

CERTIFICATE OF SURVEY

FOR
FOGAL

PART OF GOVERNMENT LOT 1, SECTION 18,
TOWNSHIP 140 NORTH, RANGE 28 WEST OF
THE 5th PRINCIPAL MERIDIAN IN
CASS COUNTY, MINNESOTA

LAND DESCRIPTION FOR FOGAL FOR PROPERTY IN WABEDO TOWNSHIP OF
CASS COUNTY, MINNESOTA

"TRACT A"

That part of Government Lot 1, Section 18, Township 140 North, Range 28 West of the 5th Principal Meridian, described as follows:

BEGINNING at the southwest corner of said Government Lot 1; thence North 69 degrees 02 minutes 19 seconds East 500.50 feet, initial bearing assigned, along the southerly line of said Government Lot 1; thence North 50 degrees 40 minutes 47 seconds East 107.54 feet; thence northeasterly, northerly and northwesterly 247.34 feet along a tangential curve concave to the left, having a central angle of 145 degrees 20 minutes 51 seconds and a radius of 97.50 feet; thence North 80 degrees 32 minutes 04 seconds West 203.25 feet, tangent to said curve; thence northwesterly 210.00 feet, along a tangential curve concave to the right, having a central angle of 62 degrees 10 minutes 09 seconds and a radius of 193.54 feet; thence North 24 degrees 21 minutes 50 seconds West 51.72 feet, tangent to the last described curve, to the southerly right-of-way line of Shady Lane as dedicated in the plat of ISLAND VIEW according to the plat thereof on file and of record in the office of the County Recorder, in and for the County of Cass and the State of Minnesota; thence South 76 degrees 15 minutes 45 seconds West 122.23 feet along said right-of-way line; thence South 54 degrees 45 minutes 45 seconds West 131.24 feet, along said right-of-way line to the west line of said Government Lot 1; thence South 2 degrees 49 minutes 21 seconds East 512.70 feet, along said west line to the point of beginning.

Containing 5.07 acres, more or less.

Subject to easements, reservations, conditions and restrictions, if any.

LAND DESCRIPTION FOR FOGAL FOR PROPERTY IN WABEDO TOWNSHIP OF
CASS COUNTY, MINNESOTA

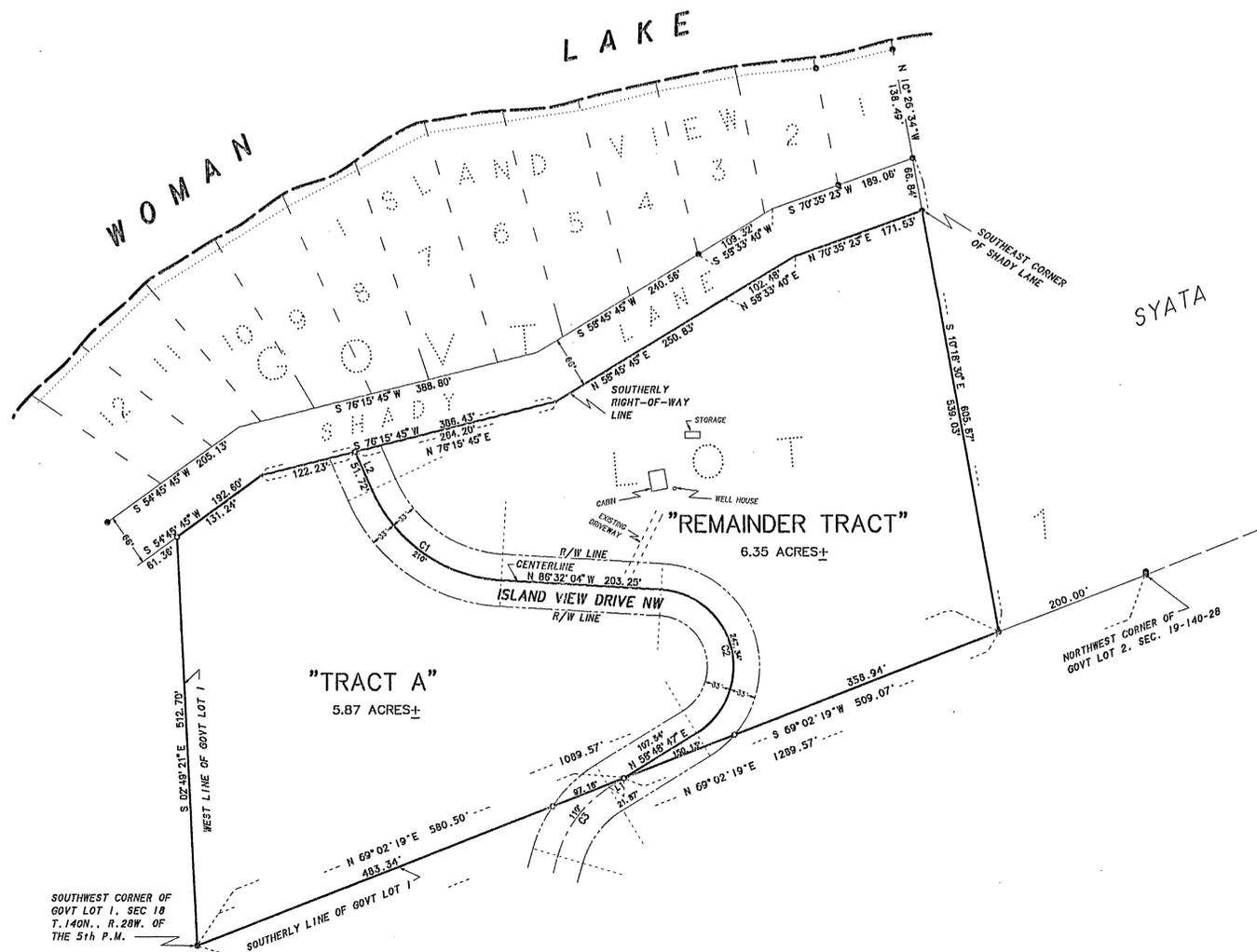
"REMAINDER TRACT"

