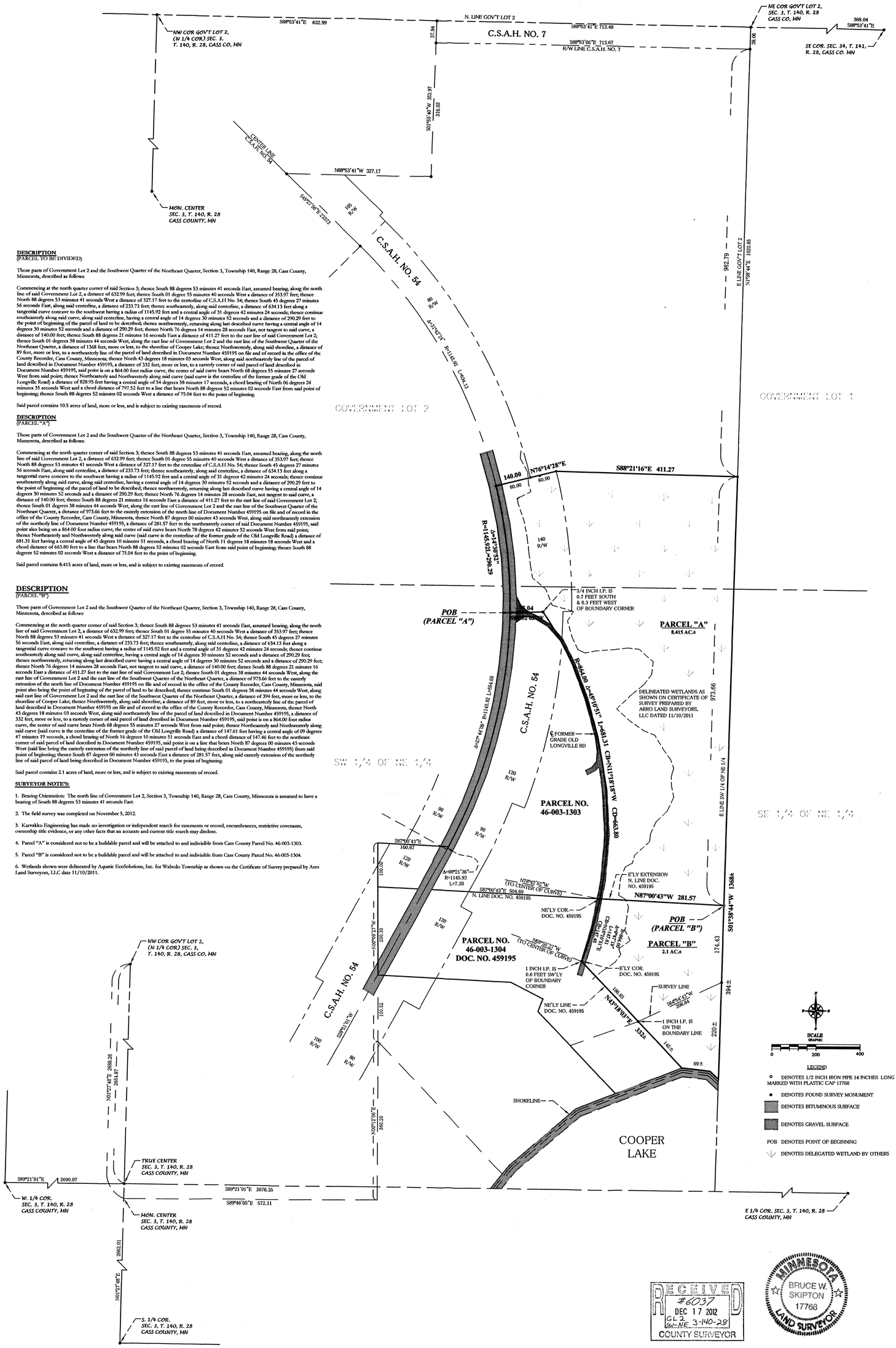
CERTIFICATE OF SURVEY



DESCRIPTION
(PARCEL TO BE DIVIDED)

Those parts of Government Lot 2 and the Southwest Quarter of the Northeast Quarter, Section 3, Township 140, Range 28, Cass County, Minnesota, described as follows:

Commencing at the north quarter corner of said Section 3; thence South 88 degrees 53 minutes 41 seconds East, assumed bearing, along the north line of said Government Lot 2, a distance of 632.99 feet; thence South 01 degree 55 minutes 40 seconds West a distance of 353.97 feet; thence North 88 degrees 53 minutes 41 seconds West a distance of 327.17 feet to the centerline of C.S.A.H No. 54; thence South 45 degrees 27 minutes 56 seconds East, along said centerline, a distance of 233.73 feet; thence southeasterly, along said centerline, a distance of 634.13 feet along a tangential curve concave to the southwest having a radius of 1145.92 feet and a central angle of 31 degrees 42 minutes 24 seconds; thence continue southeasterly along said curve, along said centerline, having a central angle of 14 degrees 30 minutes 52 seconds and a distance of 290.29 feet to the point of beginning of the parcel of land to be described; thence northwesterly, returning along last described curve having a central angle of 14 degrees 30 minutes 52 seconds and a distance of 290.29 feet; thence North 76 degrees 14 minutes 28 seconds East, not tangent to said curve, a distance of 140.00 feet; thence South 88 degrees 21 minutes 16 seconds East a distance of 411.27 feet to the east line of said Government Lot 2; thence South 01 degrees 38 minutes 44 seconds West, along the east line of Government Lot 2 and the east line of the Southwest Quarter of the Northeast Quarter, a distance of 1368 feet, more or less, to the shoreline of Cooper Lake; thence Northwesterly, along said shoreline, a distance of 89 feet, more or less, to a northeasterly line of the parcel of land described in Document Number 459195 on file and of record in the office of the County Recorder, Cass County, Minnesota; thence North 43 degrees 18 minutes 03 seconds West, along said northeasterly line of the parcel of land described in Document Number 459195, a distance of 332 feet, more or less, to a easterly corner of said parcel of land described in Document Number 459195, said point is on a 864.00 foot radius curve, the center of said curve bears North 68 degrees 55 minutes 27 seconds West from said point; thence Northeasterly and Northwesterly along said curve (said curve is the centerline of the former grade of the Old Longville Road) a distance of 147.61 feet having a central angle of 09 degrees 47 minutes 19 seconds, a chord bearing of North 16 degrees 10 minutes 51 seconds East and a chord distance of 147.46 feet to the northeast corner of said parcel of land described in Document Number 459195, said point is on a line that bears North 87 degrees 00 minutes 43 seconds West (said line being the easterly extension of the northerly line of said parcel of land being described in Document Number 459195) from said point of beginning; thence South 87 degrees 00 minutes 43 seconds East a distance of 281.57 feet, along said easterly extension of the northerly line of said parcel of land being described in Document Number 459195, to the point of beginning.

Said parcel contains 10.5 acres of land, more or less, and is subject to existing easements of record.

DESCRIPTION
(PARCEL "A")

Those parts of Government Lot 2 and the Southwest Quarter of the Northeast Quarter, Section 3, Township 140, Range 28, Cass County, Minnesota, described as follows:

Commencing at the north quarter corner of said Section 3; thence South 88 degrees 53 minutes 41 seconds East, assumed bearing, along the north line of said Government Lot 2, a distance of 632.99 feet; thence South 01 degree 55 minutes 40 seconds West a distance of 353.97 feet; thence North 88 degrees 53 minutes 41 seconds West a distance of 327.17 feet to the centerline of C.S.A.H No. 54; thence South 45 degrees 27 minutes 56 seconds East, along said centerline, a distance of 233.73 feet; thence southeasterly, along said centerline, a distance of 634.13 feet along a tangential curve concave to the southwest having a radius of 1145.92 feet and a central angle of 31 degrees 42 minutes 24 seconds; thence continue southeasterly along said curve, along said centerline, having a central angle of 14 degrees 30 minutes 52 seconds and a distance of 290.29 feet to the point of beginning of the parcel of land to be described; thence northwesterly, returning along last described curve having a central angle of 14 degrees 30 minutes 52 seconds and a distance of 290.29 feet; thence North 76 degrees 14 minutes 28 seconds East, not tangent to said curve, a distance of 140.00 feet; thence South 88 degrees 21 minutes 16 seconds East a distance of 411.27 feet to the east line of said Government Lot 2; thence South 01 degrees 38 minutes 44 seconds West, along the east line of Government Lot 2 and the east line of the Southwest Quarter of the Northeast Quarter, a distance of 973.66 feet to the easterly extension of the north line of Document Number 459195 on file and of record in the office of the County Recorder, Cass County, Minnesota; thence North 87 degrees 00 minutes 43 seconds West, along said northeasterly extension of the northerly line of Document Number 459195, a distance of 281.57 feet to the northeasterly corner of said Document Number 459195, said point also being on a 864.00 foot radius curve, the center of said curve bears North 78 degrees 42 minutes 52 seconds West from said point; thence Northeasterly and Northwesterly along said curve (said curve is the centerline of the former grade of the Old Longville Road) a distance of 681.31 feet having a central angle of 45 degrees 10 minutes 51 seconds, a chord bearing of North 11 degrees 18 minutes 18 seconds West and a chord distance of 663.80 feet to a line that bears North 88 degrees 52 minutes 02 seconds East from said point of beginning; thence South 88 degrees 52 minutes 02 seconds West a distance of 75.04 feet to the point of beginning.

Said parcel contains 8.415 acres of land, more or less, and is subject to existing easements of record.

