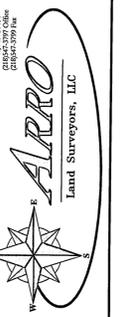


CERTIFICATE OF SURVEY

DETAIL "A"
NOT TO SCALE

RECEIVED
 # 42687
 AUG 15 2011
 GLE 1-140-31
 BELL 2-240-311
 CASS COUNTY SURVEYOR

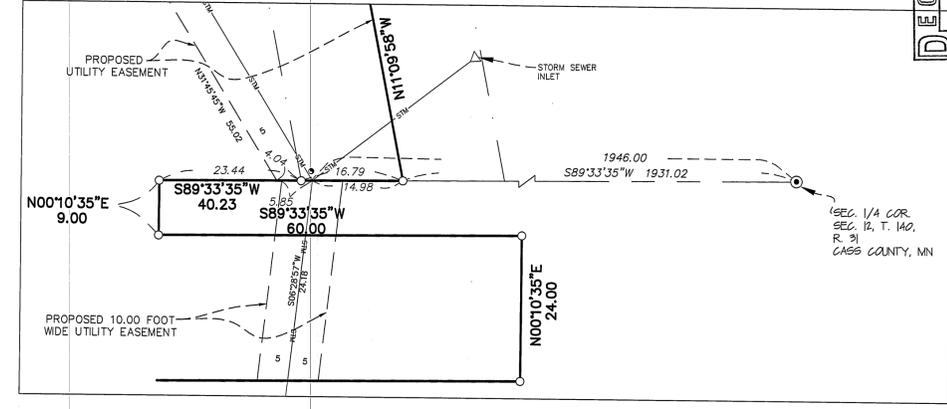
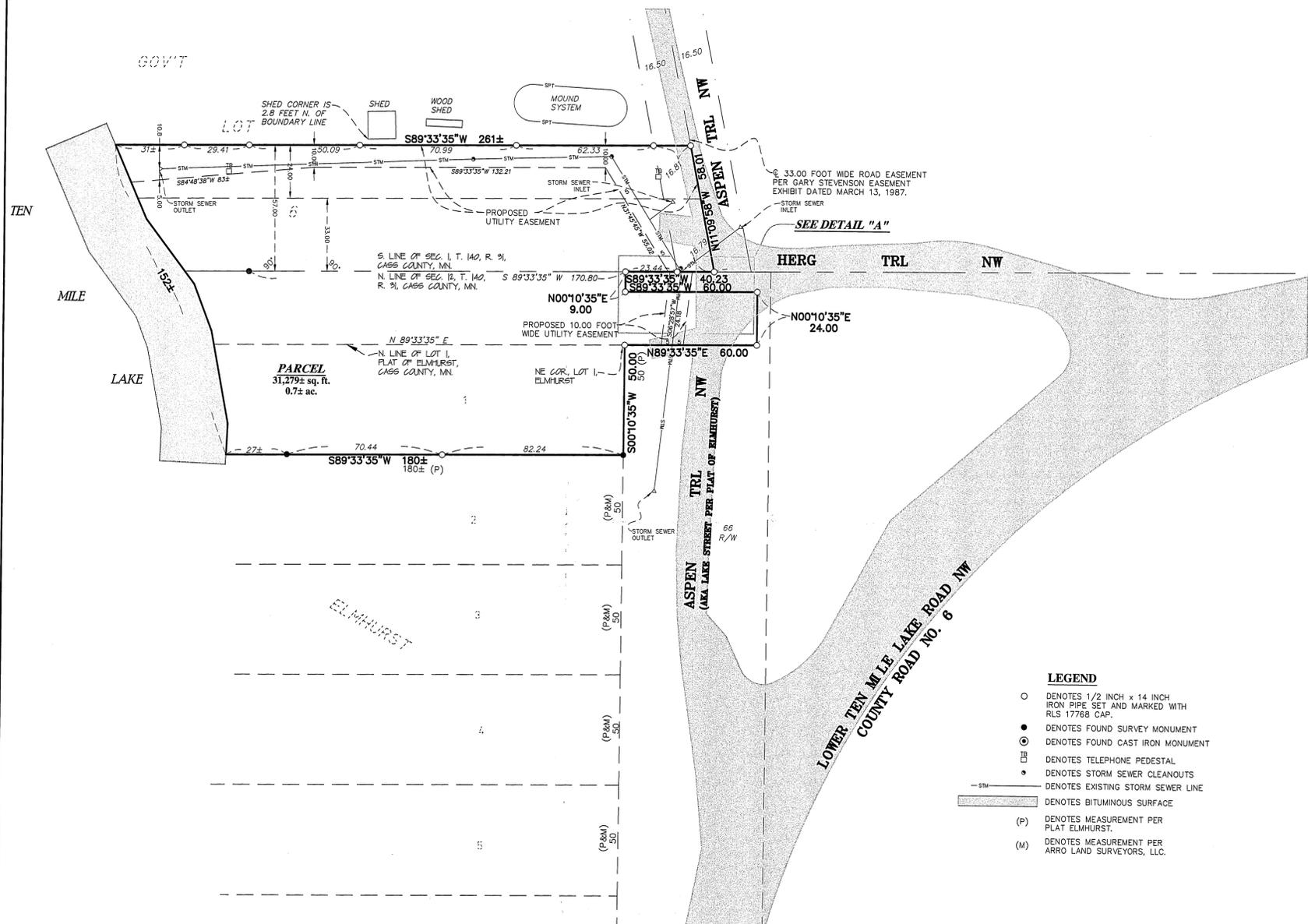
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly licensed land surveyor under the laws of the state of Minnesota.
 Dated this 15th day of August, 2011.
 By: *Bruce W. Skipton*
 Bruce W. Skipton, Minnesota License No. 17768



