

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 2,
SECTION 14, TOWNSHIP 140 NORTH, RANGE 28 WEST,
CASS COUNTY, MINNESOTA

LEGAL DESCRIPTIONS

EXISTING LEGAL DESCRIPTION OBTAINED FROM THE CASS COUNTY RECORDERS OFFICE
(Document No. 405110)

The North 720 feet of Government Lot 2, Section 14, Township 140, Range 28.

Subject to easements, restrictions, and reservations of record, if any.

PROPOSED DESCRIPTIONS

PARCEL A

The North 150.00 feet of Government Lot 2, Section 14, Township 140 North, Range 28 West, Cass County, Minnesota.

SUBJECT TO easements, restrictions, and reservations of record.
TOGETHER with Easement 1 and Easement 2.

PARCEL B

The South 180.00 feet of the North 330.00 feet of Government Lot 2, Section 14, Township 140 North, Range 28 West, Cass County, Minnesota.

SUBJECT TO easements, restrictions, and reservations of record.
TOGETHER with Easement 1.
SUBJECT TO and TOGETHER with Easement 2.

PARCEL C

The South 205.00 feet of the North 535.00 feet of Government Lot 2, Section 14, Township 140 North, Range 28 West, Cass County, Minnesota.

SUBJECT TO easements, restrictions, and reservations of record.
TOGETHER with Easement 1.
SUBJECT TO and TOGETHER with Easement 2.

PARCEL D

The South 185.00 feet of the North 720.00 feet of Government Lot 2, Section 14, Township 140 North, Range 28 West, Cass County, Minnesota.

SUBJECT TO easements, restrictions, and reservations of record.
TOGETHER with Easement 1.
SUBJECT TO Easement 2.

EASEMENT 1

A 33.00 foot wide easement for ingress, egress, and utility purposes over, under, and across that part of the Southwest Quarter of the Northwest Quarter, Section 13, Township 140 North, Range 28 West, Cass County, Minnesota, the centerline of said 33.00 foot wide easement is described as follows:

COMMENCING at the northwest corner of said Southwest Quarter of the Northwest Quarter; thence South 00 degrees 16 minutes 42 seconds West, assigned bearing, along the west line thereof, a distance of 566.86 feet to the point of beginning of the centerline to be herein described; thence South 70 degrees 53 minutes 40 seconds East 37.89 feet; thence easterly 96.98 feet, along a tangential curve, concave to the north, having a radius of 115.00 feet and a central angle of 48 degrees 19 minutes 02 seconds; thence North 60 degrees 47 minutes 18 seconds East, tangent to said curve, 109.93 feet; thence northeasterly 117.68 feet, along a tangential curve, concave to the northwest, having a radius of 175.00 feet and a central angle of 38 degrees 31 minutes 43 seconds; thence North 22 degrees 15 minutes 35 seconds East, tangent to said last described curve, 77.53 feet; thence northeasterly 99.00 feet, along a tangential curve, concave to the southeast, having a radius of 150.00 feet and a central angle of 37 degrees 48 minutes 50 seconds; thence North 60 degrees 04 minutes 25 seconds East, tangent to said last described curve, 8.65 feet to the centerline of North Eagle Road NE and said centerline there terminating.

The sidelines of said 33.00 foot wide easement shall be prolonged or shortened to terminate on said west line of the Southwest Quarter of the Northwest Quarter and on the westerly right of way line of said North Eagle Road NE.

EASEMENT 2

An easement for ingress, egress, and utility purposes over, under, and across that part of Government Lot 2, Section 14, Township 140 North, Range 28 West, Cass County, Minnesota, described as follows:

The East 40.00 feet of the South 434.20 feet of the North 584.20 of said Government Lot 2.

