

Surveyor's Notes

The plat of SYLVAN SHADY SHORES, surveyed in 1941 by Gus G. Holmstrom and of record, shows monuments placed only at survey lines which run across lot lines. The plat does not purport to monument the individual lot corners. The plat does not provide the necessary math to compute the locations of many of the lot corners, specifically along the right-of-way of "Shady Lane", now known as 26th Avenue SW. The plat provides distances from the Sylvan Lake shoreline to the right-of-way. These distances cannot be reliably used in the establishment of the right-of-way. For purposes of this survey, the physical centerline of the existing road, which appears to be in continuous use since the original platting, has been used as the center of the 25 foot width of the right-of-way. A width of 12.50 feet on either side of this centerline has been applied in the determination of the lot lines along the right-of-way.

Lot line locations lying north of Lot 12 in the subject plat have been determined by this survey in reconstructing the intent of the record plat using the re-established survey lines of said plat. Lot lines were then extended to said right-of-way as determined above.

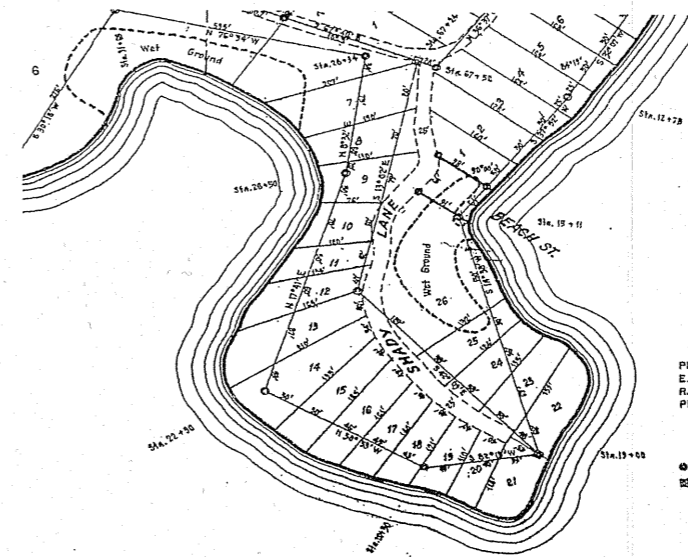
Lot line locations lying south of Lot 12 have been determined by using the re-established survey lines which run approximately paralleling the lake, and by prorating distances along the southerly right-of-way, as was determined as described above, from survey Point "A" to survey Point "B" as shown on survey.

Lengths of lot lines shown on the original plat of record cannot be reconciled to lengths of conditions as they exist today. Accuracy of location of shoreline as shown on the original plat is unknown, thus mathematical comparisons are without merit.

As in the case of reconstructing the existing monumentation many old plats, intended and bona fide rights must be considered. The inadequate monumentation of this plat may result in different surveyors interpreting this plat as they see fit and potentially arriving at different solutions. Therefore, to protect boundaries as surveyed and reported in this Certificate, this surveyor advises consultation with an attorney to investigate ways to legally maintain the boundaries as shown on this Certificate.

CERTIFICATE OF SURVEY

LOTS 11 AND 12, LOT 13, LOTS 15 AND 16, ALL IN BLOCK ONE, SYLVAN SHADY SHORES
CASS COUNTY, MINNESOTA



RECEIVED
4056
NOV 13 2008
GL 8 2-13330
COUNTY SURVEYOR

Plotted By
E.E. ERICKSON
R.R. J
Pillager, Minn.

| | |
|--|-------------------------|
| I HEREBY CERTIFY THAT THIS SURVEY, PLAN, SPECIFICATION, OR REPORT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL SURVEYOR OR LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA. Patrick A. Trostler, PLS#41002 DATE: 11-15-2007 | |
| BY | R/J |
| REVISIONS | DESCRIPTION |
| DATE | ADDED |
| PROJECT NO. | 071217 & 071219 |
| FILE NAME | C071219.dwg |
| FIELD BOOK | |
| BOOK | 304 |
| PG. | 64 |
| DATE | 11-15-2007 |
| SCALE | AS NOTED |
| HORZ. | AS NOTED |
| VERT. | NONE |
| CERTIFICATE OF SURVEY | SYLVAN SHADY SHORE LOTS |
| DRAWN BY | JEAN TATE |
| CHECKED BY | LOUIS LYSDAHL |
| PAT | |
| PATRIFF | |

