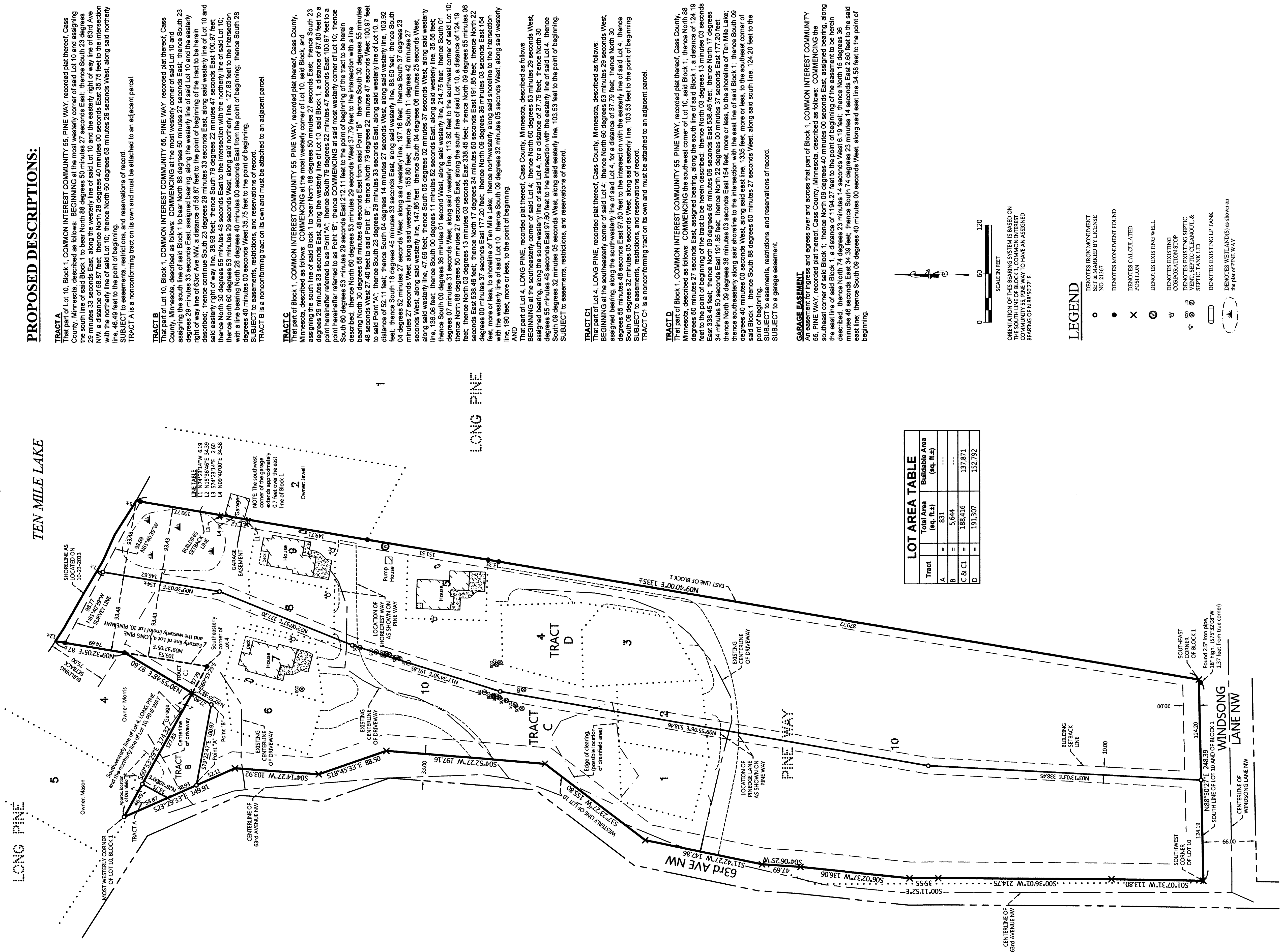


# CERTIFICATE OF SURVEY

PART OF COMMON INTEREST COMMUNITY 55, PINE WAY,  
AND PART OF LOT 4, LONG PINE,  
SECTION 16, TOWNSHIP 140 NORTH, RANGE 31 WEST,  
CASS COUNTY, MINNESOTA



## PROPOSED DESCRIPTIONS:

### TRACT A

That part of Lot 10, Block 1, COMMON INTEREST COMMUNITY 55, PINE WAY, recorded plat thereof, Cass County, Minnesota, described as follows: BEGINNING at the most westerly corner of said Lot 10 and assigning the south line of said Block 1 to bear North 88 degrees 50 minutes 27 seconds East; thence South 23 degrees 29 minutes 33 seconds East, along the westerly line of said Lot 10 and the easterly right of way line of 63rd Ave NW, a distance of 58.87 feet; thence North 28 degrees 40 minutes 00 seconds East 35.75 feet, along said northerly line with the northerly line of said Lot 10; thence North 60 degrees 53 minutes 23 seconds West, along said northerly line, 46.49 feet to the point of beginning. SUBJECT to easements, restrictions, and reservations of record. TRACT A is a nonconforming tract on its own and must be attached to an adjacent parcel.

### TRACT B

That part of Lot 10, Block 1, COMMON INTEREST COMMUNITY 55, PINE WAY, recorded plat thereof, Cass County, Minnesota, described as follows: COMMENCING at the most westerly corner of said Lot 10 and assigning the south line of said Block 1 to bear North 88 degrees 50 minutes 27 seconds East; thence South 23 degrees 29 minutes 33 seconds East, assigned bearing, along the westerly line of said Lot 10 and the easterly right of way line of 63rd Ave NW, a distance of 58.87 feet to the point of beginning of the tract to be herein described; thence continue South 23 degrees 29 minutes 33 seconds East, along said westerly line of Lot 10 and said easterly right of way line, 36.93 feet; thence North 79 degrees 22 minutes 47 seconds East, 100.97 feet; thence North 30 degrees 55 minutes 48 seconds East to the intersection with the northerly line of said Lot 10; thence North 60 degrees 53 minutes 23 seconds West, along said northerly line, 127.83 feet to the intersection with a line bearing North 28 degrees 40 minutes 00 seconds East from the point of beginning; thence South 28 degrees 40 minutes 00 seconds West 35.75 feet to the point of beginning. SUBJECT to easements, restrictions, and reservations of record. TRACT B is a nonconforming tract on its own and must be attached to an adjacent parcel.

### TRACT C

That part of Block 1, COMMON INTEREST COMMUNITY 55, PINE WAY, recorded plat thereof, Cass County, Minnesota, described as follows: COMMENCING at the most westerly corner of Lot 10, said Block 1, assigning the south line of said Block 1 to bear North 88 degrees 50 minutes 27 seconds East; thence South 23 degrees 29 minutes 33 seconds East, along the westerly line of said Block 1, a distance of 67.80 feet to a point hereinafter referred to as Point 'A'; thence South 79 degrees 22 minutes 47 seconds East, 100.97 feet to a point hereinafter referred to as Point 'B'; thence COMMENCING at said most westerly corner of Lot 10; thence South 60 degrees 53 minutes 23 seconds East 212.11 feet to the point of beginning of the tract to be herein described; thence North 60 degrees 53 minutes 23 seconds West 37.79 feet to the intersection with a line bearing North 30 degrees 55 minutes 48 seconds East from said Point 'B'; thence South 30 degrees 55 minutes 48 seconds West 27.40 feet to said Point 'B'; thence North 79 degrees 22 minutes 47 seconds West, 100.97 feet to said Point 'A'; thence South 04 degrees 29 minutes 33 seconds East, along said westerly line of Lot 10, a distance of 52.11 feet; thence South 04 degrees 14 minutes 27 seconds West, along said westerly line, 103.92 feet; thence South 18 degrees 45 minutes 33 seconds East, along said westerly line, 88.50 feet; thence South 04 degrees 52 minutes 27 seconds West, along said westerly line, 197.16 feet; thence South 37 degrees 23 seconds West, along said westerly line, 155.80 feet; thence South 11 degrees 42 minutes 27 seconds West, along said westerly line, 147.86 feet; thence South 04 degrees 06 minutes 25 seconds West, along said westerly line, 47.69 feet; thence South 06 degrees 02 minutes 37 seconds West, along said westerly line, 35.55 feet; thence South 00 degrees 00 minutes 01 second West, along said westerly line, 214.75 feet; thence South 01 degrees 07 minutes 31 seconds West, along said westerly line, 113.60 feet to the southwest corner of said Lot 10; thence North 08 degrees 50 minutes 27 seconds East, along the south line of said Lot 10, a distance of 124.19 feet; thence North 03 degrees 13 minutes 09 seconds East, 336.36 feet; thence North 03 degrees 13 minutes 09 seconds East 639.00 feet to Point 'C'; thence North 09 degrees 05 minutes 06 seconds East, 191.65 feet to Point 'D'; thence North 22 degrees 00 minutes 37 seconds East, 177.20 feet; thence North 09 degrees 05 minutes 06 seconds East, 191.65 feet to Point 'E'; thence North 22 degrees 00 minutes 37 seconds East, 177.20 feet; thence North 09 degrees 05 minutes 06 seconds East, 191.65 feet to Point 'F'; thence North 22 degrees 00 minutes 37 seconds East, 177.20 feet; thence North 09 degrees 05 minutes 06 seconds East, 191.65 feet to Point 'G'; thence North 22 degrees 00 minutes 37 seconds East, 177.20 feet; thence North 09 degrees 05 minutes 06 seconds East, 191.65 feet to Point 'H'; thence North 22 degrees 00 minutes 37 seconds East, 177.20 feet; thence North 09 degrees 05 minutes 06 seconds East, 191.65 feet to Point 'I'; thence North 22 degrees 00 minutes 37 seconds East, 177.20 feet; thence North 09 degrees 05 minutes 06 seconds East, 191.65 feet to Point 'J'; thence North 22 degrees 00 minutes 37 seconds East, 177.20 feet; thence North 09 degrees 05 minutes 06 seconds East, 191.65 feet to Point 'K'; thence North 22 degrees 00 minutes 37 seconds East, 177.20 feet; thence North 09 degrees 05 minutes 06 seconds East, 191.65 feet to Point 'L'; thence North 22 degrees 00 minutes 37 seconds East, 177.20 feet; thence North 09 degrees 05 minutes 06 seconds East, 191.65 feet to Point 'M'; thence North 22 degrees 00 minutes 37 seconds East, 177.20 feet; thence North 09 degrees 05 minutes 06 seconds East, 191.65 feet to Point 'N'; thence North 22 degrees 00 minutes 37 seconds East, 177.20 feet; thence North 09 degrees 05 minutes 06 seconds East, 191.65 feet to Point 'O'; thence North 22 degrees 00 minutes 37 seconds East, 177.20 feet; thence North 09 degrees 05 minutes 06 seconds East, 191.65 feet to Point 'P'; thence North 22 degrees 00 minutes 37 seconds East, 177.20 feet; thence North 09 degrees 05 minutes 06 seconds East, 191.65 feet to Point 'Q'; thence North 22 degrees 00 minutes 37 seconds East, 177.20 feet; thence North 09 degrees 05 minutes 06 seconds East, 191.65 feet to Point 'R'; thence North 22 degrees 00 minutes 37 seconds East, 177.20 feet; thence North 09 degrees 05 minutes 06 seconds East, 191.65 feet to Point 'S'; thence North 22 degrees 00 minutes 37 seconds East, 177.20 feet; thence North 09 degrees 05 minutes 06 seconds East, 191.65 feet to Point 'T'; thence North 22 degrees 00 minutes 37 seconds East, 177.20 feet; thence North 09 degrees 05 minutes 06 seconds East, 191.65 feet to Point 'U'; thence North 22 degrees 00 minutes 37 seconds East, 177.20 feet; thence North 09 degrees 05 minutes 06 seconds East, 191.65 feet to Point 'V'; thence North 22 degrees 00 minutes 37 seconds East, 177.20 feet; thence North 09 degrees 05 minutes 06 seconds East, 191.65 feet to Point 'W'; thence North 22 degrees 00 minutes 37 seconds East, 177.20 feet; thence North 09 degrees 05 minutes 06 seconds East, 191.65 feet to Point 'X'; thence North 22 degrees 00 minutes 37 seconds East, 177.20 feet; thence North 09 degrees 05 minutes 06 seconds East, 191.65 feet to Point 'Y'; thence North 22 degrees 00 minutes 37 seconds East, 177.20 feet; thence North 09 degrees 05 minutes 06 seconds East, 191.65 feet to Point 'Z'; thence North 22 degrees 00 minutes 37 seconds East, 177.20 feet; thence North 09 degrees 05 minutes 06 seconds East, 191.65 feet to the point of beginning. AND 190 feet, more or less, to the point of beginning.

### TRACT D

That part of Lot 4, LONG PINE, recorded plat thereof, Cass County, Minnesota, described as follows: BEGINNING at the southeasterly corner of said Lot 4; thence North 60 degrees 53 minutes 23 seconds West, assigned bearing, along the southeasterly line of said Lot 4, for a distance of 37.79 feet; thence North 30 degrees 55 minutes 48 seconds East 97.60 feet to the intersection with the easterly line of said Lot 4; thence South 09 degrees 32 minutes 05 seconds West, along said easterly line, 103.53 feet to the point of beginning. SUBJECT to easements, restrictions, and reservations of record. TRACT D is a nonconforming tract on its own and must be attached to an adjacent parcel.

