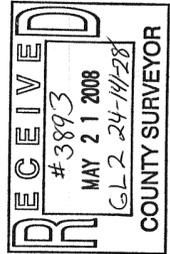
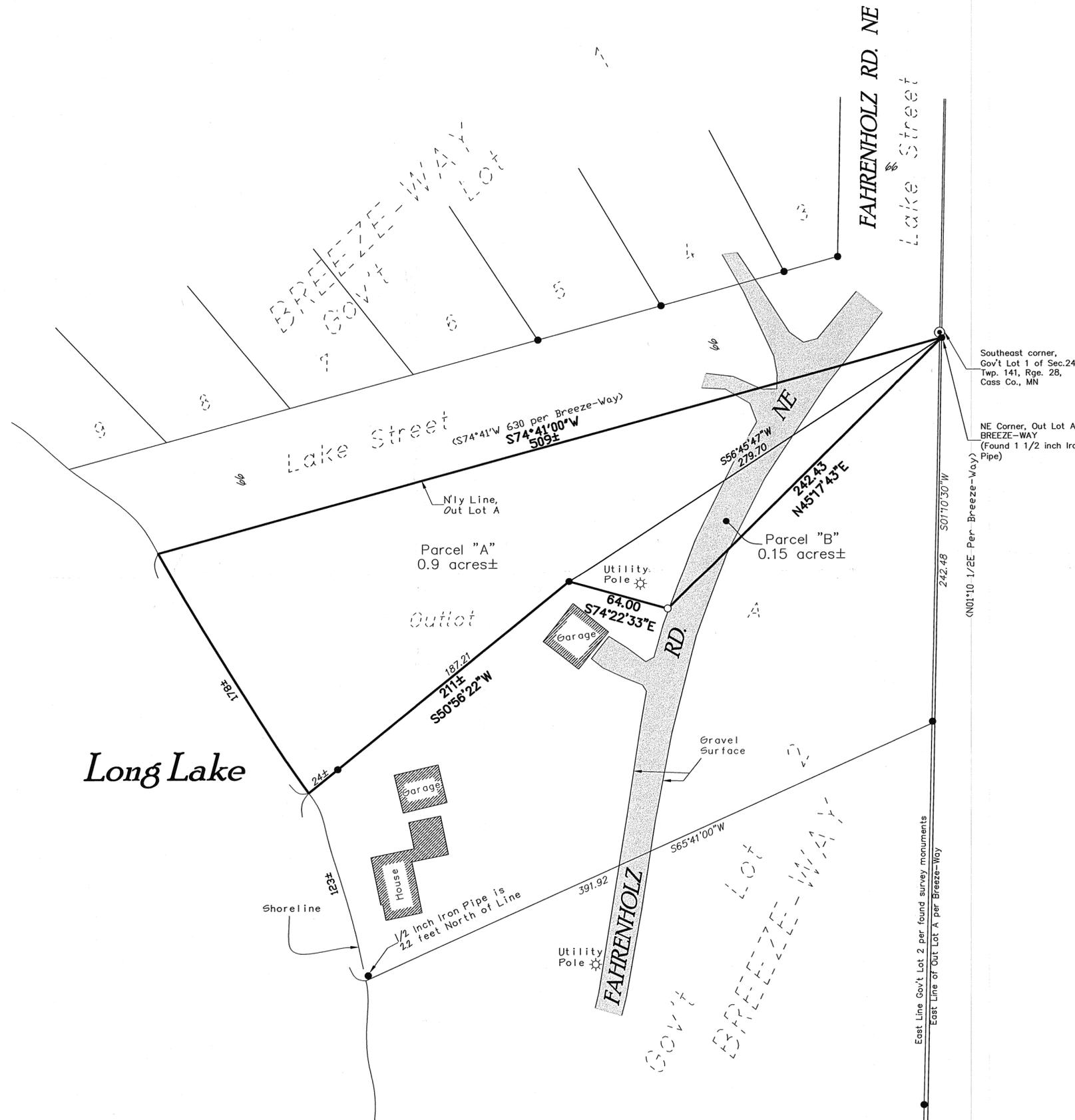


