

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 6,
SECTION 34, TOWNSHIP 139 NORTH, RANGE 26 WEST,
CASS COUNTY, MINNESOTA



© 2008 Landecker & Associates, Inc.
Landecker & Associates, Inc.
Engineers - Surveyors - Planners
Report Date: 06/27/08
Project: 081045
Sheet: 1 OF 1

EXISTING LEGAL DESCRIPTION DOC. No. 474617

The North 200 feet of the South 500 feet of Government Lot Six (6), Section Thirty-four (34), Township One Hundred Thirty-nine (139), Range Twenty-six (26) West lying East of Minnesota Highway No. 6

AND
That part of said Government Lot Six (6), Section Thirty-four (34), Township One Hundred Thirty-nine (139), Range Twenty-six (26) described as follows: Commencing at the point of intersection of the North line of the South 500 feet of said Government Lot Six (6) with the Southeastery right of way line of State Trunk Highway Number 6 (Minnesota Highway Number 6) as now laid out and traveled, thence North 37 degrees 44 minutes East along said Southeastery right of way line, a distance of 153.75 feet; thence South 54 degrees 56 minutes East a distance of 211.64 feet to the North line of the South 500 feet of said Government Lot 6; thence West along said North line of the South 500 feet of said Government Lot 6 a distance of 267.82 feet, more or less, to the point of beginning. For purpose of this description, the North line of the South 500 feet of Government Lot 6 has been assumed to be an East-West line.

PROPOSED BOUNDARY DESCRIPTIONS

TRACT A

That part of the North 200.00 feet of the South 500.00 feet of Government Lot 6, Section 34, Township 139 North, Range 26 West, Cass County, Minnesota, lying Easterly of the Southeastery right-of-way line of State Trunk Highway Number 6 and lying Southerly of the following described line:

Commencing at the Southeast corner of said Government Lot 6 as monumented from the plat of SMOKY HOLLOW ADDITION, according to the recorded plat thereof, said county; thence North 04 degrees 52 minutes 26 seconds East along the monumented West line of said plat 301.21 feet, and assuming the South line of said Government Lot 6 bears North 90 degrees 00 minutes 00 seconds West, to the intersection with the South line of the North 200.00 feet of the South 500.00 feet of said Government Lot 6; thence North 90 degrees 00 minutes 00 seconds West along said South line 378.07 feet; thence North 62 degrees 56 minutes 50 seconds West 269.46 feet; thence North 70 degrees 46 minutes 22 seconds West 220.00 feet; thence North 90 degrees 00 minutes 00 seconds West 123.00 feet, more or less, to said Southeastery right-of-way line and said described line there terminating.

Subject to a 33.00 foot wide easement for ingress and egress purposes over and across Government Lot 6, Section 34, Township 139 North, Range 26 West, Cass County, Minnesota, the East and South lines described as follows:
Commencing at the Southeast corner of said Government Lot 6 as monumented from the plat of SMOKY HOLLOW ADDITION, according to the recorded plat thereof, said county; thence North 04 degrees 52 minutes 26 seconds East along the monumented West line of said plat 301.21 feet, and assuming the South line of said Government Lot 6 bears North 90 degrees 00 minutes 00 seconds West, to the intersection with the South line of the North 200.00 feet of the South 500.00 feet of said Government Lot 6; thence North 90 degrees 00 minutes 00 seconds West along said South line 378.07 feet; thence North 62 degrees 56 minutes 50 seconds West 269.46 feet; thence North 70 degrees 46 minutes 22 seconds West 220.00 feet; thence North 90 degrees 00 minutes 00 seconds West 56.55 feet to the point of beginning of the easement lines to be herein described; thence South 45 degrees 16 minutes 59 seconds West 95.29 feet; thence North 78 degrees 41 minutes 16 seconds West 44.75 feet, more or less, to the Southeastery right-of-way line of State Trunk Highway Number 6 and said described lines there terminating.
The sidelines of said easement shall be prolonged or shortened to terminate on a line bearing North 90 degrees 00 minutes 00 seconds West from the point of beginning and said right-of-way line.

Subject to easements, restrictions, and reservations of record.

