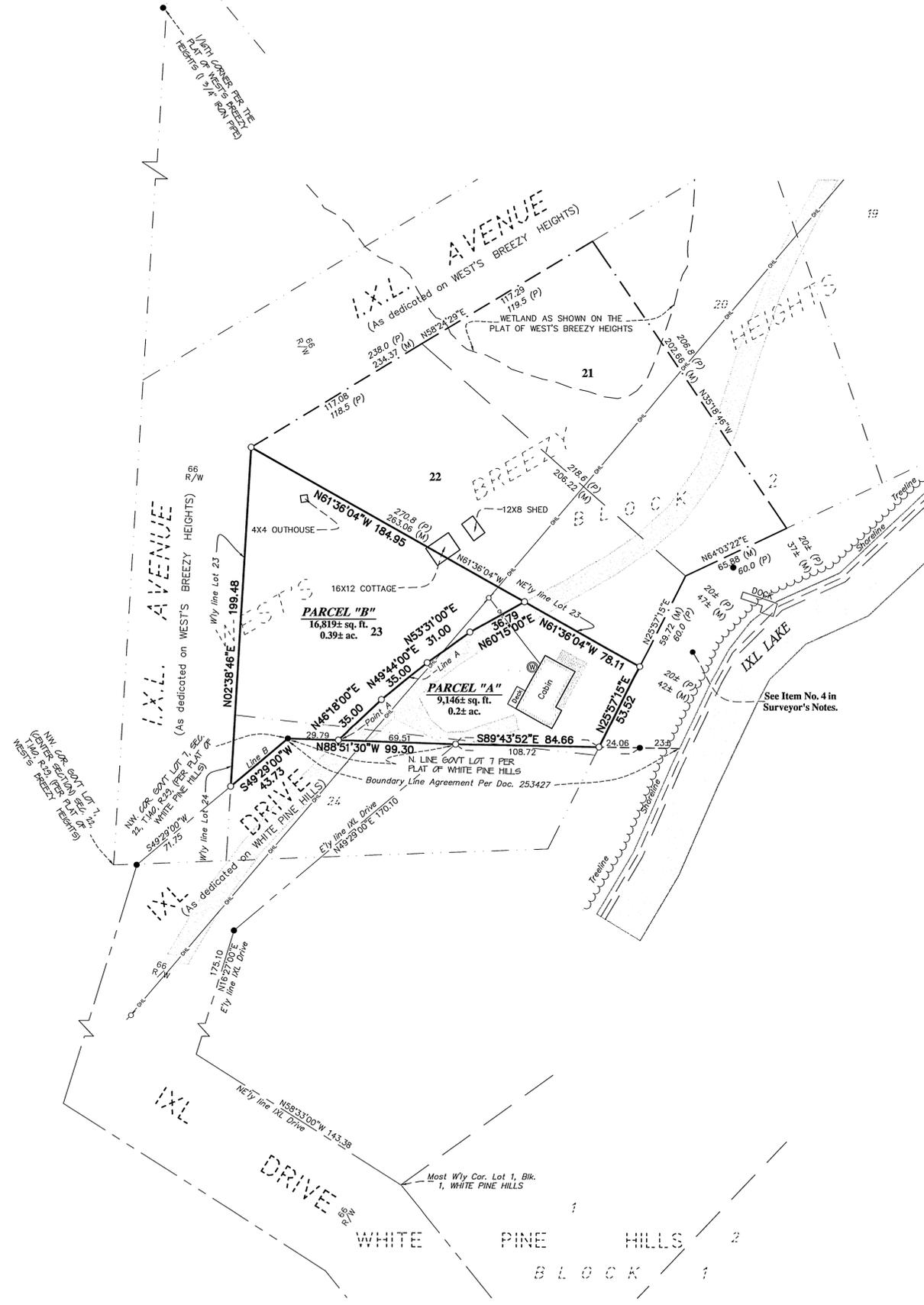


# CERTIFICATE OF SURVEY



**DESCRIPTION - (RECORD)**

Lots 21 and 22, Block 2, WEST'S BREEZY HEIGHTS, Cass County, Minnesota.

Said parcel contains 0.86 acres of land, more or less, and is subject to existing easements of record.

**DESCRIPTION (Parcel A)**

Those parts of Lots 23 and 24, Block 2, WEST'S BREEZY HEIGHTS, according to the recorded plat thereof on file in the office of the County Recorder, Cass County Minnesota, which lies northerly of the Boundary Line Agreement as described in Doc. 253427 on file in the office of the County Recorder, Cass County, Minnesota, and which lies southeasterly of the following described Line A:

**Line A**

Commencing at the most westerly corner of Lot 1, Block 1, WHITE PINE HILLS, according to the recorded plat thereof of file in the office of the County Recorder, Cass County Minnesota; thence North 58 degrees 33 minutes 00 seconds West, assumed bearing, along the northeasterly line of IXL Drive as dedicated on said plat of WHITE PINE HILLS, a distance of 143.38 feet; thence North 16 degrees 27 minutes 00 seconds East, along the easterly line of said IXL Drive, a distance of 175.10 feet; thence North 49 degrees 29 minutes 00 seconds East, along the easterly line of said IXL Drive, a distance of 170.10 feet; thence North 88 degrees 51 minutes 30 seconds West, along the northerly line of said IXL Drive, a distance of 69.51 feet to the point of beginning of Line A to be described; thence North 46 degrees 18 minutes 00 seconds East a distance of 35.00 feet; thence North 49 degrees 44 minutes 00 seconds East a distance of 35.00 feet; thence North 53 degrees 31 minutes 00 seconds East a distance of 31.00 feet; thence North 60 degrees 15 minutes 00 seconds East a distance of 36.79 feet, to the northeasterly line of said Lot 23 and said Line A there terminating.