DESCRIPTION
(PARCEL "B")

Those parts of Government Lot 2 and the Southwest Quarter of the Northeast Quarter, Section 3, Township 140, Range 28, Cass County, Minnesota, described as follows:

Commencing at the north quarter corner of said Section 3; thence South 88 degrees 53 minutes 41 seconds East, assumed bearing, along the north line of said Government Lot 2, a distance of 632.99 feet; thence South 01 degree 55 minutes 40 seconds West a distance of 353.97 feet; thence North 88 degrees 53 minutes 41 seconds West a distance of 327.17 feet to the centerline of C.S.A.H No. 54; thence South 45 degrees 27 minutes 56 seconds East, along said centerline, a distance of 233.73 feet; thence southeasterly, along said centerline, a distance of 634.13 feet along a tangential curve concave to the southwest having a radius of 1145.92 feet and a central angle of 31 degrees 42 minutes 24 seconds; thence continue southeasterly along said curve, along said centerline, having a central angle of 14 degrees 30 minutes 52 seconds and a distance of 290.29 feet; thence northwesterly, returning along last described curve having a central angle of 14 degrees 30 minutes 52 seconds and a distance of 290.29 feet; thence North 76 degrees 14 minutes 28 seconds East, not tangent to said curve, a distance of 140.00 feet; thence South 88 degrees 21 minutes 16 seconds East a distance of 411.27 feet to the east line of said Government Lot 2; thence South 01 degrees 38 minutes 44 seconds West, along the east line of Government Lot 2 and the east line of the Southwest Quarter of the Northeast Quarter, a distance of 973.66 feet to the easterly extension of the north line of Document Number 459195 on file and of record in the office of the County Recorder, Cass County, Minnesota, said point also being the point of beginning of the parcel of land to be described; thence continue South 01 degrees 38 minutes 44 seconds West, along said east line of Government Lot 2 and the east line of the Southwest Quarter of the Northeast Quarter, a distance of 394 feet, more or less, to the shoreline of Cooper Lake; thence Northwesterly, along said shoreline, a distance of 89 feet, more or less, to a northeasterly line of the parcel of land described in Document Number 459195 on file and of record in the office of the County Recorder, Cass County, Minnesota; thence North 43 degrees 18 minutes 03 seconds West, along said northeasterly line of the parcel of land described in Document Number 459195, a distance of 332 feet, more or less, to a easterly corner of said parcel of land described in Document Number 459195, said point is on a 864.00 foot radius curve, the center of said curve bears North 68 degrees 55 minutes 27 seconds West from said point; thence Northeasterly and Northwesterly along said curve (said curve is the centerline of the former grade of the Old Longville Road) a distance of 147.61 feet having a central angle of 09 degrees 47 minutes 19 seconds, a chord bearing of North 16 degrees 10 minutes 51 seconds East and a chord distance of 147.46 feet to the northeast corner of said parcel of land described in Document Number 459195, said point is on a line that bears North 87 degrees 00 minutes 43 seconds West (said line being the easterly extension of the northerly line of said parcel of land being described in Document Number 459195) from said point of beginning; thence South 87 degrees 00 minutes 43 seconds East a distance of 281.57 feet, along said easterly extension of the northerly line of said parcel of land being described in Document Number 459195, to the point of beginning.

Said parcel contains 2.1 acres of land, more or less, and is subject to existing easements of record.

SURVEYOR NOTES:

1. Bearing Orientation: The north line of Government Lot 2, Section 3, Township 140, Range 28, Cass County, Minnesota is assumed to have a bearing of South 88 degrees 53 minutes 41 seconds East.
2. The field survey was completed on November 5, 2012.
3. Karvakko Engineering has made no investigation or independent search for easements or record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
4. Parcel "A" is considered not to be a buildable parcel and will be attached to and indivisible from Cass County Parcel No. 46-003-1303.
5. Parcel "B" is considered not to be a buildable parcel and will be attached to and indivisible from Cass County Parcel No. 46-003-1304.
6. Wetlands shown were delineated by Aquatic EcoSolutions, Inc. for Wabedo Township as shown on the Certificate of Survey prepared by Arro Land Surveyors, LLC date 11/10/2011.

RECEIVED
#6037
DEC 17 2012
GL 2
Sec-NE 3-140-28
COUNTY SURVEYOR

MINNESOTA
BRUCE W. SKIPTON
17768
LAND SURVEYOR

DRAWN BY: SRK	CHECKED BY: BWS	
APPROVED BY: BWS	JOB NUMBER: 12-081	
NO.	DATE BY	REVISION DESCRIPTION
1	12/11/12	DESCRIPTION REVISIONS

CLIENTS:
DARRELL DEAN & BILLIE ANN SLAGLE
4680 COUNTY 54 NE
LONGVILLE, MN 56655
GLEN & MARGARET GRACHEK
23543 CROCUS ST. NW
ST. FRANCIS, MN 55070

DIVISION SURVEY

PART OF GOVT LOT 2 & PART OF THE SW 1/4 OF NE 1/4, SEC. 3, T. 140, R. 28, CASS COUNTY, MINNESOTA

I hereby certify that this plan, specification, 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.

Certified By: Bruce W. Skipton Lic. No. 17768

Printed Name: BRUCE W. SKIPTON Date 12/20/2012

KARVAKKO Engineering
2300 BEMIDJI AVE N, SUITE 101, BEMIDJI, MN 56601
P: (218) 444-8004 F: (218) 444-8562 www.karvakko.com