TRACT B

That part of the North 200.00 feet of the South 500.00 feet of Government Lot 6, Section 34, Township 139 North, Range 26 West, Cass County, Minnesota, lying Easterly of the Southeastery right-of-way line of State Trunk Highway Number 6 and lying Northerly of the following described line:

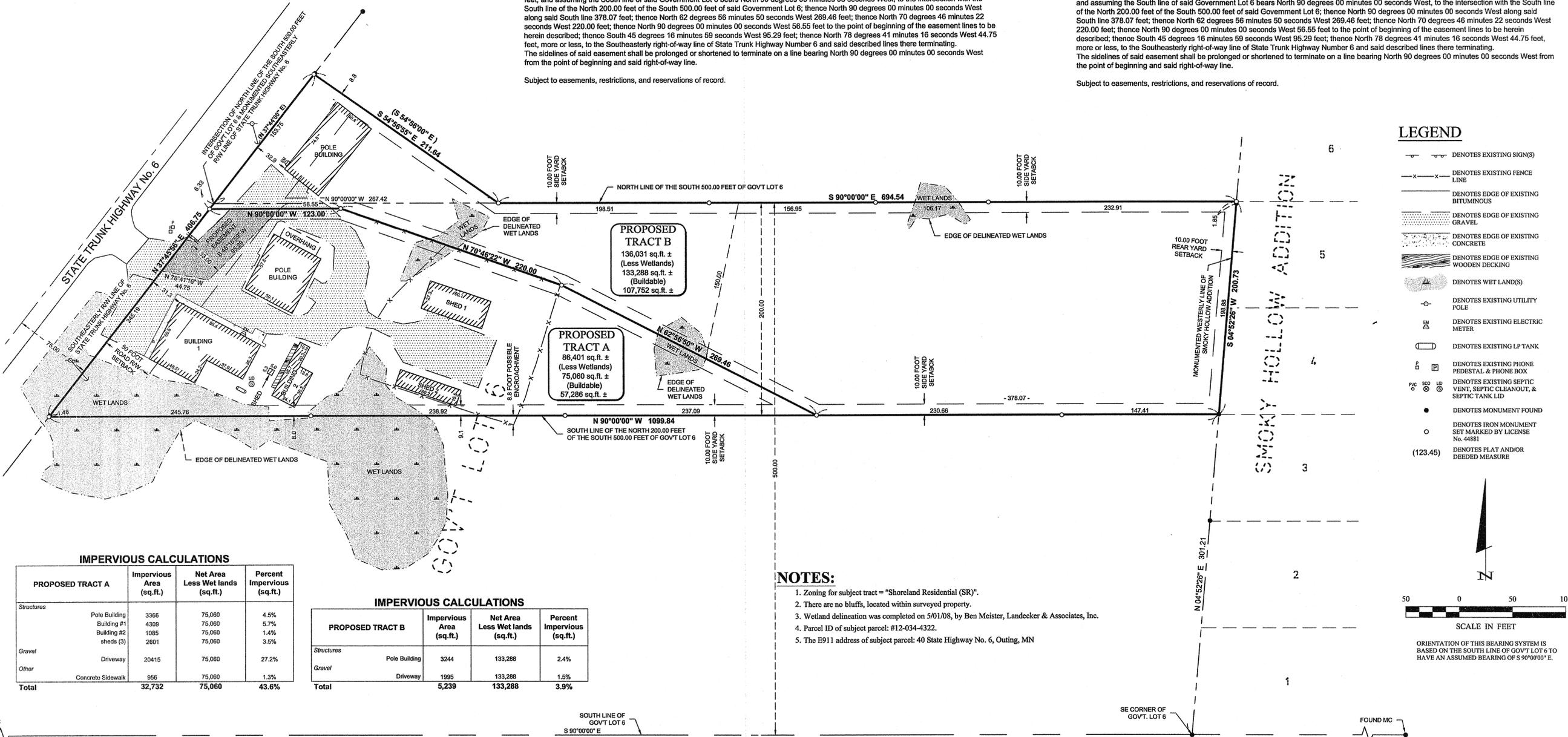
Beginning at the Southeast corner of said Government Lot 6 as monumented from the plat of SMOKY HOLLOW ADDITION, according to the recorded plat thereof, said county; thence North 04 degrees 52 minutes 26 seconds East along the monumented West line of said plat 301.21 feet, and assuming the South line of said Government Lot 6 bears North 90 degrees 00 minutes 00 seconds West, to the intersection with the South line of the North 200.00 feet of the South 500.00 feet of said Government Lot 6; thence North 90 degrees 00 minutes 00 seconds West along said South line 378.07 feet; thence North 62 degrees 56 minutes 50 seconds West 269.46 feet; thence North 70 degrees 46 minutes 22 seconds West 220.00 feet; thence North 90 degrees 00 minutes 00 seconds West 123.00 feet, more or less, to said Southeastery right-of-way line and said described line there terminating.

