

Certificate of Survey

Part of Government Lot 7,
Section 22, Township 140 North, Range 30 West,
Cass County, Minnesota.

Owner: Charles Niederloh
9810 28th Avenue North
Plymouth, MN 55441W
Property Address: 3329 Warbler Drive NW
Hackensack, MN 56452
Parcel Number: 05-424-0041

Owner: Pleasantwood, LLC
9810 28th Avenue North
Plymouth, MN 55441W
Property Address: 3406 Pleasant Point Lane NW
Hackensack, MN 56452
Parcel Number: 05-022-3101

Tract A Legal Description

That part of Government Lot 7, Section 22, Township 140 North, Range 30 West, Cass County, Minnesota, which lies northeasterly of the following described line;

Commencing at the southeast corner of said Government Lot 7; thence South 88 degrees 30 minutes 06 seconds West, along the south line of said Government Lot 7, a distance of 898.63 feet to the intersection of easterly right-of-way line of that part of the vacated road platted as Alice Lou Lane and the easterly extension of the northerly line of Lot 3, PLEASANT PINES BEACH, the point of beginning of the line to be described; thence North 02 degrees 19 minutes 07 seconds East, a distance of 169.73 feet to the southeast corner of the tract conveyed by Document Number A0000505910 as of record in the Office of the County Recorder; thence North 01 degrees 13 minutes 52 seconds West, along the east line of the tract conveyed by Document Number A0000505910, a distance of 200.00 feet to the northeast corner of the tract conveyed by Document Number A0000505910; thence North 48 degrees 56 minutes 47 seconds West, a distance of 262.27 feet to the intersection with easterly extension of the southerly line of Lot 4, PLEASANT PINES BEACH; thence North 43 degrees 38 minutes 36 seconds East, along said easterly extension, a distance of 100.13 feet; thence North 48 degrees 57 minutes 20 seconds West, a distance of 142.75 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 191.33 feet to the intersection with west line of said Government Lot 7, and said line there terminating.

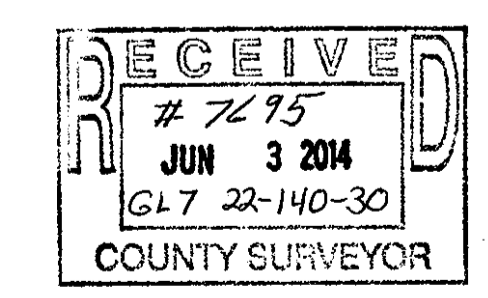
Subject to all restrictions, reservations and easements of record, if any.

Tract B Legal Description

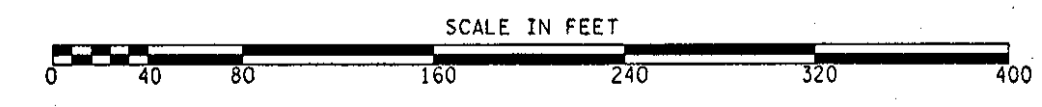
Lot 4, PLEASANT PINES BEACH, Cass County, Minnesota, AND that part of vacated Alice Lou Lane, dedicated in said PLEASANT PINES BEACH, AND that part of Government Lot 7, Section 22, Township 140 North, Range 30 West, Cass County, Minnesota, described as follows:

Commencing at the southeast corner of said Government Lot 7; thence South 88 degrees 30 minutes 06 seconds West, along the south line of said Government Lot 7, a distance of 898.63 feet to the intersection of easterly right-of-way line of that part of the vacated road platted as Alice Lou Lane and the easterly extension of the northerly line of Lot 3, PLEASANT PINES BEACH; thence North 02 degrees 19 minutes 07 seconds East, a distance of 169.73 feet to the southeast corner of the tract conveyed by Document Number A0000505910 as of record in the Office of the County Recorder; thence North 01 degrees 13 minutes 52 seconds West, along the east line of the tract conveyed by Document Number A0000505910, a distance of 200.00 feet to the northeast corner of the tract conveyed by Document Number A0000505910; thence North 48 degrees 56 minutes 47 seconds West, a distance of 262.27 feet to the intersection with easterly extension of the southerly line of Lot 4, PLEASANT PINES BEACH, said point being the point of beginning; thence North 43 degrees 38 minutes 36 seconds East, along said easterly extension, a distance of 100.13 feet; thence North 48 degrees 57 minutes 20 seconds West, a distance of 142.75 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 191.33 feet to the intersection with west line of said Government Lot 7; thence South 01 degrees 12 minutes 11 seconds East, along said west line, a distance of 122.31 feet to the intersection with the easterly line of vacated Alice Lou Lane; thence South 44 degrees 32 minutes 59 seconds East, along said easterly line of vacated Alice Lou Lane, a distance of 67.12 feet to the intersection with the easterly extension of the northerly line of Lot 4, PLEASANT PINES BEACH; thence South 37 degrees 55 minutes 09 seconds West, along said easterly extension, and said northerly line of said Lot 4 a distance of 329 feet, more or less, to the northeasterly shoreline of Pleasant Lake; thence southeasterly along said shoreline to the intersection with the southerly line of said Lot 4; thence North 43 degrees 38 minutes 36 seconds East, along said southerly line and its easterly extension, a distance of 438 feet, more or less, to the point of beginning.

Subject to all restrictions, reservations and easements of record, if any.



● Denotes iron monument found
○ Denotes 1/2" iron pipe set and marked by License No. 23688
Orientation of this bearing system is assumed.



No.	Date	REVISIONS

Client Name: **Chuck Niederloh**
I HEREBY CERTIFY THAT THIS PLAN, SURVEY, OR REPORT 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.
SIGNATURE: *[Signature]* DATE: 5-21-2014
JAMES KRAMER, MN LICENSE NUMBER 23688
PROJECT NO. NIEDC1401

