

# CERTIFICATE OF SURVEY

FOR

## EAGLE POINT DEVELOPEMENT

PART OF GOVERNMENT LOT 2, SECTION 31  
TOWNSHIP 141 NORTH, RANGE 28 WEST  
OF THE 5th PRINCIPAL MERIDIAN  
IN CASS COUNTY, MINNESOTA



0 25 50 100  
SCALE IN FEET  
ONE METER = 3.2808333 U.S. SURVEY FEET  
1 FOOT = 0.3048006 METERS

AMI SURVEYORS & MAPPERS  
HC 74 BOX 1820, 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.

NORTHWEST CORNER SECTION 31, T. 141N., R. 28W. OF THE 5th P.M.

STRAIGHT LINE BETWEEN NORTHWEST CORNER & SOUTHWEST CORNER OF SECTION 31

GOVT JOHNSON

OTTER

BAY

S 05° 04' 40" E 5456.64'  
S 05° 04' 40" E 2475.75'

EXISTING 40ft WIDE EASEMENT FOR INGRESS, EGRESS AND REGRESS

SOUTHERLY LINE OF DEDICATED 40 FOOT ROADWAY N 76° 50' 12" E 494.76'

REYNOLDS JOHNSON'S BEACH

40 FOOT WIDE EASEMENT FOR COMMUNITY DRIVEWAY AND UTILITIES

GARAGE

LODGE

NORTHEAST CORNER OF LOT 1 OF JOHNSON'S BEACH

TRACT "A" 20,180 SqFt±

TRACT "B" 23,290 SqFt±

TRACT "C" 20,940 SqFt±

BROADWATER BAY WOMAN LAKE

LINE	BEARING	DISTANCE
L 1	S 17° 55' 22" E	40.14'
L 2	S 17° 55' 22" E	30.00'
L 3	N 17° 55' 22" W	40.14'
L 4	N 04° 49' 22" E	39.95'
L 5	S 55° 54' 03" W	25.13'
L 6	N 17° 55' 22" W	30.00'
L 9	S 55° 54' 03" W	25.13'
L 11	S 17° 55' 22" E	30.00'
L 13	S 27° 26' 56" E	20.43'
L 14	S 55° 27' 42" W	25.00'
L 15	S 88° 48' 15" W	15.00'
L 16	N 20° 31' 20" W	29.32'
L 17	S 20° 31' 20" E	29.32'

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	42° 21' 43"	75.00'	55.45'	29.06'	54.20'	N 61° 15' 00" E
C 2	11° 33' 34"	88.04'	17.76'	8.91'	17.73'	N 70° 39' 04" E
C 3	20° 08' 49"	88.04'	30.96'	15.64'	30.80'	N 60° 47' 53" E
C 4	31° 42' 23"	88.04'	48.72'	25.00'	48.10'	N 60° 34' 40" E

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* 3-31-98  
ROGER A. MUSTONEN, LAND SURVEYOR  
MINNESOTA LICENSE 11946

SOUTHWEST CORNER SECTION 31, T. 141N., R. 28W. OF THE 5th P.M.