AND

That part of said Government Lot 6 described as follows:
Commencing at the intersection of the North line of the South 500.00 feet of said Government Lot 6 and the monumented Southeastery right-of-way line of State Trunk Highway Number 6; thence North 37 degrees 45 minutes 56 seconds East along said monumented right-of-way line 153.75 feet; thence South 54 degrees 56 minutes 55 seconds East 211.64 feet, more or less, to the North line of the South 500.00 feet of said Government Lot 6; thence North 90 degrees 00 minutes 00 seconds West along said North line 267.42 feet, more or less, to the point of beginning.

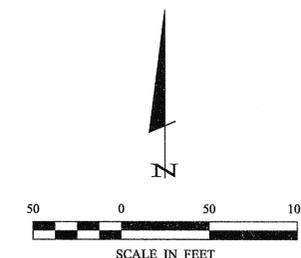
Together with a 33.00 foot wide easement for ingress and egress purposes over and across Government Lot 6, Section 34, Township 139 North, Range 26 West, Cass County, Minnesota, the East and South lines described as follows:
Commencing at the Southeast corner of said Government Lot 6 as monumented from the plat of SMOKY HOLLOW ADDITION, according to the recorded plat thereof, said county; thence North 04 degrees 52 minutes 26 seconds East along the monumented West line of said plat 301.21 feet, and assuming the South line of said Government Lot 6 bears North 90 degrees 00 minutes 00 seconds West, to the intersection with the South line of the North 200.00 feet of the South 500.00 feet of said Government Lot 6; thence North 90 degrees 00 minutes 00 seconds West along said South line 378.07 feet; thence North 62 degrees 56 minutes 50 seconds West 269.46 feet; thence North 70 degrees 46 minutes 22 seconds West 220.00 feet; thence North 90 degrees 00 minutes 00 seconds West 56.55 feet to the point of beginning of the easement lines to be herein described; thence South 45 degrees 16 minutes 59 seconds West 95.29 feet; thence North 78 degrees 41 minutes 16 seconds West 44.75 feet, more or less, to the Southeastery right-of-way line of State Trunk Highway Number 6 and said described lines there terminating.
The sidelines of said easement shall be prolonged or shortened to terminate on a line bearing North 90 degrees 00 minutes 00 seconds West from the point of beginning and said right-of-way line.

Subject to easements, restrictions, and reservations of record.



LEGEND

- x—x— DENOTES EXISTING SIGN(S)
- x—x— DENOTES EXISTING FENCE LINE
- x—x— DENOTES EDGE OF EXISTING BITUMINOUS
- x—x— DENOTES EDGE OF EXISTING GRAVEL
- x—x— DENOTES EDGE OF EXISTING CONCRETE
- x—x— DENOTES EDGE OF EXISTING WOODEN DECKING
- WETLANDS DENOTES WET LAND(S)
- DENOTES EXISTING UTILITY POLE
- ⊕ DENOTES EXISTING ELECTRIC METER
- DENOTES EXISTING LP TANK
- ⊕ DENOTES EXISTING PHONE PEDESTAL & PHONE BOX
- ⊕ DENOTES EXISTING SEPTIC VENT, SEPTIC CLEANOUT, & SEPTIC TANK LID
- DENOTES MONUMENT FOUND
- DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 44881
- (123.45) DENOTES PLAT AND/OR DEEDED MEASURE



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SOUTH LINE OF GOV'T LOT 6 TO HAVE AN ASSUMED BEARING OF S 90°00'00" E.

IMPERVIOUS CALCULATIONS

PROPOSED TRACT A	Impervious Area (sq.ft.)	Net Area Less Wet lands (sq.ft.)	Percent Impervious (sq.ft.)
Structures			
Pole Building	3366	75,060	4.5%
Building #1	4309	75,060	5.7%
Building #2	1085	75,060	1.4%
sheds (3)	2601	75,060	3.5%
Gravel			
Driveway	20415	75,060	27.2%
Other			
Concrete Sidewalk	956	75,060	1.3%
Total	32,732	75,060	43.6%

IMPERVIOUS CALCULATIONS

PROPOSED TRACT B	Impervious Area (sq.ft.)	Net Area Less Wet lands (sq.ft.)	Percent Impervious (sq.ft.)
Structures			
Pole Building	3244	133,288	2.4%
Gravel			
Driveway	1995	133,288	1.5%
Total	5,239	133,288	3.9%

NOTES:

1. Zoning for subject tract = "Shoreland Residential (SR)".
2. There are no bluffs, located within surveyed property.
3. Wetland delineation was completed on 5/01/08, by Ben Meister, Landecker & Associates, Inc.
4. Parcel ID of subject parcel: #12-034-4322.
5. The E911 address of subject parcel: 40 State Highway No. 6, Outing, MN