

# CERTIFICATE OF SURVEY

## DESCRIPTION – (Client Provided)

That part of Government Lot 7, Section 28, Township 140, Range 28, Cass County, Minnesota, described as follows: commencing on the East line of government Lot 7 said Section 28 at the Southwest corner of Government Lot 7, Section 27, Township 140, Range 28, as established in the Plat of Rogers Point, a plat filed and of record with the Cass County Recorder; thence South 2 degrees 14 minutes 38 seconds East, assumed bearing, along the East line of Government Lot 7 said Section 28 a distance of 268.63 feet to the point of beginning of tract to be herein described; thence continuing South 2 degrees 14 minutes 38 seconds East along said East line 590.71 feet, more or less, to the waters edge of Wabedo Lake; thence Westerly and Northerly along the said waters edge to its intersection with a line bearing South 72 degrees 45 minutes 22 seconds West from the point of beginning; thence North 72 degrees 45 minutes 22 seconds East 848.22 feet, more or less, to the point of beginning;  
Containing 11.5 acres more or less

Together with Roadway Easements described as follows; A roadway easement, 2 rods in width, located 1 rod on each side of the following described line, across Lot 1, Block One, Rogers Point: Beginning at a point on the West line of said Lot 1, distant 6 feet North 2 degrees 14 minutes 38 seconds West, assumed bearing, from the Southwest corner thereof; thence North 45 degrees 03 minutes 13 seconds East 81.97 feet, thence North 86 degrees 00 minutes 56 seconds East 603.93 feet; thence North 72 degrees 37 minutes 42 seconds East 72.62 feet, more or less, to a point on the East line of said Lot 1 distant 105 feet North from the Southeast corner thereof.

Also:  
A Roadway Easement 2 rods in width located 1 rod on each side of the following described center line, across a part of Government Lot 7, Section 28, Township 140, Range 20: Beginning at a point on the East line of said Government Lot 7, distant 6 feet North 2 degrees 14 minutes 38 seconds West, assumed bearing, from the Southwest corner of Government Lot 7, Section 27, Township 140, Range 28, as established in the Plat of Rogers Point, a plat on file and of record with the Cass County Recorder; thence South 45 degrees 03 minutes 13 seconds West 114.50 feet; thence South 64 degrees 24 minutes 12 seconds West 85.52 feet; thence South 31 degrees 04 minutes 08 seconds West 124.68 feet; thence South 42 degrees 04 minutes 45 seconds West 138.77 feet; thence South 59 degrees 48 minutes 14 seconds West 204.79 feet and there terminating. The grantor herein reserves the right to substitute an alternative road alignment to the public road.

And:

Government Lot Six (6), Section Twenty-seven (27) Township One Hundred Forty (140) North, Range Twenty-eight (28) West.

## DESCRIPTION – (Proposed)

That part of Government Lot 7, Section 28, Township 140, Range 28, Cass County, Minnesota, which lies southerly of the following described line:

Commencing at the southwest corner of Government Lot 7, Section 27, Township 140, Range 28 as established in the plat of ROGERS POINT, according to the recorded plat thereof on file in the office of the County Recorder, Cass County, Minnesota; thence on an assumed bearing of South 02 degrees 14 minutes 38 seconds East, along the east line of said Government Lot 7 of Section 28, a distance of 268.63 feet to the point of beginning of the line to be described; thence South 72 degrees 45 minutes 22 seconds West a distance of 913 feet, more or less, to the shoreline of Lake Wabedo and said line there terminating.

Together with Roadway Easements described as follows; A roadway easement, 2 rods in width, located 1 rod on each side of the following described line, across Lot 1, Block One, Rogers Point: Beginning at a point on the West line of said Lot 1, distant 6 feet North 2 degrees 14 minutes 38 seconds West, assumed bearing, from the Southwest corner thereof; thence North 45 degrees 03 minutes 13 seconds East 81.97 feet, thence North 86 degrees 00 minutes 56 seconds East 603.93 feet; thence North 72 degrees 37 minutes 42 seconds East 72.62 feet, more or less, to a point on the East line of said Lot 1 distant 105 feet North from the Southeast corner thereof.

