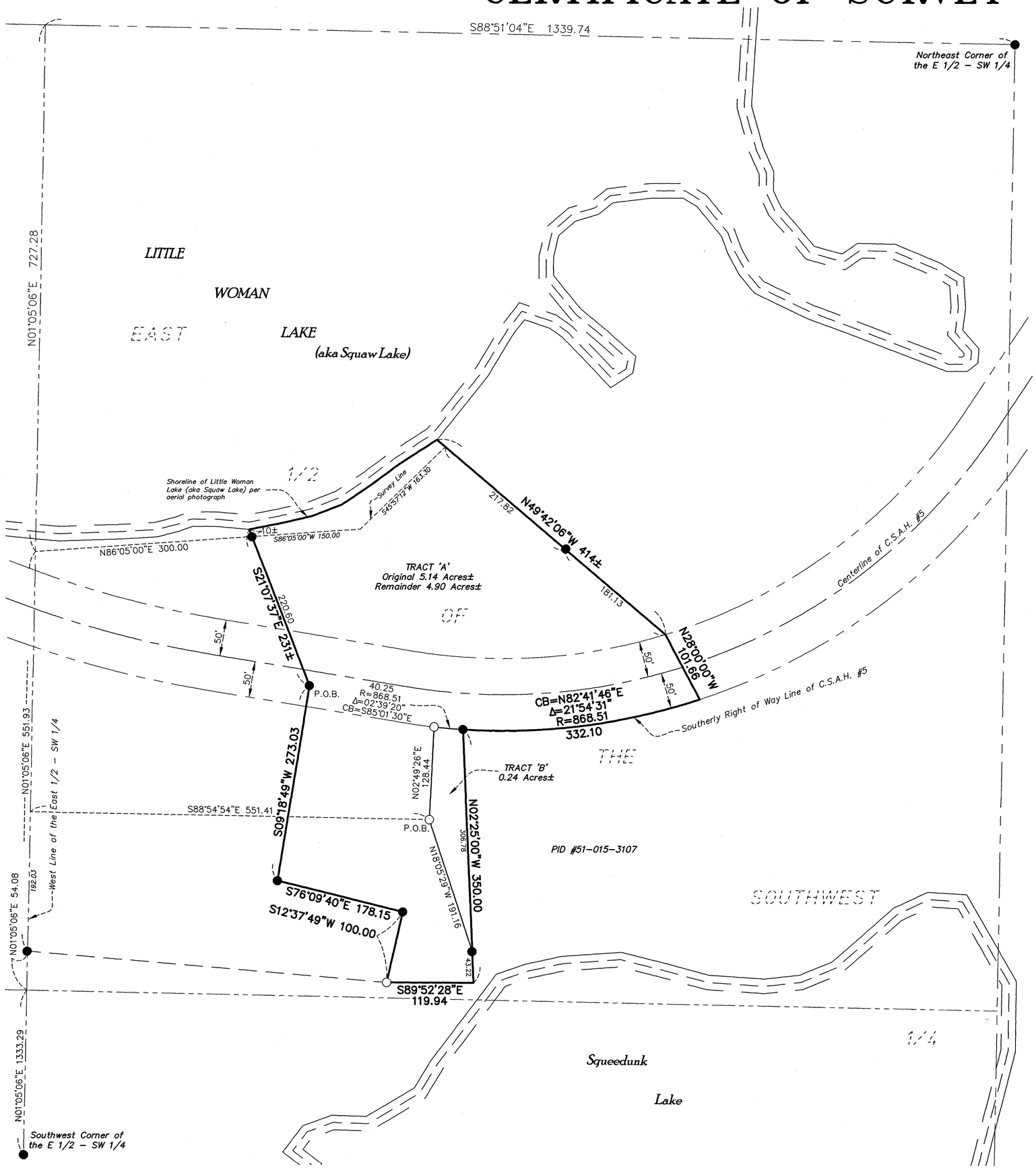
CERTIFICATE OF SURVEY



DESCRIPTION:

PROPOSED TRACT 'A'

That part of the East Half of the Southwest Quarter (E 1/2 - SW 1/4) of Section 15, Township 140 North, Range 29 West of the 5th Principal Meridian in Cass County, Minnesota described as follows:

Commencing at the southwest corner of said East Half of the Southwest Quarter (E 1/2 - SW 1/4); thence North 01 degrees 05 minutes 06 seconds East 1387.37 feet, initial bearing assigned, along the west line of said East Half of the Southwest Quarter (E 1/2 - SW 1/4); thence continue North 01 degrees 05 minutes 06 seconds East 551.93 feet along said west line; thence North 86 degrees 05 minutes 00 seconds East 300.00 feet; thence South 21 degrees 07 minutes 37 seconds East 220.60 feet to the POINT OF BEGINNING of the land to be described; thence South 09 degrees 18 minutes 49 seconds West 273.03 feet; thence South 76 degrees 09 minutes 40 seconds East 178.15 feet; thence South 12 degrees 37 minutes 49 seconds West 100.00 feet; thence South 89 degrees 52 minutes 28 seconds East 119.94 feet; thence North 02 degrees 25 minutes 00 seconds West 350.00 feet to the southerly Right of Way line of C.S.A.H. #5, as now laid out and constructed; thence easterly 332.10 feet along a non-tangential curve concave to the left having a central angle of 21 degrees 54 minutes 31 seconds, a radius of 868.51 feet and the chord of said curve bears North 82 degrees 41 minutes 46 seconds East for a distance of 330.08 feet; thence North 28 degrees 00 minutes 00 seconds West 101.66 feet, not tangent to said curve, to a point on the northerly Right of Way line of said C.S.A.H. #5; thence North 49 degrees 42 minutes 06 seconds West 414 feet, more or less, to the water's edge of Little Woman Lake (aka Squaw Lake); thence southwesterly along said water's edge of Little Woman Lake (aka Squaw Lake), to the line that bears North 21 degrees 07 minutes 37 seconds West from the point of beginning; thence South 21 degrees 07 minutes 37 seconds East 231 feet, more or less, to the point of beginning.

LESS AND EXCEPT

That part of the East Half of the Southwest Quarter (E1/2-SW1/4) of Section 15, Township 140 North, Range 29 West of the 5th Principal Meridian in Cass County, Minnesota described as follows:

Commencing at the southwest corner of said East Half of the Southwest Quarter (E1/2-SW1/4); thence North 01 degrees 05 minutes 06 seconds East, initial bearing assigned along the west line of said East Half of the Southwest Quarter (E1/2-SW1/4), a distance of 1579.40 feet; thence South 88 degrees 54 minutes 54 seconds East 551.41 feet to the Point of Beginning of the parcel to be described; thence North 02 degrees 49 minutes 26 seconds East 128.44 feet to a point on the southerly right-of-way of C.S.A.H. #5, said point being on a non-tangential curve having a Radius of 868.51 feet, a central angle of 02 degrees 39 minutes 20 seconds and a chord that bears South 85 degrees 01 minutes 29 seconds East; thence easterly, along said non-tangential curve, 40.25 feet; thence South 02 degrees 25 minutes 00 seconds East 306.78 feet; thence North 18 degrees 05 minutes 29 seconds West 191.16 feet to the Point of Beginning.

Containing 4.90 acres, more or less.

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

DESCRIPTION:

PROPOSED TRACT 'B'

That part of the East Half of the Southwest Quarter (E1/2-SW1/4) of Section 15, Township 140 North, Range 29 West of the 5th Principal Meridian in Cass County, Minnesota described as follows:

Commencing at the southwest corner of said East Half of the Southwest Quarter (E1/2-SW1/4); thence North 01 degrees 05 minutes 06 seconds East, initial bearing assigned along the west line of said East Half of the Southwest Quarter (E1/2-SW1/4), a distance of 1579.40 feet; thence South 88 degrees 54 minutes 54 seconds East 551.41 feet to the Point of Beginning of the parcel to be described; thence North 02 degrees 49 minutes 26 seconds East 128.44 feet to a point on the southerly right-of-way of C.S.A.H. #5, said point being on a non-tangential curve having a Radius of 868.51 feet, a central angle of 02 degrees 39 minutes 20 seconds and a chord that bears South 85 degrees 01 minutes 29 seconds East; thence easterly, along said non-tangential curve, 40.25 feet; thence South 02 degrees 25 minutes 00 seconds East 306.78 feet; thence North 18 degrees 05 minutes 29 seconds West 191.16 feet to the Point of Beginning.

Containing 0.24 acres, more or less.

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

SURVEYOR NOTES:

1. Bearing Orientation: The west line of the East 1/2 - Southwest Quarter 1/4 of Section 15, Township 140, Range 29 is assumed to have a bearing of North 01 degrees 05 minutes 06 seconds East.

2. The field survey was completed on 11/17/12.

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 proposed TRACT 'B' is not considered to be a buildable lot on its own and is attached to and indivisible from that of parcel of land described as Parcel Number 51-015-3107.

RECEIVED
#6057
JAN 10 2013
NE-SW 15-140-29
COUNTY SURVEYOR

LEGEND:

○ DENOTES 1/2 INCH IRON PIPE SET AND MARKED WITH RLS 25299 CAP

● DENOTES FOUND SURVEY MONUMENT

N
W E
S

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

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 7th day of January, 2013

By: Craig P. Lavalle, Minnesota License No. 25299

ARRO
Land Surveyors, LLC
P.O. Box 7
Walker, Minnesota 56484
Phone: 218-547-3000
Fax: 218-547-3199

BOUNDARY SURVEY
Part of the East 1/2 - SW 1/4
SEC 15 - TWP 140 RGE 29
Cass County, Minnesota

CLIENT:
Dean Mustonen

DRAWN BY: JBH CHECKED BY: CPL
APPROVED BY: CPL JOB NUMBER: 12-053

NO.	DATE	BY	REVISION DESCRIPTION

12-053