That part of Government Lot 1, Section 18, Township 140 North, Range 28 West of the 5th Principal Meridian, described as follows:

Commencing at the southwest corner of said Government Lot 1; thence North 69 degrees 02 minutes 19 seconds East 500.50 feet, initial bearing assigned, along the southerly line of said Government Lot 1, to the point of BEGINNING of the land to be described; thence North 50 degrees 40 minutes 47 seconds East 107.54 feet; thence northeasterly, northerly and northwesterly 247.34 feet along a tangential curve concave to the left, having a central angle of 145 degrees 20 minutes 51 seconds and a radius of 97.50 feet; thence North 80 degrees 32 minutes 04 seconds West 203.25 feet, tangent to said curve; thence northwesterly 210.00 feet, along a tangential curve concave to the right, having a central angle of 62 degrees 10 minutes 09 seconds and a radius of 193.54 feet; thence North 24 degrees 21 minutes 50 seconds West 51.72 feet, tangent to the last described curve, to the southerly right-of-way line of Shady Lane as dedicated in the plat of ISLAND VIEW according to the plat thereof on file and of record in the office of the County Recorder, in and for the County of Cass and the State of Minnesota; thence North 76 degrees 15 minutes 45 seconds East 204.20 feet along said right-of-way line; thence North 50 degrees 45 minutes 45 seconds East 250.83 feet, along said right-of-way line; thence North 50 degrees 33 minutes 40 seconds East 102.48 feet along said right-of-way line; thence North 70 degrees 35 minutes 23 seconds East 171.53 feet, along said right-of-way line to the southeast corner of said Shady Lane; thence South 10 degrees 18 minutes 30 seconds East 539.03 feet, to said southerly line of Government Lot 1; thence South 09 degrees 02 minutes 19 seconds West 509.07 feet long said southerly line to the point of beginning.

Containing 0.35 acres, more or less.

Subject to easements, reservations, conditions and restrictions, if any.



LINE	BEARING	DI STANCE	CURVE DELTA ANGLE	RADI US	ARC	TANGENT	CHORD	CHORD BEARI NG
L 1	S 58° 48' 47" W	21.87'	C 1	62° 10' 09"	193.54'	210.00'	116.68'	N 85° 27' 00" W
L 2	N 24° 21' 56" W	51.72'	C 2	145° 20' 51"	97.50'	247.34'	312.53'	N 13° 51' 39" W
			C 3	42° 42' 18"	147.58'	110.00'	57.70'	N 37° 27' 38" E



0 50 100 200
SCALE IN FEET
ONE METER = 3.2808333 U.S. SURVEY FEET
1 FOOT = 0.3048006 METERS

AMI SURVEYORS & MAPPERS
1073 COUNTY 5 HW, HACKENSACK, MINNESOTA 56452
PHONE: OFFICE (218) 682 2411 • FAX 682 2988

INITIAL BEARING ASSIGNED
● DENOTES IRON MONUMENT FOUND
○ DENOTES IRON MONUMENT SET (stamped 11946)
THERE ARE NO WET LANDS AS DEFINED IN MINNESOTA STATUTE 505.02, SUBD. 1.

NOTE: The northerly line of the FOGAL Tract is based on the southerly right-of-way line of Shady Lane as dedicated in the plat of ISLAND VIEW according to the plat thereof on file and of record in the office of the County Recorder, in and for the County of Cass and the State of Minnesota.

The plat of ISLAND VIEW was created in 1959 and contains errors, omissions and inconsistencies, causing potential ambiguity. None of the lots that were checked closed mathematically. Many lot corner markers along the northerly right-of-way line of Shady Lane are missing, causing great difficulty in carrying out a retracement survey.

An analysis of the existing evidence was made, mainly using the iron monuments found, that fit within a reasonable correlation between the plat and retracement measurements. The differences are attributable to the change in magnetic declination, uneven hilly terrain, lack of precision in the early measurements and equipment, and the skill of the early surveyors.

The foregoing analysis and results are a reasonable opinion based on a defensible solution to a complicated situation. Although this is an opinion that can be supported by logic and information that a surveyor of ordinary prudence and care would use under similar circumstances, it does not resolve the fact that uncertainty in the position of the original boundaries will continue to exist. As a consequence, another surveyor exercising ordinary prudence using the same information may and could very well arrive at a different conclusion and location of the boundaries, especially in regards to the southerly right-of-way line of Shady Lane.

THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF MINNESOTA STATUTE 326.02 SUBD. 4, IN CONFORMANCE WITH APPLICABLE SURVEYING STANDARDS SET FORTH IN THE "RECOMMENDED PROCEDURES FOR THE PRACTICE OF LAND SURVEYING", APPROVED AND ADOPTED BY THE MINNESOTA SOCIETY OF PROFESSIONAL SURVEYORS.

NOTE: NO ATTEMPT WAS MADE TO SURVEY AND SHOW THE EXISTENCE AND LOCATION OF WELLS, IMPROVEMENTS, UTILITIES OR VISIBLE FEATURES, EASEMENTS, ABOVEGROUND OR SUBSURFACE, TOPOGRAPHY, TERRAIN, LOW LAND LIMITS, ETC., EXCEPT AS SHOWN HEREON.

CERTIFICATE OF SURVEY

I, ROGER A. MUSTONEN, HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Roger A. Mustonen May 19, 2020
ROGER A. MUSTONEN, LAND SURVEYOR
MINNESOTA LICENSE 11946