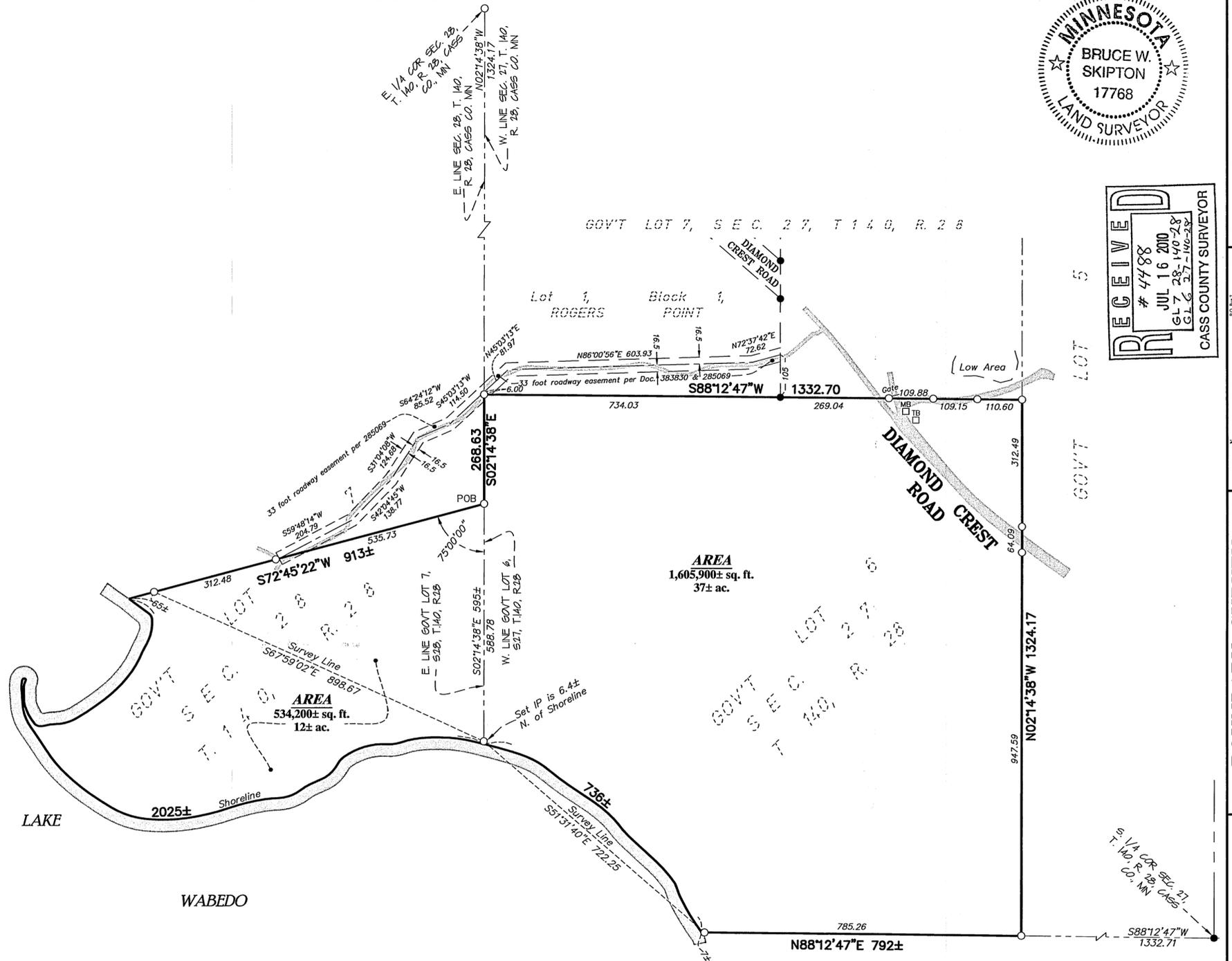
Also Together with:

A Roadway Easement 2 rods in width located 1 rod on each side of the following described center line, across a part of Government Lot 7, Section 28, Township 140, Range 20: Beginning at a point on the East line of said Government Lot 7, distant 6 feet North 2 degrees 14 minutes 38 seconds West, assumed bearing, from the Southwest corner of Government Lot 7, Section 27, Township 140, Range 28, as established in the Plat of Rogers Point, a plat on file and of record with the Cass County Recorder; thence South 45 degrees 03 minutes 13 seconds West 114.50 feet; thence South 64 degrees 24 minutes 12 seconds West 85.52 feet; thence South 31 degrees 04 minutes 08 seconds West 124.68 feet; thence South 42 degrees 04 minutes 45 seconds West 138.77 feet; thence South 59 degrees 48 minutes 14 seconds West 204.79 feet and there terminating. The grantor herein reserves the right to substitute an alternative road alignment to the public road.

And:

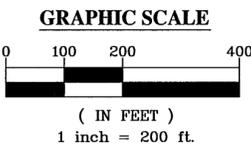
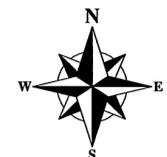
Government Lot Six (6), Section Twenty-seven (27) Township One Hundred Forty (140) North, Range Twenty-eight (28) West.

Said parcel contains 49.0 acres of land, more or less, and is subject to existing easements of record.

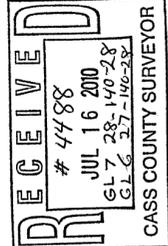
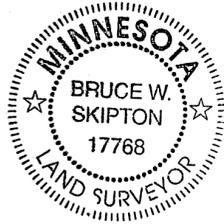


## SURVEYOR'S NOTES:

- Bearing Orientation: The east line of Government Lot 7, Section 28, Township 140, Range 28 is assumed to have a bearing of South 02 degrees 14 minutes 38 seconds East.
- The field survey was completed on July 6<sup>th</sup>, 2010.
- 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 provided roadway easement descriptions do not provide access to a public road. The area in question lies east of the east line of the plat of ROGERS POINT and west of Diamond Crest Road. The existing traveled access road is shown on this certificate of survey. The client should contact a real estate attorney or title attorney concerning access to a public road.



LEGEND	
○	DENOTES 1/2 INCH x 14 INCH IRON PIPE SET AND MARKED WITH RLS 17768 CAP.
●	DENOTES FOUND SURVEY MONUMENT
□	DENOTES TELEPHONE PEDESTAL
MB	DENOTES MAIL BOX
	DENOTES WATER SURFACE
	DENOTES GRAVEL SURFACE
	DENOTES BITUMINOUS SURFACE
POB	DENOTES POINT OF BEGINNING



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 15<sup>th</sup> day of July, 2010  
By: *Bruce W. Skipton*  
Bruce W. Skipton, Minnesota License No. 17768



**BOUNDARY SURVEY**  
Part of Gov't Lot 7 Sec. 28 & Gov't Lot 6, Sec 27, all in T. 140, R. 28, Cass Co. MN.

**CLIENT:**  
Richard Duncan  
2830 Diamond Crest Trail NE  
Longville, MN 56655

NO.	DATE	BY	REVISION DESCRIPTION