

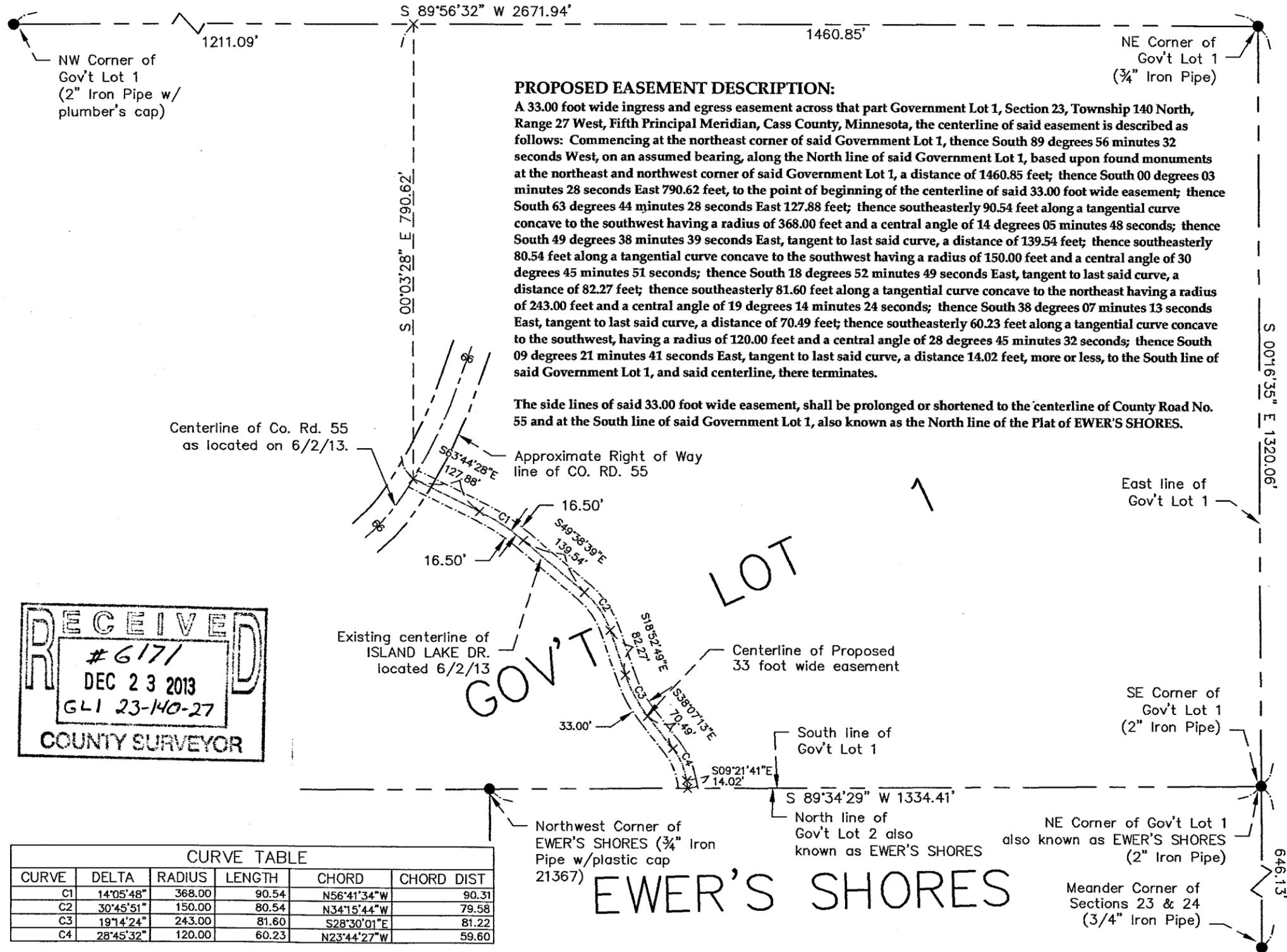
# CERTIFICATE OF SURVEY

## For BERTRAND REALTY

FOR PART OF GOVERNMENT LOT 1,  
SECTION 23, TOWNSHIP 140 NORTH, RANGE 27 WEST,  
FIFTH PRINCIPAL MERIDIAN, CASS COUNTY, MINNESOTA.

**Surveyor's Note:**

The purpose of this survey is to create a legal access across Government Lot 1, Section 23, Township 140 North, Range 27 West, Fifth Principal Meridian, Cass County, Minnesota, to the Plat of EWER'S SHORES, situated in Government Lot 2, of said Section 23.