### TRACT C1

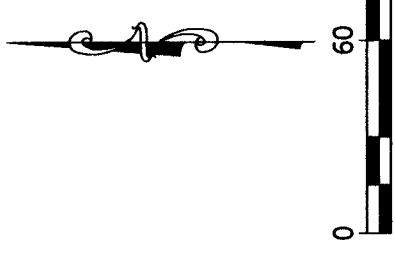
That part of Lot 4, LONG PINE, recorded plat thereof, Cass County, Minnesota, described as follows: BEGINNING at the southeasterly corner of said Lot 4; thence North 60 degrees 53 minutes 23 seconds West, assigned bearing, along the southeasterly line of said Lot 4, for a distance of 37.79 feet; thence North 30 degrees 55 minutes 48 seconds East 97.60 feet to the intersection with the easterly line of said Lot 4; thence South 09 degrees 32 minutes 05 seconds West, along said easterly line, 103.53 feet to the point of beginning. SUBJECT to easements, restrictions, and reservations of record. TRACT C1 is a nonconforming tract on its own and must be attached to an adjacent parcel.

### TRACT C2

That part of Lot 4, LONG PINE, recorded plat thereof, Cass County, Minnesota, described as follows: BEGINNING at the southeasterly corner of said Lot 4; thence North 60 degrees 53 minutes 23 seconds West, assigned bearing, along the southeasterly line of said Lot 4, for a distance of 37.79 feet; thence North 30 degrees 55 minutes 48 seconds East 97.60 feet to the intersection with the easterly line of said Lot 4; thence South 09 degrees 32 minutes 05 seconds West, along said easterly line, 103.53 feet to the point of beginning. SUBJECT to easements, restrictions, and reservations of record. TRACT C2 is a nonconforming tract on its own and must be attached to an adjacent parcel.

### GARAGE EASEMENT

An easement for ingress and egress over and across that part of Block 1, COMMON INTEREST COMMUNITY 55, PINE WAY, recorded plat thereof, Cass County, Minnesota, described as follows: COMMENCING the southwest corner of Lot 10, said Block 1; thence North 88 degrees 50 minutes 27 seconds East, assigned bearing, along the south line of said Block 1, a distance of 124.19 feet to the point of beginning of the tract to be herein described; thence North 03 degrees 13 minutes 09 seconds East 336.45 feet; thence North 09 degrees 05 minutes 06 seconds East 538.46 feet; thence North 17 degrees 34 minutes 50 seconds East 191.85 feet; thence North 22 degrees 00 minutes 37 seconds East 177.20 feet; thence North 09 degrees 05 minutes 06 seconds East 154 feet, more or less, to the shoreline of Ten Mile Lake; thence southeasterly along said shoreline to the intersection with the east line of said Block 1; thence South 09 degrees 40 minutes 00 seconds West, along said east line, 1335 feet, more or less, to the southeast corner of said Block 1; thence South 88 degrees 50 minutes 27 seconds West, along said south line, 124.20 feet to the point of beginning. SUBJECT to easements, restrictions, and reservations of record. TRACT C2 is a nonconforming tract on its own and must be attached to an adjacent parcel.



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE BEARING OF THE PINE WAY TO HAVE AN ASSIGNED BEARING OF N 88°52'27" E.

## LEGEND

- DENOTES IRON MONUMENT NOT MARKED BY LICENSE NO. 21847
- DENOTES MONUMENT FOUND POSITION
- ✕ DENOTES CALCULATED POSITION
- ⊙ DENOTES EXISTING WELL
- ⊕ DENOTES EXISTING CORPORATION STOP
- ⊖ DENOTES EXISTING SEPTIC VENT, SEPTIC CLEANOUT, & SEPTIC TANK LID
- ⊗ DENOTES EXISTING LP TANK
- ⊘ DENOTES WETLANDS as shown on the plat of PINE WAY

CERTIFICATE OF SURVEY  
John Massey  
1418 Lakespur Drive  
Scottsbluff, NE 69361

JOB NO. 13-125  
DATE: 11-21-2013  
SHEET NO. 1 OF 1



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.  
TERRY L. FREEMAN  
LIC. NO. 21897  
21367

NO.	DATE	DESCRIPTION	BY
1	12-10-2013	Added Tracts A, B, C, and D	WAG
2	12-12-2014	Revised Tracts B and C and added Tract C1	WAG