BOUNDARY SURVEY
 Part of Gov't Lot 6, Sec. 1 and Part of Lot 1 & the vacated portions of the plat of ELMHURST, Sec. 12, T. 140, R. 31, Cass County, Minnesota

CLIENT: BRIAN CAREY
 C/O BRIAN HANSON
 ARISTA REALTY
 3510 12th Ave. S, Ste. E
 Moorhead, MN 56560

NO.	DATE	BY	REASON	DESCRIPTION
07/11/11		BWS	REVISED NORTH EASEMENT	
08/25/11		BWS	NEW BOUNDARY DESCRIPTION	



DESCRIPTION - (Record)

Lot 1, ELMHURST, according to the recorded plat thereof on file in the office of the County Recorder, Cass County, Minnesota.

AND

Those parts of the vacated roadways as dedicated within said plat of ELMHURST being part of Government Lot 1, Section 12, Township 140, Range 31 and that part of Government Lot 6, Section 1, Township 140, Range 31 which lies west of the centerline of a 33.00 foot wide road easement as shown on an easement exhibit prepared by Gary Stevenson dated March 13, 1987. Said parcel is described as follows:

Commencing at the south quarter corner of said Section 1; thence on an assumed bearing of South 89 degrees 33 minutes 35 seconds West, along the south line of the fractional Southwest Quarter of said Section 1, a distance of 1971.25 feet to the northerly extension of the east line of said Lot 1 of said plat of ELMHURST, said point is hereinafter referred to as "Point A"; thence South 00 degrees 10 minutes 35 seconds West, along said northerly extension, a distance of 33.00 feet to the northeast corner of said Lot 1 of said plat of ELMHURST, said point also being the point of beginning of the parcel of land to be described; thence North 89 degrees 33 minutes 35 seconds East a distance of 60.00 feet; thence North 00 degrees 10 minutes 35 seconds East, parallel with the east line of said Lot 1 of said plat of ELMHURST, a distance of 24.00 feet; thence South 89 degrees 33 minutes 35 seconds East, along said northerly extension, a distance of 9.00 feet to said "Point A"; thence North 89 degrees 33 minutes 35 seconds East, along the south line of said Government Lot 6, a distance of 40.23 feet to the centerline of said 33.00 foot wide road easement; thence North 11 degrees 09 minutes 58 seconds West, along said 33.00 foot wide road easement, a distance of 58.01 feet to the north line of the South 57.00 feet of said Government Lot 6; thence South 89 degrees 33 minutes 35 seconds West, along said north line of the South 57.00 feet, a distance of 261 feet, more or less, to the shoreline of Ten Mile Lake; thence Southerly along said shoreline a distance of 102 feet, more or less, to the north line of said Lot 1 of said plat of ELMHURST; thence North 89 degrees 33 minutes 35 seconds East, along said north line of said Lot 1 of said plat of ELMHURST, a distance of 186 feet, more or less, to the point of beginning.