# CERTIFICATE OF SURVEY



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 21<sup>st</sup> day of May, 2008  
 By: *Bruce W. Skipton*  
 Bruce W. Skipton, Minnesota License No. 17768



**DESCRIPTION:**

(EXISTING-PARCEL 'A')  
 All that part of Outlot A of Breeze-Way Addition, described as follows: Commencing at the Southeast corner of Government Lot 1, Section Twenty-four (24), Township One hundred forty-one (141), Range Twenty-eight (28); thence South 74 degrees 41 minutes West along the South line of said Government Lot 1 a distance of 630 feet more or less, to the water's edge of Long Lake; thence Southeasterly along said lakeshore to a point in a line that bears South 50 degrees 55 minutes 41 seconds West from the point of beginning; thence North 50 degrees 55 minutes 41 seconds East 483.58 feet, more or less, to the point of beginning and there terminating. Less that part lying southerly of the following described line: Beginning at the northeast corner of said Outlot A; thence South 56 degrees 45 minutes 47 seconds West, a distance of 279.70 feet, assuming that the northerly line of said Outlot A (southerly line of said Government Lot 1) bears South 74 degrees 41 minutes West; thence South 50 degrees 56 minutes 22 seconds West a distance of 211 feet, more or less, to the shore line of Long Lake and said line there terminating.

Said parcel contains 0.9 acres of land, more or less, and is subject to existing easements of record.

**PROPOSED DESCRIPTION:**

(PROPOSED -PARCEL 'B')  
 All that part of Outlot A of BREEZE-WAY, according to the recorded plat thereof of file in the office of the County Recorder, Cass County, Minnesota, described as follows:  
 Beginning at the northeast corner of said Outlot A; thence South 56 degrees 45 minutes 47 seconds West, a distance of 279.70 feet, assuming that the northerly line of said Outlot A (southerly line of said Government Lot 1) bears South 74 degrees 41 minutes West; thence South 74 degrees 22 minutes 33 seconds East a distance of 64.00 feet; thence North 45 degrees 17 minutes 43 seconds East a distance of 242.43 feet to the point of beginning.

Said parcel contains 0.15 acres of land, more or less, and is subject to existing easements of record.

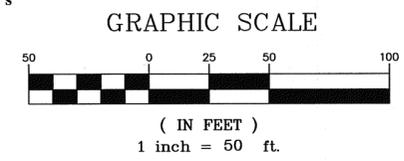
**SURVEYOR'S NOTES:**

- The north line of Outlot A of BREEZE-WAY, of record in the office of the County Recorder, Cass County, Minnesota is assumed to have a bearing of South 74 degrees 41 minutes West.
- The field survey was completed on March 17th, 2008. There was approximately 6 inches of snow cover across the property being surveyed.
- 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.
- There was no evidence of visible wetlands across the property being surveyed.
- Parcel "B" is not considered to be a buildable lot on its own and is attached to and indivisible from Parcel "A" as shown on this survey and that Parcel "A" is shown on the Cass County GIS Parcel Base Map.
- The utilities as shown on this survey were developed from the visible utilities across your property and is not implied nor intended to be the complete inventory of utilities in this area. It is the client's responsibility to verify the location of all utilities prior to construction or improving your property.
- Our survey located a brass disc monument for the location of the southeast corner of Government Lot 1. This monument is located 3.21 feet north and 1.19 feet west of the 1 1/2 inch iron pipe found marking the northeast corner of said Outlot A. There seems to be a discrepancy between the lines of Outlot A and the lines of Government Lots 1 & 2. This surveyor recommends that there is a need to provide more research and field surveying to determine the extent of the discrepancy.



**LEGEND**

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



**DIVISION SURVEY**  
 Part of Outlot A of  
 BREEZE-WAY, located in  
 Part of Gov't Lot 2,  
 Sec. 24, Twp. 141, Rge. 28, Cass  
 Co., MN

**CLIENT:**  
 Larry Zachman  
 14198 95th St. NE  
 Elk River, MN 55330

DESIGNED BY	DRAWN BY	APPROVED BY	NO.	DATE	BY	REVISION DESCRIPTION