**PROPOSED EASEMENT DESCRIPTION:**

A 33.00 foot wide ingress and egress easement across that part Government Lot 1, Section 23, Township 140 North, Range 27 West, Fifth Principal Meridian, Cass County, Minnesota, the centerline of said easement is described as follows: Commencing at the northeast corner of said Government Lot 1, thence South 89 degrees 56 minutes 32 seconds West, on an assumed bearing, along the North line of said Government Lot 1, based upon found monuments at the northeast and northwest corner of said Government Lot 1, a distance of 1460.85 feet; thence South 00 degrees 03 minutes 28 seconds East 790.62 feet, to the point of beginning of the centerline of said 33.00 foot wide easement; thence South 63 degrees 44 minutes 28 seconds East 127.88 feet; thence southeasterly 90.54 feet along a tangential curve concave to the southwest having a radius of 368.00 feet and a central angle of 14 degrees 05 minutes 48 seconds; thence South 49 degrees 38 minutes 39 seconds East, tangent to last said curve, a distance of 139.54 feet; thence southeasterly 80.54 feet along a tangential curve concave to the southwest having a radius of 150.00 feet and a central angle of 30 degrees 45 minutes 51 seconds; thence South 18 degrees 52 minutes 49 seconds East, tangent to last said curve, a distance of 82.27 feet; thence southeasterly 81.60 feet along a tangential curve concave to the northeast having a radius of 243.00 feet and a central angle of 19 degrees 14 minutes 24 seconds; thence South 38 degrees 07 minutes 13 seconds East, tangent to last said curve, a distance of 70.49 feet; thence southeasterly 60.23 feet along a tangential curve concave to the southwest, having a radius of 120.00 feet and a central angle of 28 degrees 45 minutes 32 seconds; thence South 09 degrees 21 minutes 41 seconds East, tangent to last said curve, a distance 14.02 feet, more or less, to the South line of said Government Lot 1, and said centerline, there terminates.

The side lines of said 33.00 foot wide easement, shall be prolonged or shortened to the centerline of County Road No. 55 and at the South line of said Government Lot 1, also known as the North line of the Plat of EWER'S SHORES.

Centerline of Co. Rd. 55 as located on 6/2/13.

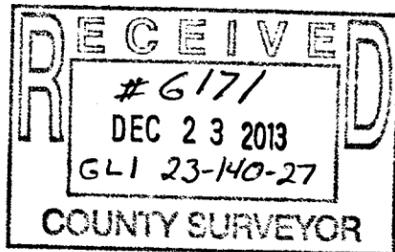
Approximate Right of Way line of CO. RD. 55

Existing centerline of ISLAND LAKE DR. located 6/2/13

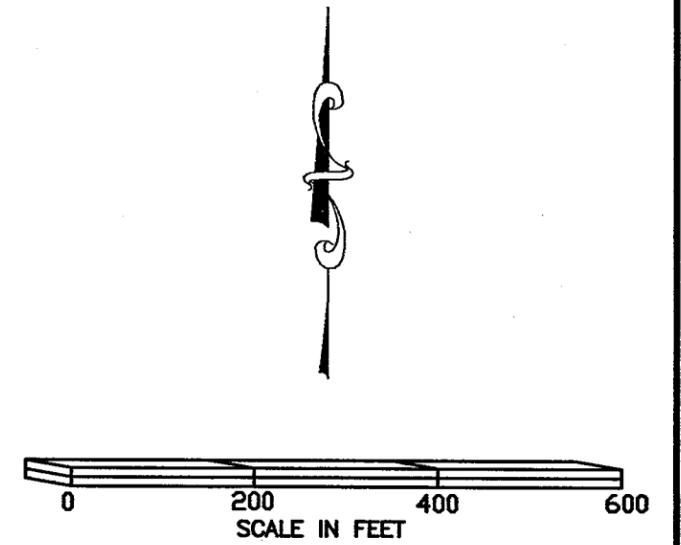
LOT

GOV'T

EWER'S SHORES



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD DIST
C1	14°05'48"	368.00	90.54	N56°41'34"W	90.31
C2	30°45'51"	150.00	80.54	N34°15'44"W	79.58
C3	19°14'24"	243.00	81.60	S28°30'01"E	81.22
C4	28°45'32"	120.00	60.23	N23°44'27"W	59.60



THE BEARING ORIENTATION OF THIS SURVEY IS BASE ON THE NORTH LINE OF GOVERNMENT LOT 1, SECTION 23, T140N, R27W, CASS COUNTY, MN, IS ASSUMED TO BEAR S89°56'32"W.

**LEGEND**

- DENOTES IRON MONUMENT FOUND
- × DENOTES CALCULATED POSITION

**EagleEye Data Services**  
810 NW 17th Avenue  
Grand Rapids, MN 55744  
(218)244-7030

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.

SIGNATURE: COREY J. HENDERSHOTT

DATE 06/04/2013 LIC.NO. 45353