

CERTIFICATE OF SURVEY

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 CASS 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 licensed land surveyor under the laws of the state of Minnesota.
 Dated this 23rd day of June, 2008.
 By: *Bruce W. Skipton*
 Bruce W. Skipton, Minnesota License No. 17768



DIVISION SURVEY
 GOV'T LOT 11,
 SEC. 14, TWP. 141, RGE. 28,
 CASS CO., MN

CLIENT:
 Dave & Colleen
 Cavanaugh
 3105 Niagara Ln.
 Plymouth, MN 55477

DESIGNED BY: _____	DRAWN BY: MFS.
APPROVED BY: _____	JOB NUMBER: 08-0024
DATE: _____	REVISION: _____
BY: _____	DESCRIPTION: _____

DESCRIPTION - (RECORD)

Lot Eleven (11) and the Southwest Quarter of the Northwest Quarter (SW 1/4 of NW 1/4) of Section Fourteen (14), Township One hundred forty-one (141), Range Twenty-eight (28);

DESCRIPTION - (PARCEL "A")

That part of Government Lot 11, Section 14, Township 141, Range 28, Cass County, Minnesota, described as follows:

Commencing at the northwest corner of said Government Lot 11; thence on an assumed bearing of South 00 degrees 36 minutes 46 seconds West along the west line of said Government Lot 11 a distance of 1349.03 feet; thence South 00 degrees 42 minutes 48 seconds West along said west government lot line a distance of 539.51 feet to the point of beginning of the parcel of land to be described; thence North 63 degrees 04 minutes 54 seconds East a distance of 37.25 feet to a point being 33.00 feet easterly, measured at right angles to said west government lot line; thence North 00 degrees 42 minutes 48 seconds East parallel with said west government lot line a distance of 522.26 feet; thence North 00 degrees 36 minutes 46 seconds East parallel with said west government lot line a distance of 107.74 feet to the point of beginning of the parcel of land to be described; thence continue North 00 degrees 36 minutes 46 seconds East parallel with said west government lot line a distance of 475.53 feet; thence Easterly a distance of 86.39 feet along a non-tangential curve concave to the north having a radius of 66.00 feet, a central angle of 75 degrees 00 minutes 00 seconds and a chord that bears North 83 degrees 06 minutes 46 seconds East; thence South 44 degrees 23 minutes 14 seconds East a distance of 761 feet, more or less to the shoreline of Maple Lake; thence southwesterly along said shoreline a distance of 468 feet, more or less, to a line that bears South 44 degrees 23 minutes 14 seconds East from the point of beginning; thence North 44 degrees 23 minutes 14 seconds West a distance of 633 feet, more or less, to the point of beginning.

Said parcel contains 5.0 acres of land, more or less, and is subject to existing easements of record.

DESCRIPTION - (PARCEL "B")

That part of Government Lot 11, Section 14, Township 141, Range 28, Cass County, Minnesota, described as follows:

Commencing at the northwest corner of said Government Lot 11; thence on an assumed bearing of South 00 degrees 36 minutes 46 seconds West along the west line of said Government Lot 11 a distance of 1349.03 feet; thence South 00 degrees 42 minutes 48 seconds West along said west government lot line a distance of 539.51 feet; thence North 63 degrees 04 minutes 54 seconds East a distance of 37.25 feet to a point being 33.00 feet easterly, measured at right angles to said west government lot line; thence North 00 degrees 42 minutes 48 seconds East parallel with said west government lot line a distance of 522.26 feet; thence North 00 degrees 36 minutes 46 seconds East parallel with said west government lot line a distance of 107.74 feet to the point of beginning of the parcel of land to be described; thence continue North 00 degrees 36 minutes 46 seconds East parallel with said west government lot line a distance of 475.53 feet; thence Easterly a distance of 86.39 feet along a non-tangential curve concave to the north having a radius of 66.00 feet, a central angle of 75 degrees 00 minutes 00 seconds and a chord that bears North 83 degrees 06 minutes 46 seconds East; thence South 44 degrees 23 minutes 14 seconds East a distance of 761 feet, more or less to the shoreline of Maple Lake; thence southwesterly along said shoreline a distance of 468 feet, more or less, to a line that bears South 44 degrees 23 minutes 14 seconds East from the point of beginning; thence North 44 degrees 23 minutes 14 seconds West a distance of 633 feet, more or less, to the point of beginning.

Said parcel contains 6.5 acres of land, more or less, and is subject to existing easements of record.

DESCRIPTION - (PARCEL "C")

That part of Government Lot 11, Section 14, Township 141, Range 28, Cass County, Minnesota, described as follows:

Commencing at the northwest corner of said Government Lot 11; thence on an assumed bearing of South 00 degrees 36 minutes 46 seconds West along the west line of said Government Lot 11 a distance of 1349.03 feet; thence South 00 degrees 42 minutes 48 seconds West along said west government lot line a distance of 539.51 feet; thence North 63 degrees 04 minutes 54 seconds East a distance of 37.25 feet to a point being 33.00 feet easterly, measured at right angles to said west government lot line; thence North 00 degrees 42 minutes 48 seconds East parallel with said west government lot line a distance of 522.26 feet; thence North 00 degrees 36 minutes 46 seconds East parallel with said west government lot line a distance of 107.74 feet to the point of beginning of the parcel of land to be described; thence continue North 00 degrees 36 minutes 46 seconds East parallel with said west government lot line a distance of 475.53 feet; thence Easterly a distance of 86.39 feet along a non-tangential curve concave to the north having a radius of 66.00 feet, a central angle of 75 degrees 00 minutes 00 seconds and a chord that bears North 83 degrees 06 minutes 46 seconds East; thence South 44 degrees 23 minutes 14 seconds East a distance of 761 feet, more or less to the shoreline of Maple Lake; thence southwesterly along said shoreline a distance of 468 feet, more or less, to a line that bears South 44 degrees 23 minutes 14 seconds East from the point of beginning; thence North 44 degrees 23 minutes 14 seconds West a distance of 633 feet, more or less, to the point of beginning.

