said Southwest Quarter of the Southeast Quarter, 118.00 feet to the centerline of C.S.A.H. No. 54; thence North 03 degrees 32 minutes 15 seconds East, along said centerline, 1284.40 feet to the point of beginning of the tract to be herein described; thence South 03 degrees 32 minutes 15 seconds West, along said centerline, 194.40 feet; thence South 86 degrees 27 minutes 45 seconds East 120.00 feet; thence North 89 degrees 32 minutes 00 seconds East 376 feet, more or less, to the shoreline of Cooper Lake; thence northerly along said shoreline to the intersection with a line bearing North 89 degrees 32 minutes 00 seconds East from the point of beginning; thence South 89 degrees 32 minutes 00 seconds West 445 feet, more or less, to the point of beginning.

SUBJECT to and TOGETHER with a 10.00 foot wide Trail Easement.

SUBJECT to and TOGETHER with a Road Easement.

SUBJECT to right-of-way of C.S.A.H. No. 54.

SUBJECT to easements, restrictions, and reservations of record.

ROAD EASEMENT

An easement for ingress, egress, and utility purposes over, under, and across that part of the Southwest Quarter of the Southeast Quarter, Section 3, Township 140 North, Range 28 West, Cass County, Minnesota, described as follows:

COMMENCING at the southwest corner of said Southwest Quarter of the Southeast Quarter; thence on an assumed bearing of East, along the south line of said Southwest Quarter of the Southeast Quarter, 118.00 feet to the centerline of C.S.A.H. No. 54; thence North 03 degrees 32 minutes 15 seconds East, along said centerline, 897.59 feet; thence on a bearing of East 336.68 feet to the centerline of the Cooper Lake Road (formerly known as the Wabedo Road) and the point of beginning of the easement to be herein described; thence on a bearing of West 33.03 feet; thence North 02 degrees 37 minutes 27 seconds West 272.00 feet; thence South 87 degrees 22 minutes 33 seconds West 25.98 feet; thence North 02 degrees 37 minutes 27 seconds West 66.00 feet; thence North 87 degrees 22 minutes 33 seconds East 25.98 feet; thence North 02 degrees 37 minutes 27 seconds West 40.50 feet; thence North 87 degrees 22 minutes 33 seconds East 66.00 feet; thence South 02 degrees 37 minutes 27 seconds East 381.52 feet to the intersection with a line bearing East from the point of beginning; thence on a bearing of West 33.03 feet to the point of beginning.

A 10.00 FOOT WIDE TRAIL EASEMENT

A 10.00 foot wide easement for ingress, egress, and utility purposes over, under, and across that part of the Southwest Quarter of the Southeast Quarter and that part of the Northwest Quarter of the Southeast Quarter, all in Section 3, Township 140 North, Range 28 West, Cass County, Minnesota, the centerline of said 10.00 foot wide easement is described as follows:

COMMENCING at the southwest corner of said Southwest Quarter of the Southeast Quarter; thence on an assumed bearing of East, along the south line of said Southwest Quarter of the Southeast Quarter, 118.00 feet to the centerline of C.S.A.H. No. 54; thence North 03 degrees 32 minutes 15 seconds East, along said centerline, 897.59 feet; thence on a bearing of East 336.68 feet to the centerline of the Cooper Lake Road (formerly known as the Wabedo Road) and the point of beginning of said centerline to be herein described; thence North 02 degrees 37 minutes 27 seconds West 388.88 feet; thence North 05 degrees 02 minutes 45 seconds West 209.75 feet; thence North 22 degrees 37 minutes 52 seconds West 18.20 feet; thence North 01 degrees 02 minutes 37 seconds West 74.07 feet to the north line of the South 250.00 feet of said Northwest Quarter of the Southeast Quarter and said described centerline there terminating.

The sidelines of said 10.00 foot wide easement shall be prolonged or shortened to terminate on said north line of the South 250.00 feet and on a line bearing East and West from the point of beginning of the above described centerline.

The sidelines of said 10.00 foot wide easement shall be prolonged or shortened to terminate on said north line of the South 250.00 feet and on a line bearing East and West from the point of beginning of the above described centerline.

RECEIVED
#3867
APR 14 2008
NW-SE
SW-SE 3-140-28
COUNTY SURVEYOR

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER TO HAVE AN ASSUMED BEARING OF EAST.

LEGEND

- DENOTES PROPOSED EASEMENT AREA
- DENOTES WET LAND(S)
- DENOTES EXISTING UTILITY POLE
- DENOTES EXISTING PHONE PEDESTAL
- DENOTES MONUMENT FOUND
- DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 45353
- DENOTES CALCULATED POSITION

NOTES:

1. Zoning for subject tract = SHORELAND RESIDENTIAL.
2. Wetland delineation with report will be completed in Spring 2008, by Ben Meister, Landecker & Associates, Inc.
3. Parcel ID of subject parcel: 46-003-4205, 46-003-4301, and 46-003-4305.
4. All lines marked with flagging are only an approximation of the true boundary lines and are not to be used as an exact boundary location. Flagged lines should not be used for the establishment of improvements. To mark true boundary lines, additional monumentation would be required.
5. The MNDNR has not determined an official Ordinary High Water (O.H.W.) elevation. Therefore, the shore line labeled on this drawing is not the O.H.W. elevation. If the official O.H.W. is needed, please contact the MNDNR division of waters for that determination.
6. Buildable area as shown are contingent upon the abandonment of Cooper Lake access road.

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SHEET		PROJECT MANAGER:	PROJECT No.:	DATE:
1 OF 1	CERTIFICATE OF SURVEY	CJH	072230	03-10-2008
	Shaun Palmer 2112 Rocky Creek Drive NE Rochester, MN 55906	CHECKED BY: CJH	FILE NAME: C072230.dwg	SCALE: HORZ. 1" = 100'
		DRAWN BY: WAG	FIELD BOOK: BOOK 290 PG. 23	VERT. NONE

REVISIONS		
DATE	DESCRIPTION	BY

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 PROFESSIONAL ENGINEER OR LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Corey J. Hendershott, PLS #45353
DATE 04/10/08 LIC. NO. 45353

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