

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 4,
SECTION 15, TOWNSHIP 140 NORTH, RANGE 29 WEST,
CASS COUNTY, MINNESOTA

LEGAL DESCRIPTION PER DOCUMENT NUMBER 580734

All that portion of Government Lot Four (4) of Section Fifteen (15), Township One Hundred Forty (140), Range Twenty-nine (29) West of the 5th P.M., Minnesota, described as follows to-wit: Commencing at the Southwest corner of said Lot 4; thence Easterly along the South boundary line of said Government Lot 4, 933.1 feet, to an iron monument; thence deflect left 60° 40' for a distance of 200 feet to an iron monument which is also the place of beginning of the tract to be conveyed; thence deflect right 4° 58' a distance of 100 feet to an iron monument; thence deflect left 87° 32' a distance of 839 feet to an iron monument; thence deflect left 69° 06' a distance of 150 feet to an iron monument on the shore of Child Lake; thence in a Southerly direction along the Shore line of Child Lake a distance of 200 feet to an iron monument; thence Southerly and Easterly a distance of 744.5 feet to the place of beginning. The South line of said Lot 4 shall be deemed a true East and West line for the purpose of this description. Subject to mineral reservations of record, but not including all riparian rights.

The above premises extend to the shore line of Child Lake on the westerly side and to the shore line of Squaw Lake on the southeasterly side of said described premises.

AND

That portion of Gov't Lot 4, Sec. 15, T 140 N, R 29 W, 5th Prin Meridian, Minnesota, described as follows, to-wit: Starting at the southwest corner of said Gov't Lot 4, run east along the south line of Gov't Lot 4, 933.1 feet to an iron monument, on the shore of Squaw Lake, thence deflect left 60° 40' and run 200.0 feet to an iron monument, thence deflect right 4° 58' and run 100.0 feet to an iron monument on the shore of Squaw Lake, the place of beginning. Thence deflect left 87° 32' and run north 53° 14' west 839.0 feet to an iron monument, thence deflect left 69° 06' and run south 54° 40' west 150.0 feet to an iron monument on the shore of Child Lake, thence run northerly along said shore 400.0 feet to an iron monument, thence run south 80° 08' E 291.0 feet to an iron monument, thence run south 63° 41' E 959.2 feet to an iron monument on the east line of said Gov't Lot 4, thence run south along said east line 161.2 feet to the southeast corner of said Lot 4, an iron monument. Thence run south 56° 26' W, 288.0 feet to place of beginning.

AND

That portion of Government Lot Four (4), Section Fifteen (15), Township One Hundred Forty (140) north, Range Twenty-nine (29) West of the 5th principal meridian described as follows, to-wit: Beginning at the southeast corner of Lot One (1), Block One (1), Child Lake Birchwood Shores, thence north 82° 45' west for a distance of 87.65 feet to an iron monument, thence south 7° 15' west for a distance of 66 feet to an iron monument, thence north 82° 45' west for a distance of 160.72 feet to an iron monument, thence south 61° 49' west for a distance of 91 feet to an iron monument, thence south 63° 41' east for a distance of 342.8 feet to an iron monument, thence north along the east line of Government Lot Four (4) to the point of beginning.

PROPOSED BOUNDARY DESCRIPTIONS:

TRACT A

That part of Government Lot 4, Section 15, Township 140 North, Range 29 West, Cass County, Minnesota, described as follows: Beginning at an iron pipe monument at the Southeast corner of Lot 1, Block One, CHILD LAKE BIRCHWOOD SHORES, according to the recorded plat thereof, said county; thence North 82 degrees 45 minutes 00 seconds West, assumed bearing, along the south line of said Lot 1 for a distance of 86.94 feet to an iron pipe monument; thence South 07 degrees 15 minutes 00 seconds West along the south line of said plat 68.00 feet to an iron pipe monument; thence North 82 degrees 45 minutes 00 seconds West along the south line of said plat 160.72 feet; thence South 61 degrees 49 minutes 00 seconds West along the south line of said plat 91.00 feet; thence North 63 degrees 49 minutes 13 seconds West along the south line of said plat 53.60 feet to the centerline of Hillerman Road NW; thence South 10 degrees 32 minutes 59 seconds East along said centerline 2.61 feet; thence southwesterly along said centerline 84.39 feet along a tangential curve concave northwesterly having a radius of 59.00 feet and a central angle of 81 degrees 57 minutes 10 seconds; thence South 71 degrees 24 minutes 11 seconds West along said centerline tangent to said curve 43.97 feet; thence South 74 degrees 12 minutes 04 seconds West along said centerline 48.21 feet; thence southwesterly along said centerline 174.69 feet along a tangential curve concave southeasterly having a radius of 275.00 feet and a central angle of 36 degrees 23 minutes 50 seconds; thence South 37 degrees 48 minutes 15 seconds West along said centerline tangent to said last described curve 63.35 feet; thence South 32 degrees 07 minutes 22 seconds West along said centerline 49.55 feet; thence South 28 degrees 51 minutes 38 seconds West along said centerline 46.05 feet; thence South 27 degrees 17 minutes 52 seconds West along said centerline 50.60 feet, more or less, to the intersection with the northwesterly extension of the monumented northerly line of a tract of land recorded as Document Number 243585; thence South 64 degrees 36 minutes 36 seconds East along said westerly extension and said northerly line 541 feet, more or less, to the shoreline of Squaw Lake; thence northeasterly along said shoreline to the intersection with the east line of said Government Lot 4; thence North 00 degrees 02 minutes 00 seconds East along said east line 416 feet, more or less, to the point of beginning.