Said parcel contains 3.1 acres of land, more or less, and is subject to existing easements of record.

DESCRIPTION - (PARCEL "D")

That part of Government Lot 11, Section 14, Township 141, Range 28, Cass County, Minnesota, lying northerly of a line described as follows:

Commencing at the northwest corner of said Government Lot 11; thence on an assumed bearing of South 00 degrees 36 minutes 46 seconds West along the west line of said Government Lot 11 a distance of 708.63 feet to a point hereinafter referred to as Point "A"; thence continue South 00 degrees 36 minutes 46 seconds West along said west government lot line a distance of 640.40 feet; thence South 00 degrees 42 minutes 48 seconds West along said west government lot line a distance of 539.51 feet; thence North 63 degrees 04 minutes 54 seconds East a distance of 37.25 feet to a point being 33.00 feet easterly, measured at right angles to said west government lot line; thence North 00 degrees 42 minutes 48 seconds East parallel with said west government lot line a distance of 522.26 feet; thence North 00 degrees 36 minutes 46 seconds East parallel with said west government lot line a distance of 107.74 feet to the point of beginning of the parcel of land to be described; thence continue North 00 degrees 36 minutes 46 seconds East parallel with said west government lot line a distance of 475.53 feet; thence Easterly a distance of 86.39 feet along a non-tangential curve concave to the north having a radius of 66.00 feet, a central angle of 75 degrees 00 minutes 00 seconds and a chord that bears North 83 degrees 06 minutes 46 seconds East; thence South 44 degrees 23 minutes 14 seconds East a distance of 761 feet, more or less to the shoreline of Maple Lake; thence southwesterly along said shoreline a distance of 468 feet, more or less, to a line that bears South 44 degrees 23 minutes 14 seconds East from the point of beginning; thence North 44 degrees 23 minutes 14 seconds West a distance of 633 feet, more or less, to the point of beginning.

Said parcel contains 30.2 acres of land, more or less, and is subject to existing easements of record.

DESCRIPTION - (PROPOSED ROADWAY & UTILITY EASEMENT)

A perpetual easement for roadway and utility purposes over, under and across Government Lot 11, Section 14, Township 141, Range 28, Cass County, Minnesota, said easement is described as follows:

Commencing at the northwest corner of said Government Lot 11; thence on an assumed bearing of South 00 degrees 36 minutes 46 seconds West along the west line of said Government Lot 11 a distance of 708.63 feet to the point of beginning of said easement to be described; thence continue South 00 degrees 36 minutes 46 seconds West along said west government lot line a distance of 640.40 feet; thence South 00 degrees 42 minutes 48 seconds West along said west government lot line a distance of 539.51 feet; thence North 63 degrees 04 minutes 54 seconds East a distance of 37.25 feet to a point being 33.00 feet easterly, measured at right angles to said west government lot line; thence North 00 degrees 42 minutes 48 seconds East parallel with said west government lot line a distance of 522.26 feet; thence North 00 degrees 36 minutes 46 seconds East parallel with said west government lot line a distance of 107.74 feet to the point of beginning of the parcel of land to be described; thence continue North 00 degrees 36 minutes 46 seconds East parallel with said west government lot line a distance of 475.53 feet; thence Easterly a distance of 86.39 feet along a non-tangential curve concave to the north having a radius of 66.00 feet, a central angle of 75 degrees 00 minutes 00 seconds and a chord that bears North 83 degrees 06 minutes 46 seconds East; thence South 44 degrees 23 minutes 14 seconds East a distance of 761 feet, more or less to the shoreline of Maple Lake; thence southwesterly along said shoreline a distance of 468 feet, more or less, to a line that bears South 44 degrees 23 minutes 14 seconds East from the point of beginning; thence North 44 degrees 23 minutes 14 seconds West a distance of 633 feet, more or less, to the point of beginning.

SURVEYOR'S NOTES:

- Bearing Orientation: The west line of Government Lot 11 of Section 11, Township 141, Range 28 is assumed to have a bearing of South 00 degrees 36 minutes 46 seconds West.
- The field survey was completed on June 18th, 2008.
- 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.
- 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.

- LEGEND**
- DENOTES 1/2 INCH x 14 INCH IRON PIPE SET AND MARKED WITH RLS 17768 CAP.
 - DENOTES FOUND GLO MONUMENT
 - DENOTES FOUND SURVEY MONUMENT
 - DENOTES POINT OF BEGINNING
 - - - DENOTES DELINEATED WETLAND BY AQUATIC ECOSOLUTIONS, INC.