Said parcel contains 0.2 acres of land, more or less, and is subject to existing easements of record.

**DESCRIPTION (Parcel B)**

Those parts of Lots 23 and 24, Block 2, WEST'S BREEZY HEIGHTS, according to the recorded plat thereof of file in the office of the County Recorder, Cass County Minnesota, which lies northerly of the Boundary Line Agreement as described in Doc. No. 253247 on file in the office of the County Recorder, Cass County Minnesota, and which lies northwesterly, northerly and northwesterly of the following described Line B:

**Line B:**

Commencing at the most westerly corner of Lot 1, Block 1, WHITE PINE HILLS, according to the recorded plat thereof of file in the office of the County Recorder, Cass County Minnesota; thence North 58 degrees 33 minutes 00 seconds West, assumed bearing, along the northeasterly line of IXL Drive as dedicated in said plat of WHITE PINE HILLS, a distance of 143.38 feet; thence North 16 degrees 27 minutes 00 seconds East, along the easterly line of said IXL Drive, a distance of 175.10 feet; thence North 49 degrees 29 minutes 00 seconds East, along the easterly line of said IXL Drive, a distance of 170.10 feet; thence North 88 degrees 51 minutes 30 seconds West, along the northerly line of said IXL Drive, a distance of 69.51 feet, to a point hereinafter referred to as Point A; thence continuing North 88 degrees 51 minutes 30 seconds West, along said north line of said IXL Drive, a distance of 29.79 feet to the northwest corner of Government Lot 7, Section 22, Township 140, Range 29, per the plat of WHITE PINE HILLS; thence South 49 degrees 29 minutes 00 seconds West, along the northwesterly line of said IXL Drive a distance of 43.73 feet to the westerly line of said Lot 24 and the point of beginning of Line B to be described; thence North 49 degrees 29 minutes 00 seconds East a distance of 43.73 feet; thence South 88 degrees 51 minutes 30 seconds East a distance of 29.79 feet to said Point A; thence North 46 degrees 18 minutes 00 seconds East a distance of 35.00 feet; thence North 49 degrees 44 minutes 00 seconds East a distance of 35.00 feet; thence North 53 degrees 31 minutes 00 seconds East a distance of 31.00 feet; thence North 60 degrees 15 minutes 00 seconds East a distance of 36.79 feet, to the northeasterly line of said Lot 23 and said Line B there terminating.

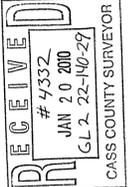
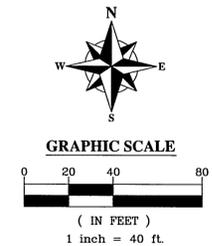
Said parcel contains 0.39 acres of land, more or less, and is subject to existing easements of record

**SURVEYOR'S NOTES:**

- Bearing Orientation: The north line of Government Lot 7 as shown in the plat of WHITE PINE HILLS, is assumed to have a bearing of North 88 degrees 51 minutes 30 seconds West.
- The field survey was completed on 11-18-09.
- 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 client should contact a real estate attorney or title attorney concerning the area between the shoreline of IXL Lake and the easterly platted lines of Lots 21, 22 and 23, Block 2, WEST'S BREEZY HEIGHTS as shown on this Certificate of Survey. This is shown on the plat of WEST'S BREEZY HEIGHTS as not being part of the Platted Lots.
- The measured data as shown on the Plat of WEST'S BREEZY HEIGHTS is incomplete for the retracements of future surveys. This surveyor digitally scanned the Original Plat and attached it to two found monuments shown on this plat. The found platted monuments that were used was the Iron Monument at the sixteenth corner Sec. 22, T.140, R.29, which is located along the west Plat Line, and the iron monument at the Southeast Corner of Lot 1, Block 2.
- Septic areas were not visible.
- Sectional information for Section 22, T. 140, R. 29, is not included on this survey.

**LEGEND**

- DENOTES GRAVEL SURFACE
- DENOTES WATER SURFACE
- DENOTES FOUND SURVEY MONUMENT
- DENOTES 1/2 INCH x 14 INCH IRON PIPE SET AND MARKED WITH RLS 17768 CAP.
- DENOTES WELL
- DENOTES MEASUREMENT PER PLAT OF WEST'S BREEZY HEIGHTS
- DENOTES MEASUREMENT PER ARRO LAND SURVEYORS, LLC.



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 14th day of November, 2010  
 By: *Bruce W. Skipton*  
 Bruce W. Skipton, Minnesota License No. 17768



**BOUNDARY SURVEY**  
 Lots 21, 22, 23 & 24, Block 2,  
 West's Breezy Heights,  
 Sec. 22, Twp. 140, Rge. 29,  
 Cass Co., MN.

CLIENT:  
**Ford & Elaine Jensen**  
 PO Box 86  
 Walker, MN 56484

DRAWN BY: JEL	CHECKED BY: JEL
APPROVED BY: JEL	JOB NUMBER: JEL2009
DATE: 11/18/09	PROJECT DESCRIPTION: