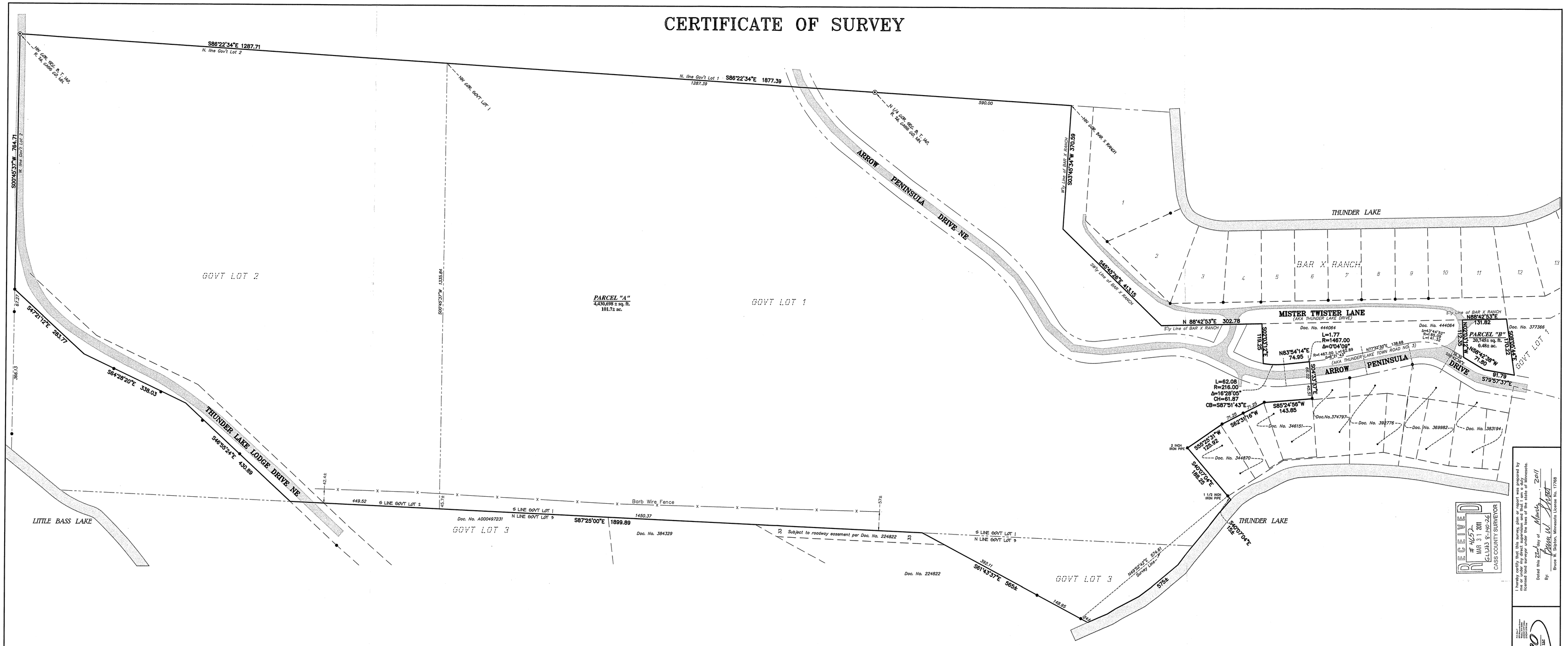
CERTIFICATE OF SURVEY



DESCRIPTION – (PARCEL "A")

Those parts of Government Lot 1, Government Lot 2 and Government Lot 3, Section 8, Township 140, Range 26, Cass County, Minnesota, being described as follows:

Government Lot 1

That part of Government Lot 1, Section 8, Township 140, Range 26, Cass County, Minnesota, which lies southerly, westerly, southwesterly, southerly, westerly, southerly, westerly, northerly, northwesterly and southwesterly of the following described line:

Commencing at the northwest corner of said Section 8; thence on an assumed bearing of South 86 degrees 22 minutes 34 seconds East, along the north line of said section, a distance of 1287.71 feet to the northwest corner of said Government Lot 1, said point being the point of beginning of the line to be described; thence continue South 86 degrees 22 minutes 34 seconds East, along the north line of said Government Lot 1, a distance of 1877.39 feet to the northwest corner of the plat of BAR X RANCH, according to the recorded plat thereof on file in the office of the County Recorder, Cass County, Minnesota; thence South 03 degrees 45 minutes 34 seconds West, along the westerly line of said plat of BAR X RANCH, a distance of 370.59 feet to a corner of said plat of BAR X RANCH; thence South 45 degrees 45 minutes 26 seconds East, along a southwesterly line of said plat of BAR X RANCE, a distance of 413.15 feet to a corner of said plat of BAR X RANCH; thence North 88 degrees 42 minutes 53 seconds East, along a southerly line of said plat of BAR X RANCH, a distance of 302.78 feet to the northwest corner of the parcel of land described in Document Number 444064 on file in the office of the County Recorder, Cass County, Minnesota; thence South 02 degrees 03 minutes 12 seconds East, along the west line of said parcel of land described in Document Number 444064, a distance of 119.25 feet to the northerly right-of-way line of Thunder Lake Town Road Number 3 (also known as Arrow Peninsula Drive), said point is on a 216.00 foot radius curve and the center of said curve bears North 10 degrees 22 minutes 19 seconds East; thence Easterly a distance of 62.08 feet, along said curve and said northerly right-of-way line, having a central angle of 16 degrees 28 minutes 05 seconds, a chord bearing of South 87 degrees 51 minutes 43 seconds East and a chord distance of 61.87 feet; thence North 83 degrees 54 minutes 14 seconds East, tangent to last described curve and along said northerly right-of-way line, a distance of 74.95 feet; thence Northeasterly, along said northerly right-of-way line, along a tangential curve concave to the north, having a central angle of 00 degrees 04 minutes 09 seconds, a radius of 1467.00 feet and a distance of 1.77 feet; thence South 04 degrees 33 minutes 37 seconds East, not tangent to last described curve, a distance of 66.02 feet to the northwest corner of said parcel of land described in Document Number 374797 on file in the office of the County Recorder, Cass County, Minnesota, said corner is also on the southerly right-of-way line of said Thunder Lake Town Road Number 3 (also known as Arrow Peninsula Drive), said corner is also on a 1533.00 foot radius curve and the center of said curve bears North 06 degrees 05 minutes 46 seconds West; thence South 04 degrees 33 minutes 37 seconds East, along the westerly line of said parcel of land described in Document Number 374797, a distance of 45.51 feet to the northeast corner of the parcel of land described in Document Number 346151 on file in the office of the County Recorder, Cass County, Minnesota; thence South 85 degrees 24 minutes 56 seconds West, along the northwesterly line of said parcel of land described in Document Number 346151, a distance of 143.85 feet; thence South 62 degrees 31 minutes 16 seconds West along said northwesterly line of the parcel of land described in Document Number 346151, a distance of 71.25 feet to the most westerly corner of said parcel of land described in Document Number 346151; thence continue South 62 degrees 31 minutes 16 seconds West a distance of 71.25 feet; thence South 55 degrees 25 minutes 31 seconds West a distance of 125.92 feet to an 2 inch iron pipe; thence South 40 degrees 07 minutes 04 seconds East a distance of 188.25 feet to an 1 ½ inch iron pipe; thence continue South 40 degrees 07 minutes 04 seconds East a distance of 15 feet, more or less, to the shoreline of Thunder Lake and said line there terminating.

Government Lot 2

That part of Government Lot 2, Section 8, Township 140, Range 26, Cass County, Minnesota, which lies easterly and northeasterly of the following described line:

Beginning at the northwest corner of said Government Lot 2; thence South 00 degrees 45 minutes 37 seconds West (assuming that the north line of said Government Lot 2 bears South 86 degrees 22 minutes 34 seconds East), along the west line of said Government Lot 2, a distance of 764.71 feet; thence South 47 degrees 21 minutes 12 seconds East a distance of 283.77 feet; thence South 64 degrees 28 minutes 20 seconds East a distance of 338.03 feet; thence South 46 degrees 55 minutes 24 seconds East a distance of 430.89 feet to the south line of said Government Lot 2 and said line there terminating.

Government Lot 3

That part of Government Lot 3, Section 8, Township140, Range 26, Cass County, Minnesota, which lies northeasterly of the following described line:

Commencing at the northwest corner of said Government Lot 2; thence South 00 degrees 45 minutes 37 seconds West (assuming that the north line of said Government Lot 2 bears South 86 degrees 22 minutes 34 seconds East), along the west line of said Government Lot 2, a distance of 764.71 feet; thence South 47 degrees 21 minutes 12 seconds East a distance of 283.77 feet; thence South 64 degrees 28 minutes 20 seconds East a distance of 338.03 feet; thence South 46 degrees 55 minutes 24 seconds East a distance of 430.89 feet to the north line of said Government Lot 3; thence South 87 degrees 25 minutes 00 seconds East, along said north government lot line, distance of 1899.89 feet to the northeast corner of the parcel of land described in Document Number 224822 on file in the office of the County Recorder, Cass County, Minnesota, said point also being the point of beginning of the line to be described; thence South 61 degrees 43 minutes 37 seconds East, along the northeasterly line of said parcel of land described in Document Number 224822, a distance of 565 feet, more or less, to the shoreline of Thunder Lake and said line there terminating.

Said parcel contains 101.7 acres of land, more or less, and is subject to existing easements of record.

DESCRIPTION – (PARCEL "B")

That part of Government Lot 1, Section 8, Township 140, Range 26, Cass County, Minnesota, being described as follows:

Commencing at the northwest corner of said Section 8; thence on an assumed bearing of South 86 degrees 22 minutes 34 seconds East, along the north line of said section, a distance of 1287.71 feet to the northwest corner of said Government Lot 1; thence continue South 86 degrees 22 minutes 34 seconds East, along the north line of said Government Lot 1, a distance of 1877.39 feet to the northwest corner of the plat of BAR X RANCH, according to the recorded plat thereof on file in the office of the County Recorder, Cass County, Minnesota; thence South 03 degrees 45 minutes 34 seconds West, along the westerly line of said plat of BAR X RANCH, a distance of 370.59 feet to a corner of said plat of BAR X RANCH; thence South 45 degrees 45 minutes 26 seconds East, along a southwesterly line of said plat of BAR X RANCE, a distance of 413.15 feet to a corner of said plat of BAR X RANCH; thence North 88 degrees 42 minutes 53 seconds East, along a southerly line of said plat of BAR X RANCH, a distance of 302.78 feet to the northwest corner of the parcel of land described in Document Number 444064 on file in the office of the County Recorder, Cass County, Minnesota; thence South 02 degrees 03 minutes 12 seconds East, along the west line of said parcel of land described in Document Number 444064, a distance of 119.25 feet to the northerly right-of-way line of Thunder Lake Town Road Number 3 (also known as Arrow Peninsula Drive), said point is on a 216.00 foot radius curve and the center of said curve bears North 10 degrees 22 minutes 19 seconds East; thence Easterly a distance of 62.08 feet, along said curve and said northerly right-of-way line, having a central angle of 16 degrees 28 minutes 05 seconds, a chord bearing of South 87 degrees 51 minutes 43 seconds East and a chord distance of 61.87 feet; thence North 83 degrees 54 minutes 14 seconds East, tangent to last described curve and along said northerly right-of-way line, a distance of 74.95 feet; thence Northeasterly, along said northerly right-of-way line, along a tangential curve concave to the north, having a central angle of 6 degrees 21 minutes 43 seconds, a radius of 1467.00 feet and a distance of 162.89 feet; thence North 77 degrees 32 minutes 30 seconds East, tangent to last described curve and along said northerly right-of-way line, a distance of 138.68 feet; thence Easterly, along said northerly right-of-way line, along a tangential curve concave to the south, having a central angle of 43 degrees 44 minutes 52 seconds, a radius of 185.09 feet and a distance of 141.32 feet; thence South 58 degrees 42 minutes 38 seconds East, tangent to last described curve and along said northerly right-of-way line, a distance of 36.39 feet to the southeast corner of said parcel of land described in Document Number 444064, said point also being the point of beginning of the parcel of land to be described; thence North 02 degrees 03 minutes 12 seconds West, along the east line of said parcel of land described in Document Number 444064, a distance of 112.35 feet to the southerly line of said plat of BAR X RANCH, said point being the northeast corner of said parcel of land described in Document Number 444064; thence North 88 degrees 42 minutes 53 seconds East, along said southerly line of plat of BAR X RANCH, a distance of 131.82 feet to the northwest corner of the parcel of land described in 377366 on file in the office of the County Recorder, Cass County, Minnesota; thence South 08 degrees 05 minutes 44 seconds East, along the west line of said parcel of land described in Document Number 377366, a distance of 170.22 feet to the northerly right-of-way line of said Thunder Lake Town Road Number 3 (also known as Arrow Peninsula Drive); thence North 79 degrees 57 minutes 37 seconds West, along said northerly right-of-way line of said Thunder Lake Town Road Number 3 (also known as Arrow Peninsula Drive), a distance of 91.79 feet; thence North 58 degrees 42 minutes 38 seconds West, along said northerly right-of-way line of said Thunder Lake Town Road Number 3 (also known as Arrow Peninsula Drive), a distance of 71.80 feet to the point of beginning.

Said parcel contains 0.476 acres of land, more or less, and is subject to existing easements of record.

LEGEND

- ○ DENOTES 1/2 INCH x 14 INCH IRON PIPE SET AND MARKED WITH RLS 17768 CAP.
- ● DENOTES FOUND SURVEY MONUMENT
- ⊙ DENOTES FOUND CAST IRON MONUMENT
- DENOTES GRAVEL SURFACE
- DENOTES WATER SURFACE

N

W E

S

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)

1 Inch = 100 ft.

SURVEYOR'S NOTES:

1. Bearing Orientation: The north line of Section 8, Township 140, Range 26 is assumed to have a bearing of South 86 degrees 22 minutes 34 seconds East.

2. The field survey was completed on October 22, 2010.

3. 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.

4. The client should contact a real estate attorney or title attorney concerning the land boundaries of their property.

MINNESOTA
BRUCE W. SKIPTON
17768
LAND SURVEYOR

RECEIVED
MAR 31 2011
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 22nd day of March, 2011

By Bruce W. Skipton, Minnesota License No. 17768

ARRO
Land Surveyors, LLC

BOUNDARY SURVEY

Part of Gov't Lots 1, 2 and 3, Sec. 8, T. 140, R. 26, Cass County, MN.

CLIENT:
William Seib
1 N534 Glenview Avenue
Glen Ellyn, Il 60137

DRAWN BY:	JRH	CHECKED BY:	JWL
APPROVED BY:	JWL	JOB NUMBER:	20JS07

NO.	DATE	BY	REVISION DESCRIPTION

C:\Land Projects 2020\20-10 Seib\dwg\20-10 CLS 2-1-11.dwg, 3/7/2011 7:38:15 AM, jlabeau