Subject to easements, restrictions, and reservations of record.

TRACT B

That part of Government Lot 4, Section 15, Township 140 North, Range 29 West, Cass County, Minnesota, described as follows: Commencing at an iron pipe monument at the Southeast corner of Lot 1, Block One, CHILD LAKE BIRCHWOOD SHORES, according to the recorded plat thereof, said county; thence North 82 degrees 45 minutes 00 seconds West, assumed bearing, along the south line of said Lot 1 for a distance of 86.94 feet to an iron pipe monument; thence South 07 degrees 15 minutes 00 seconds West along the south line of said plat 68.00 feet to an iron pipe monument; thence North 82 degrees 45 minutes 00 seconds West along the south line of said plat 160.72 feet; thence South 61 degrees 49 minutes 00 seconds West along the south line of said plat 91.00 feet; thence North 63 degrees 49 minutes 13 seconds West along the south line of said plat 53.60 feet to the centerline of Hillerman Road NW and point of beginning of the tract to be herein described; thence South 10 degrees 32 minutes 59 seconds East along said centerline 2.61 feet; thence southwesterly along said centerline 84.39 feet along a tangential curve concave northwesterly having a radius of 59.00 feet and a central angle of 81 degrees 57 minutes 10 seconds; thence South 71 degrees 24 minutes 11 seconds West along said centerline tangent to said curve 43.97 feet; thence South 74 degrees 12 minutes 04 seconds West along said centerline 48.21 feet; thence southwesterly along said centerline 174.69 feet along a tangential curve concave southeasterly having a radius of 275.00 feet and a central angle of 36 degrees 23 minutes 50 seconds; thence South 37 degrees 48 minutes 15 seconds West along said centerline tangent to said last described curve 63.35 feet; thence South 32 degrees 07 minutes 22 seconds West along said centerline 49.55 feet; thence South 28 degrees 51 minutes 38 seconds West along said centerline 46.05 feet; thence South 27 degrees 17 minutes 52 seconds West along said centerline 50.60 feet, more or less, to the intersection with the southeasterly extension of the monumented northerly line of a tract of land recorded as Document Number 372824; thence North 64 degrees 36 minutes 36 seconds West 233 feet, more or less, to the shoreline of Child Lake; thence northwesterly along said shoreline to the intersection with the monumented south line of Lot 13, Block One, said plat; thence South 80 degrees 16 minutes 30 seconds East along said south line 294 feet, more or less, to an iron pipe monument being an angle point on said south line; thence South 63 degrees 49 minutes 13 seconds East along said south line and south line of said plat 531.30 feet, more or less, to the point of beginning.

EXCEPT That part of Government Lot 4, Section 15, Township 140 North, Range 29 West, Cass County, Minnesota, described as follows: Commencing at an iron pipe monument at the southeast corner of Lot 13, Block One, CHILD LAKE BIRCHWOOD SHORES, according to the recorded plat thereof, said county; thence North 63 degrees 49 minutes 13 seconds West along the south line of said Lot 13 for a distance of 21.90 feet to an iron pipe monument and point of beginning of the tract to be herein described; thence South 63 degrees 49 minutes 13 seconds East along said south line 21.90 feet to said southeast corner; thence South 26 degrees 13 minutes 50 seconds West 62.00 feet; thence North 67 degrees 42 minutes 54 seconds West 301.88 feet to an iron pipe monument on said south line; thence South 80 degrees 16 minutes 30 seconds East along said south line 291.26 feet to the point of beginning.

Subject to easement recorded in Document Number 210562. Also subject to easements, restrictions, and reservations of record.