PROPOSED BOUNDARY DESCRIPTIONS

TRACT A (TATE TO LYSDAHL)

That part of Lot 13, Block 1, SYLVAN SHADY SHORES, according to the recorded plat thereof, Cass County, Minnesota, described as follows: Commencing at a 1 1/2" iron pipe, said pipe being an angle point on the survey line as shown on said plat, at or near the most Northerly corner of said Lot 13, from which a 1 1/2" iron pipe bears South 42 degrees 10 minutes 12 seconds East 351.17 feet, said pipe being an angle point on said survey line which terminates on the line common to Lot 21 and Lot 22, both in Block 1, said plat; thence South 67 degrees 26 minutes 56 seconds West 4.49 feet to the point of beginning of the tract to be herein described; thence continuing South 67 degrees 26 minutes 56 seconds West along the line common to Lot 12, Block 1, said plat, and said Lot 13 for a distance of 80.89 feet; thence North 88 degrees 51 minutes 29 seconds East 23.92 feet; thence North 88 degrees 58 minutes 34 seconds East 59.26 feet, more or less, to the point of beginning.

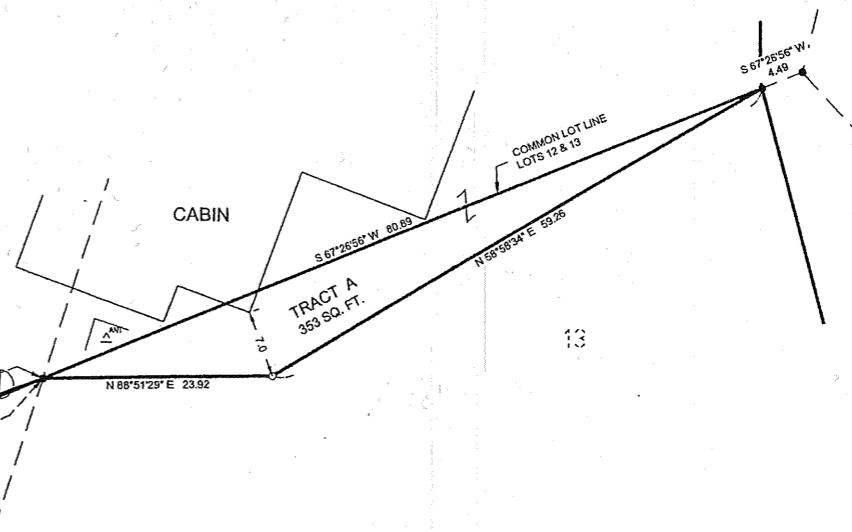
Subject to easements, restrictions, and reservations of record.

TRACT B (LYSDAHL TO TATE)

That part of Lot 12, Block 1, SYLVAN SHADY SHORES, according to the recorded plat thereof, Cass County, Minnesota, described as follows: Commencing at a 1 1/2" iron pipe, said pipe being an angle point on the survey line as shown on said plat, at or near the most Northerly corner of Lot 13, Block 1, said plat, from which a 1 1/2" iron pipe bears South 42 degrees 10 minutes 12 seconds East 351.17 feet, said pipe being an angle point on said survey line which terminates on the line common to Lot 21 and Lot 22, both in Block 1, said plat; thence South 67 degrees 26 minutes 56 seconds West along the line common to said Lot 12 and said Lot 13 for a distance of 85.39 feet to the point of beginning of the tract to be herein described; thence continuing South 67 degrees 26 minutes 56 seconds West along said common line 71 feet, more or less, to the shoreline of Sylvan Lake; thence Northeasterly along said shoreline to the intersection with a line bearing South 69 degrees 30 minutes 31 seconds West from the point of beginning; thence North 69 degrees 30 minutes 31 seconds East 69 feet, more or less, to the point of beginning.

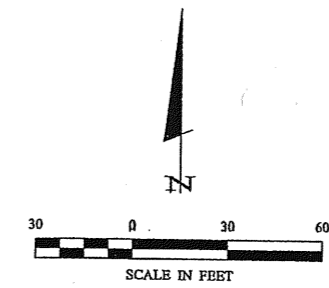
Subject to easements, restrictions, and reservations of record.