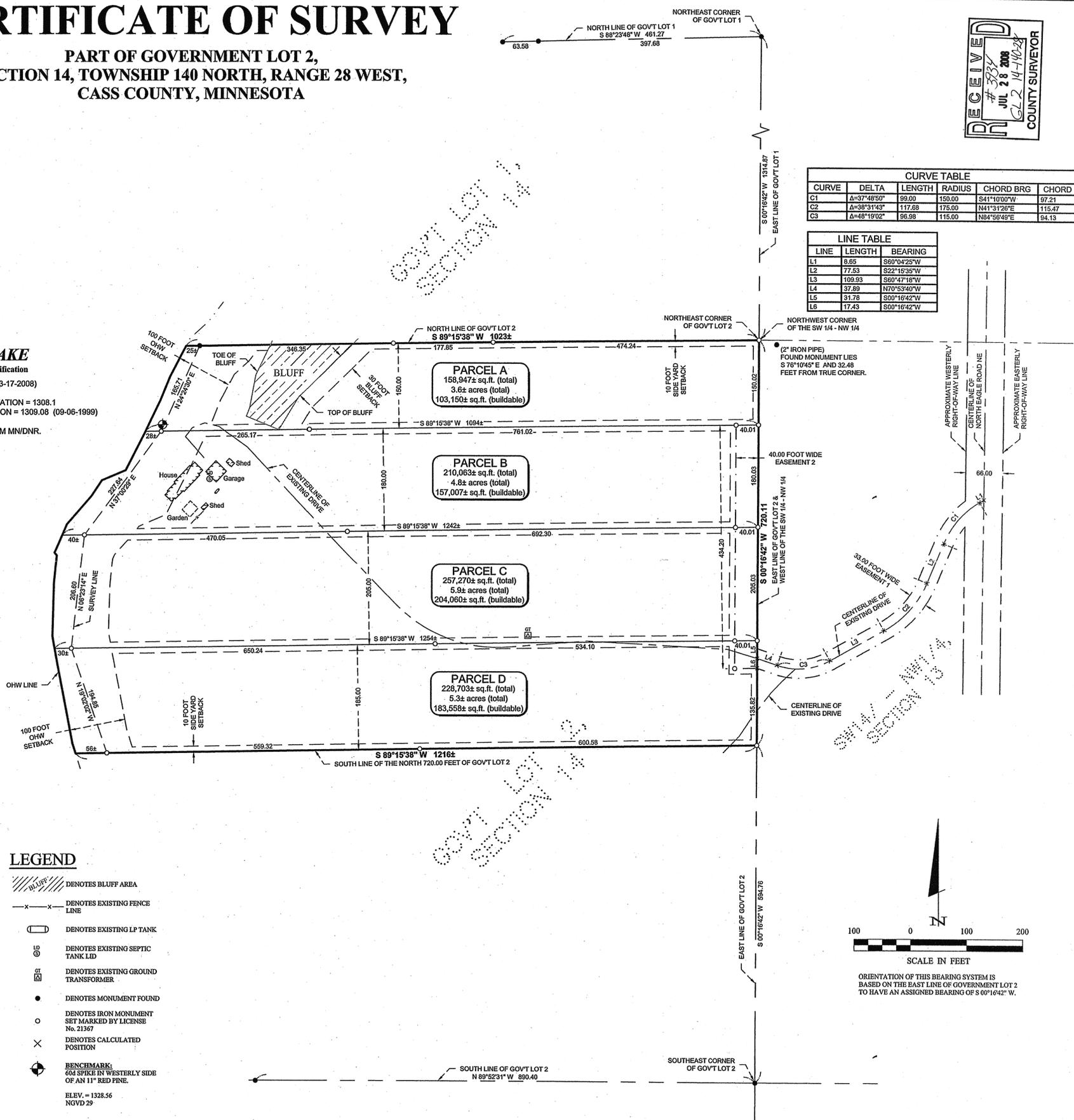
LITTLE BOY LAKE

Recreational Development Classification

LAKE ELEVATION = 1307.08 (03-17-2008)

ORDINARY HIGH WATER ELEVATION = 1308.1
HIGHEST RECORDED ELEVATION = 1309.08 (09-06-1999)
BASED ON NGVD 29.

INFORMATION OBTAINED FROM MN/DNR.



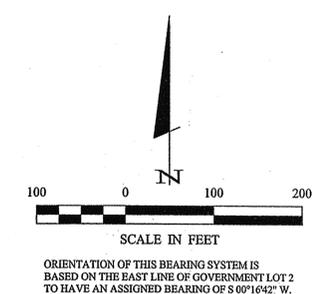
CURVE	DELTA	LENGTH	RADIUS	CHORD BRG	CHORD
C1	Δ=37°48'50"	99.00	150.00	S41°10'00"W	97.21
C2	Δ=38°31'43"	117.68	175.00	N41°31'26"E	115.47
C3	Δ=48°19'02"	96.98	115.00	N84°56'49"E	94.13

LINE	LENGTH	BEARING
L1	8.65	S60°04'25"W
L2	77.53	S22°15'35"W
L3	109.93	S60°47'18"W
L4	37.89	N70°53'40"W
L5	31.78	S00°16'42"W
L6	17.43	S00°16'42"W

- ### LEGEND
- DENOTES BLUFF AREA
 - DENOTES EXISTING FENCE LINE
 - DENOTES EXISTING LP TANK
 - DENOTES EXISTING SEPTIC TANK LID
 - DENOTES EXISTING GROUND TRANSFORMER
 - DENOTES MONUMENT FOUND
 - DENOTES IRON MONUMENT SET MARKED BY LICENSE NO. 21367
 - DENOTES CALCULATED POSITION
 - BENCHMARK:**
604 SPIKE IN WESTERLY SIDE OF AN 11" RED PINE.
ELEV. = 1328.56
NGVD 29

NOTES:

- Zoning for subject tract = "Shoreland Residential".
- Wetland delineation was completed on 06-17-2008, by Ben Meister, Landecker & Associates, Inc. No wetlands were present on the site.
- Parcel ID of subject parcel: 46-014-1402.
- 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.
- The location of any wells or septic drainfields have not been shown on this drawing.



RECEIVED
3934
JUL 28 2008
CL 2 14-14028
COUNTY SURVEYOR

© 2008 Landecker & Associates, Inc.
Landecker & Associates, Inc.
Engineering - Surveying - Planning
Walker, MN 56469
Phone 218-547-1296 Fax 218-547-3272

DATE: 6/25/08
LIC. NO. 21967

REVISIONS	DATE	DESCRIPTION
BY		
DATE		

PROJECT MANAGER:	PROJECT NO.:	DATE:	SCALE:
TLF	082026	06-23-2008	1"=100'
CHECKED BY:	FILE NAME:		
TLF	082026.dwg		
DRAWN BY:	FIELD BOOK:		
WAG	BOOK-292, PG. 18		

CERTIFICATE OF SURVEY

Paul & Norma Freppert
c/o Pat Moran
P.O. Box 390
Longville, MN 56655

SHEET 1 OF 1

W:\maps_gis\proj_6/23/2008 11:04 AM - FileDrawings\082026.dwg
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