

CERTIFICATE OF SURVEY

Sylvan Lake

GENERAL DEVELOPMENT CLASSIFICATION
MN DNR ID# 11030400

LAKE ELEVATION ON 04-02-2009 = 1199.08

ORDINARY HIGH WATER LEVEL = 1199.8

BENCHMARK: Horizontal 3/8 x 8" spike 1.2' above ground in the NE side of the same 1.9' red oak described as BM LETTER A; new spike set directly above the old chopped out railroad spike B.M.
Datum = NGVD 1929

Existing Legal Descriptions:

Johnson Tract:
Lot 4 and the north half of Lot 5, CARLYON'S SYLVAN PARK, Cass County, Minnesota.

EXCEPT

That part of Lot 4, CARLYON'S SYLVAN PARK, according to the recorded plat, Cass County, Minnesota, described as follows: Commencing at the northeast corner of said Lot 4, thence North 86 degrees 37 minutes 36 seconds West, assumed bearing, along the northerly line of said Lot 4, 441.35 feet, to the point of beginning of the tract to be herein described; thence South 00 degrees 00 minutes 00 seconds West 18.05 feet; thence southwesterly along a non-tangential curve concave to the southeast, radius of 60.50 feet, central angle of 57 degrees 58 minutes 16 seconds, 61.21 feet, the chord of said curve bears South 60 degrees 58 minutes 05 seconds West; thence North 79 degrees 41 minutes 48 seconds West, not tangent to said curve, 156.69 feet; thence South 89 degrees 50 minutes 35 seconds West 150.35 feet; thence North 61 degrees 57 minutes 56 seconds West 95.38 feet, more or less, to the northerly line of said Lot 4; thence South 86 degrees 37 minutes 36 seconds East, along said northerly line, 440.74 feet, more or less, to the point of beginning. Subject to any restrictions, reservations, or easements of record.

Proposed Legal Descriptions:

Tract A:

That part of Lot 4, CARLYON'S SYLVAN PARK, Cass County, Minnesota, more particularly described as follows: Beginning at the northeast corner of said Lot 4, thence South 16 degrees 06 minutes 45 seconds East, assigning the southeast line of said Lot 4 a bearing of South 57 degrees 57 minutes 10 seconds West, a distance of 34.32 feet to the centerline of vacated Wyonet Drive; thence South 57 degrees 57 minutes 10 seconds West, along said centerline, a distance of 303.87 feet; thence North 80 degrees 44 minutes 26 seconds West 235.79 feet; thence North 49 degrees 51 minutes 41 seconds East 45.35 feet; thence northeasterly 36.39 feet along a tangential curve concave to the southeast, radius of 133.50 feet, central angle of 15 degrees 37 minutes 10 seconds; thence northeasterly, northerly, and northwesterly 164.22 feet along a reverse curve concave to the west, radius of 60.50 feet, central angle of 155 degrees 31 minutes 38 seconds; thence North 00 degrees 00 minutes 00 seconds East, not tangent to said curve, a distance of 18.05 feet to the north line of said Lot 4; thence South 86 degrees 37 minutes 36 seconds East, along said north line, a distance of 441.35 feet to the point of beginning.

Tract B:

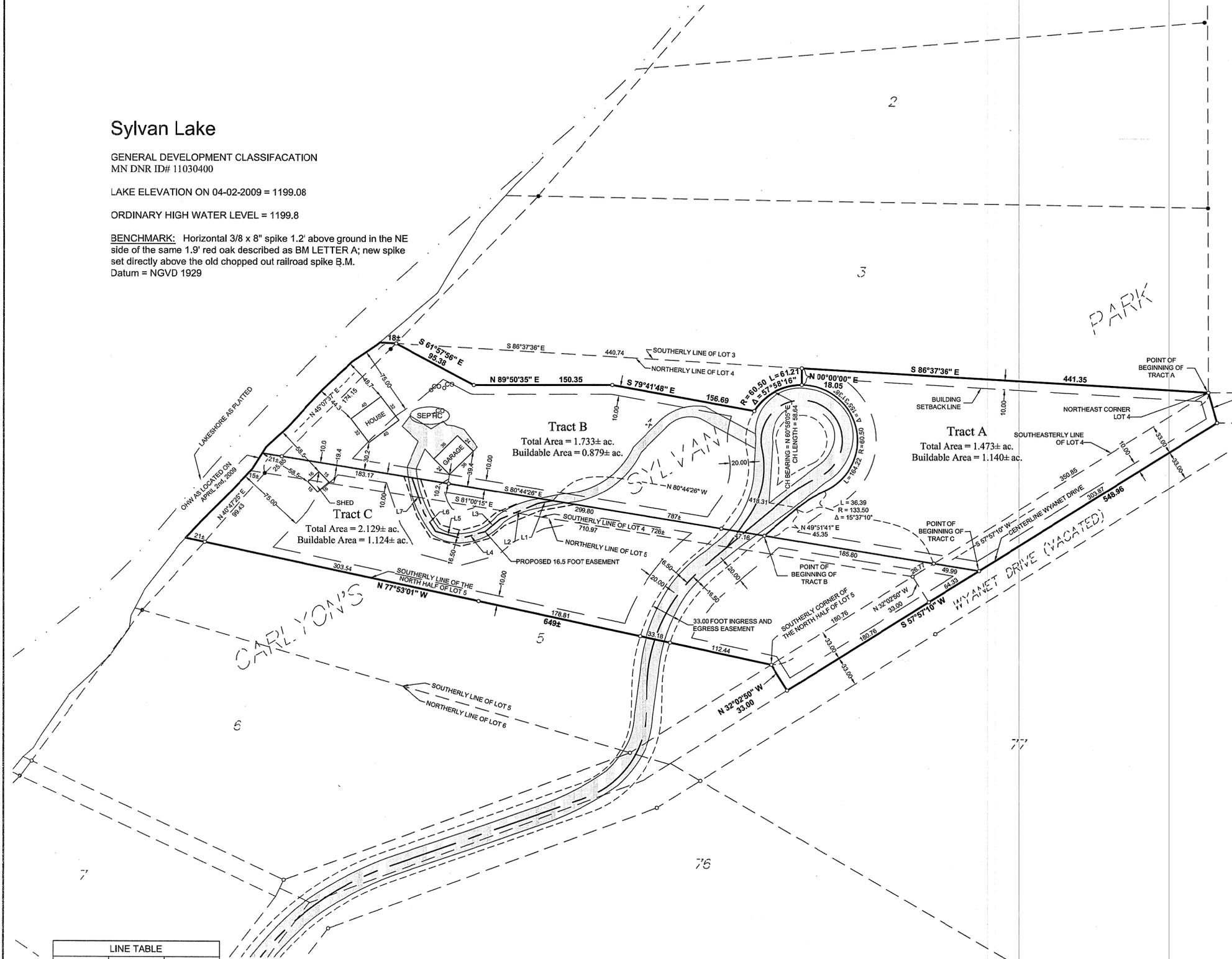
That part of Lot 4, CARLYON'S SYLVAN PARK, Cass County, Minnesota, more particularly described as follows: Commencing at the northeast corner of said Lot 4, thence South 16 degrees 06 minutes 45 seconds East, assigning the southeast line of said Lot 4 a bearing of South 57 degrees 57 minutes 10 seconds West, a distance of 34.32 feet to the centerline of vacated Wyonet Drive; thence South 57 degrees 57 minutes 10 seconds West, along said centerline, a distance of 303.87 feet; thence North 80 degrees 44 minutes 26 seconds West 235.79 feet to the point of beginning of the tract to be herein described; thence North 49 degrees 51 minutes 41 seconds East 45.35 feet; thence northeasterly 36.39 feet along a tangential curve concave to the southeast, radius of 133.50 feet, central angle of 15 degrees 37 minutes 10 seconds; thence northeasterly, northerly, and northwesterly 164.22 feet along a reverse curve concave to the west, radius of 60.50 feet, central angle of 155 degrees 31 minutes 38 seconds; thence continue along said curve 61.21 feet, radius of 60.50 feet, central angle of 57 degrees 58 minutes 16 seconds; thence North 79 degrees 41 minutes 48 seconds West, not tangent to said curve, a distance of 156.69 feet; thence South 89 degrees 50 minutes 35 seconds West 150.35 feet; thence North 61 degrees 57 minutes 56 seconds West 95.38 feet to the north line of said Lot 4; thence North 86 degrees 37 minutes 36 seconds West, along said north line of Lot 4, 18 feet, more or less, to the shore of Sylvan Lake; thence southwesterly along said shore to the intersection with a line bearing North 80 degrees 44 minutes 26 seconds West from the point of beginning; thence South 80 degrees 44 minutes 26 seconds East 551 feet, more or less, to the point of beginning.

Tract C:

That part of Lots 4 and 5, CARLYON'S SYLVAN PARK, Cass County, Minnesota, more particularly described as follows: Commencing at the northeast corner of said Lot 4, thence South 16 degrees 06 minutes 45 seconds East, assigning the southeast line of said Lot 4 a bearing of South 57 degrees 57 minutes 10 seconds West, a distance of 34.32 feet to the centerline of vacated Wyonet Drive; thence South 57 degrees 57 minutes 10 seconds West, along said centerline, a distance of 303.87 feet to the point of beginning of the tract to be herein described; thence continue South 57 degrees 57 minutes 10 seconds West, along said centerline, a distance of 245.09 feet; thence North 32 degrees 02 minutes 50 seconds West 33.00 feet to the southerly corner of the north half of Lot 5; thence North 77 degrees 53 minutes 01 seconds West, along the south line of the north half of Lot 5, 649 feet, more or less, to the shore of Sylvan Lake, thence northeasterly along said shore to the intersection with a line bearing North 80 degrees 44 minutes 26 seconds West from the point of beginning; thence South 80 degrees 44 minutes 26 seconds East 787 feet, more or less, to the point of beginning. Subject to any restrictions, reservations, or easements of record.

Proposed Easement Description:

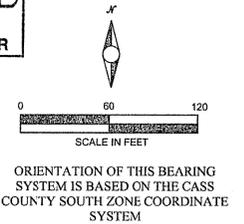
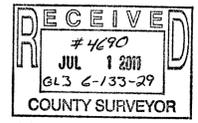
A perpetual 16.50 foot wide easement for ingress and egress, over and across that part of Lot 4, and Lot 5, CARLYON'S SYLVAN PARK, Cass County, Minnesota, the centerline of said easement is described as follows: Commencing at the northeast corner of said Lot 4, thence on an assigned bearing of South 57 degrees 57 minutes 10 seconds West, along the southeasterly line of said Lot 4, a distance of 350.85 feet; thence North 80 degrees 44 minutes 26 seconds West 17.10 feet to the point of beginning of the centerline to be herein described; thence South 79 degrees 36 minutes 36 seconds West 17.10 feet; thence South 67 degrees 04 minutes 31 seconds West 43.51 feet; thence South 49 degrees 49 minutes 59 seconds West 21.48 feet; thence South 74 degrees 45 minutes 06 seconds West 27.53 feet; thence North 74 degrees 46 minutes 32 seconds West 28.32 feet; thence North 32 degrees 05 minutes 05 seconds West 23.30 feet; thence North 18 degrees 28 minutes 29 seconds West 40.92 feet, and there terminating. The sidelines of said easement shall be shortened or prolonged to terminate on a line between the point of beginning and the point of termination, and its extensions thereof.



LINE TABLE		
LINE NAME	BEARING	DISTANCE
L1	S 79°38'36" W	17.10
L2	S 67°04'31" W	43.51
L3	S 49°49'59" W	21.48
L4	S 74°45'06" W	27.53
L5	N 74°46'32" W	28.32
L6	N 32°05'05" W	23.30
L7	N 18°28'29" W	40.92

Legend

- DENOTES: SET 1/2" IRON PIPE WITH CAP STAMPED 15294
- DENOTES: FOUND IRON MONUMENT
- DENOTES WELL
- DENOTES CLEANOUT
- ▭ DENOTES BITUMINOUS SURFACE
- ▨ DENOTES GRAVEL SURFACE



I HEREBY CERTIFY THAT THIS PLAN, SURVEY, 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.

Signature: *John J. Hinzmann, Jr.* Date: 06/30/2011
John J. Hinzmann, Jr. Registration No. 15294

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SUITE 200
BRAINERD, MN
56401-3540
PH: 218.855.1700
FAX: 218.855.1701

SEH
SEH PROJ. NO. 106940
RCD/PA 106940

REVISIONS	
DATE	DESCRIPTION
06/29/2011	REVISED LEGAL DESCRIPTIONS
06/29/2011	CHANGED LOT LINES ON VACATED PORTION OF PROPERTY