REPRODUCTION OF A PORTION OF THE RECORDED PLAT OF SYLVAN SHADY SHORES

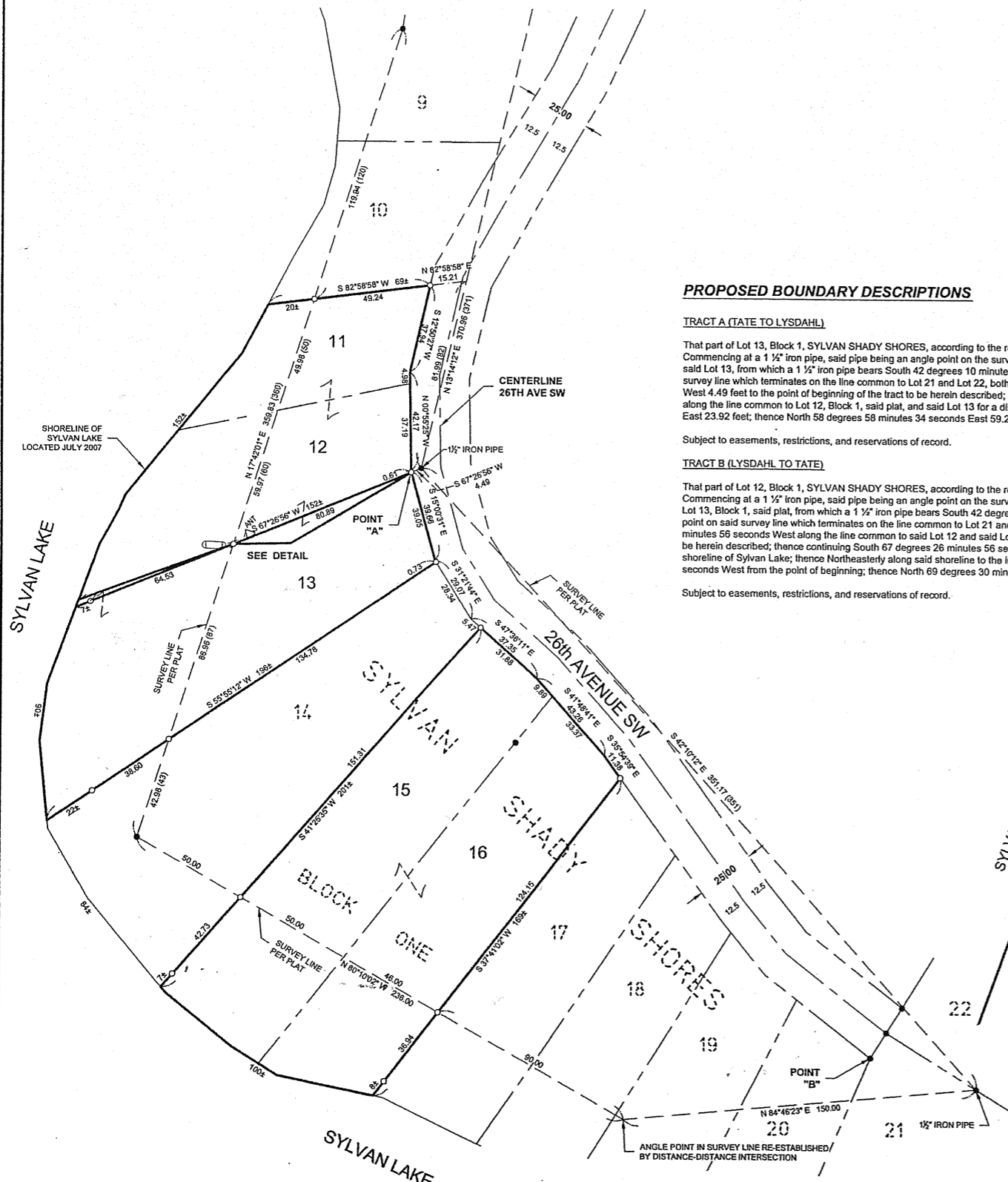


DETAIL OF TRACTS A & B
SCALE: 1"=10'

NOTE:
Cabin on Lot 12 as shown on detail currently may encroach upon Lot 13. No other improvements are shown on subject properties.



- (123.45) DENOTES PLAT AND/OR DEEDED MEASURE
 - DENOTES MONUMENT FOUND
 - DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 41002
- ORIENTATION OF THIS BEARING SYSTEM IS ASSUMED.



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