TRACT C

That part of Government Lot 4, Section 15, Township 140 North, Range 29 West, Cass County, Minnesota, described as follows: Commencing at an iron pipe monument at the southeast corner of Lot 13, Block One, CHILD LAKE BIRCHWOOD SHORES, according to the recorded plat thereof, said county; thence North 63 degrees 49 minutes 13 seconds West along the south line of said Lot 13 for a distance of 21.90 feet to an iron pipe monument and point of beginning of the tract to be herein described; thence South 63 degrees 49 minutes 13 seconds East along said south line 21.90 feet to said southeast corner; thence South 26 degrees 13 minutes 50 seconds West 62.00 feet; thence North 67 degrees 42 minutes 54 seconds West 301.88 feet to an iron pipe monument on said south line; thence South 80 degrees 16 minutes 30 seconds East along said south line 291.26 feet to the point of beginning.

Owner: Ambrose R. & Schelli O. McCabe
40497 Co Rd 20
St. Peter, MN 56082, MN 12345
PID #: 51-417-0155

TRACT C
10,239 sq.ft. (gross)
0.24 acres (gross)

Owner: Mabel O. Nielson
C/O Robert Nielson
10200 City Walk Dr #356
Woodbury, MN 55129
PID #: 51-015-2302

TRACT B
257,880 sq.ft.± (gross)
5.9 acres (gross)
Buildable Area=
123,635 sq.ft.
2.8 acres

Owner: Mabel O. Nielson
C/O Robert Nielson
10200 City Walk Dr #356
Woodbury, MN 55129
PID #: 51-015-2304

TRACT A
308,503 sq.ft.± (gross)
7.1 acres± (gross)
Buildable Area=
182,088 sq.ft.
4.2 acres

Owner: Mabel O. Nielson
C/O Robert Nielson
10200 City Walk Dr #356
Woodbury, MN 55129
PID #: 51-015-2304

Owner: Steven L. & Kelly A. Staack
1299 Castle Ct.
Golden Valley, MN 55427
PID #: 51-015-2306

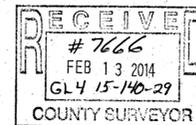
Owner: Gary Ingvalson
53836 194 Lane
Mankato, MN 56001
PID #: 51-015-2305

CHILD LAKE
RECREATIONAL DEVELOPMENT
CLASSIFICATION
LAKE ELEVATION = 1323.24 ON 10-24-2013

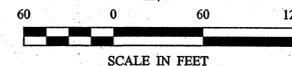
ORDINARY HIGH WATER ELEVATION = 1323.6

BENCHMARK: Description: Found 2013. Railroad spike about 1 foot above ground in the NW side of the northwesterly of two (twin) Power Poles about 25 feet east of crude access road adjacent to CSAH 5 and about 30 feet from the water's edge.

BASED ON NGVD 29 DATUM
INFORMATION OBTAINED FROM MNDNR



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SOUTH LINE OF LOT 1, BLOCK ONE, CHILD LAKE BIRCHWOOD SHORES TO HAVE AN ASSUMED BEARING OF N 82°45'00" W.



NOTES:

- Zoning for subject tract = "Shoreland-Shoreland Residential".
- Wetland delineation was completed on 10-21-2013, by Ben Meister, Certification Number 1031
- Parcel ID of subject parcel: 51-015-2302 & 51-015-2304.
- The property address of subject parcel: 3851 Hillerman Road NW.
- Tract C is to be combined with adjoining tract to the North and is not to be considered an independent tract.
- Boundaries as shown are based on found monuments and best-fit lines using said monuments.

LEGEND

- DENOTES EDGE OF EXISTING GRAVEL
- DENOTES EDGE OF EXISTING WOODEN DECKING
- DENOTES BLUFF AREA
- DENOTES EDGE OF DELINEATED WET LAND(S)
- DENOTES EXISTING UTILITY POLE
- DENOTES EXISTING ELECTRIC METER
- DENOTES EXISTING SEPTIC VENT, SEPTIC CLEANOUT, & SEPTIC TANK LID
- DENOTES MONUMENT FOUND
- DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 44881
- DENOTES PLAT AND/OR DEEDED MEASURE (123.45)

30176 Old Highway #371
P.O. Box 874
Pewaukee Lakes, MN 56472
Phone: 1218-568-4940
www.stonemark.com

STONE MARK
LAND SURVEY

DATE: 11/13/14
LIC. NO. 44481

PROJECT NO.	DATE	DESCRIPTION	BY
13258	1-3-2013	REVISIONS	
C13258.dwg			

PROJECT MANAGER: CMH
CHECKED BY: CMH
DRAWN BY: RJF

CERTIFICATE OF SURVEY
Carol Nielson
5220 Lee Way
Mankato, MN 55345

SHEET 1 OF 1