Said parcel contains 0.7 acres of land, more or less, and is subject to existing easements of record.

DESCRIPTION - (Proposed 10.00 foot wide Utility Easement)

A 10.00 foot wide perpetual easement for utility purposes over, under and across that part of the vacated portion of Aspen Trail NW (also known as Lake Street per the recorded plat of ELMHURST) on file in the office of the County Recorder, Cass County, Minnesota. The centerline of said easement is described as follows:

Commencing at the north quarter corner of Section 12, Township 140, Range 31, Cass County, Minnesota; thence on an assumed bearing of South 89 degrees 33 minutes 35 seconds West, along the north line of the Northwest Quarter of said Section 12, a distance of 1946.00 feet to the point of beginning of the centerline to be described; thence South 06 degrees 28 minutes 57 seconds West a distance of 33.24 feet to the easterly extension of the northerly line of Lot 1, of said plat of ELMHURST and said centerline there terminating.

The sidelines of said easement are to be prolonged or shortened to terminate on the said north line of the Northwest Quarter and on said easterly extension of the north line of Lot 1 of the plat of ELMHURST.

DESCRIPTION - (Proposed Utility Easement)

A perpetual easement for utility purposes over, under and across the following described property:

Lot 6, Section 1, Township 140 North, Range 31 West of the Fifth Principal Meridian, Cass County, Minnesota, EXCEPT the North 1262 feet of the South 1295 feet thereof lying and being West of the road crossing said tract, said property being the South 33 feet of the South 1295 feet of said Lot 6, lying and being West of the road crossing said tract.

AND

The North 24 feet of the South 57 feet of Government Lot 6 lying West of the North-South road crossing said tract, in Section 1, Township 140, Range 31.

Said easement lies northerly, northeasterly and northerly of the following described line:

Commencing at the south quarter corner of said Section 1; thence on an assumed bearing of South 89 degrees 33 minutes 35 seconds West, along the south line of the Southwest Quarter of said Section 1, a distance of 1931.02 feet to the point beginning of the line to be described; thence continue South 89 degrees 33 minutes 35 seconds West, along said south line, a distance of 20.83 feet; thence North 31 degrees 45 minutes 45 seconds West a distance of 55.02 feet to a point being 10.00 feet southerly measured at right angles to the north line of the South 57.00 feet of Government Lot 6, Section 1, Township 140, Range 31; thence South 89 degrees 33 minutes 35 seconds West, parallel with said north line of the South 57.00 feet, a distance of 132.21 feet; thence South 84 degrees 48 minutes 38 seconds West a distance of 83 feet, more or less, to the shoreline of Ten Mile Lake and said line there terminating.

SURVEYOR'S NOTES:

- Bearing Orientation: The north line of Northwest Quarter, Section 12, Township 140, Range 31 is assumed to have a bearing of South 89 degrees 33 minutes 35 seconds West.
- The field survey was completed on June 8, 2011.
- 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 utilities as shown on this survey were developed from the visible utilities across your property and is not implied nor intended to be the complete inventory of utilities in this area. It is the client's responsibility to verify the location of all utilities prior to construction or improving your property.

- 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 TELEPHONE PEDESTAL
 - DENOTES STORM SEWER CLEANOUTS
 - STM— DENOTES EXISTING STORM SEWER LINE
 - ▬ DENOTES BITUMINOUS SURFACE
 - (P) DENOTES MEASUREMENT PER PLAT ELMHURST.
 - (M) DENOTES MEASUREMENT PER ARRO LAND SURVEYORS, LLC.

