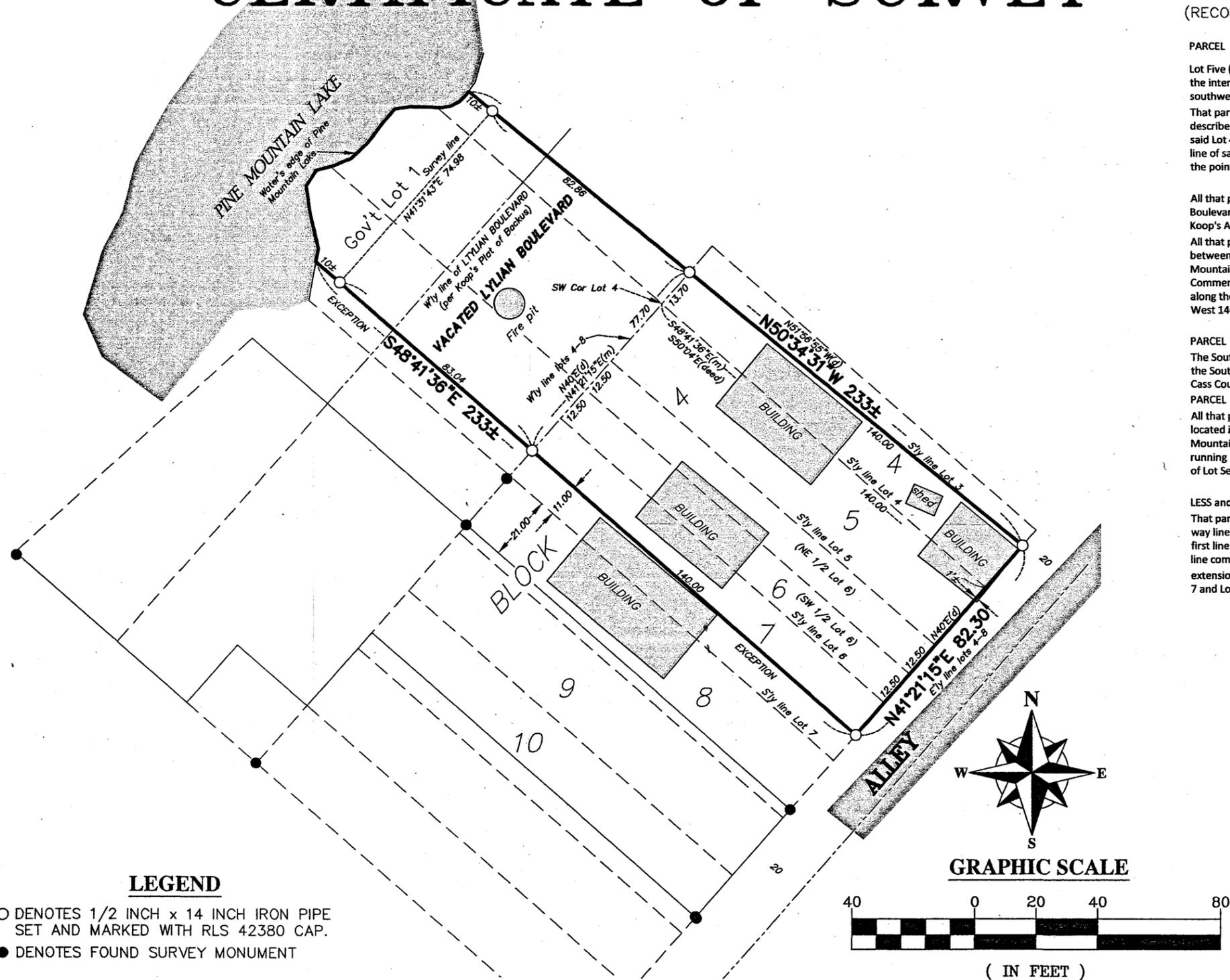


CERTIFICATE OF SURVEY



LEGEND

- DENOTES 1/2 INCH x 14 INCH IRON PIPE SET AND MARKED WITH RLS 42380 CAP.
- DENOTES FOUND SURVEY MONUMENT

DESCRIPTION:

(RECORD per Doc. No. A000598785)

PARCEL 1

Lot Five (5) and the northeasterly half of Lot Six (6), Block Four (4) and that part of vacated Lyllian Boulevard accruing thereto, Koop's Addition to Backus, the intention being to convey all that portion of Lot 6 lying and being northeasterly of a line drawn equally distant between the northeasterly and southwesterly boundary lines thereof, Cass County, Minnesota;

That part of Lot Four (4), Block Four (4) and that part of vacated Lyllian Boulevard accruing thereto, Koop's Addition to Backus, Cass County, Minnesota, described as follows: Commencing at the southwest corner of said Lot 4; thence North 40° East assumed bearing 13.70 feet along the westerly line of said Lot 4 to the point of beginning; thence South 40° West 13.7 feet along said westerly line; thence South 50° 04' East 140.00 feet along the southerly line of said Lot 4 to the easterly line of said Lot 4; thence North 40° East 18.30 feet along said easterly line; thence North 51° 56' 55" West 140.00 feet to the point of beginning;

All that portion of Lot One (1), Section Thirty-one (31), Township One Hundred Thirty-nine (139), Range Thirty (30) lying and being West of Lyllian Boulevard and lying between the northeasterly line of Lot 5 and the southwesterly boundary line of Northeastly half of Lot Six (6), Block Four (4), Koop's Addition to the Village of Backus, said boundary lines projected northwesterly to the shore line of Pine Mountain Lake, Cass County, Minnesota;

All that portion of Lot One (1), Section Thirty-one (31), Township One Hundred Thirty-nine (139), Range Thirty (30) lying West of Lyllian Boulevard and between the extensions of the easterly and westerly lines of the following described premises extended Northwesterly to the shore line of Pine Mountain Lake at low water mark. That part of Lot 4, Block 4, of Koop's Addition to Backus according to the recorded plat thereof described as follows: Commencing at the southwest corner of said Lot 4; thence North 40° West 13.70 feet along said westerly line; thence South 50° 04' East 140.00 feet along the southerly line of said Lot 4, to the easterly line of said Lot 4; thence North 40° East 18.30 feet along said easterly line; thence North 51° 56' 55" West 140.00 feet to the point of beginning, Cass County, Minnesota.

PARCEL 2

The Southwest one-half of Lot 6 and all of Lot 7, Block 4, and that part of vacated Lyllian Boulevard accruing thereto, Koop's Addition to Backus, EXCEPT the Southwestly 11 feet of Lot 7, Block 4, OF said plat, as measured Perpendicular to and parallel with the line common to Lot 7 and Lot 8 of said plat, Cass County, Minnesota.

PARCEL 3

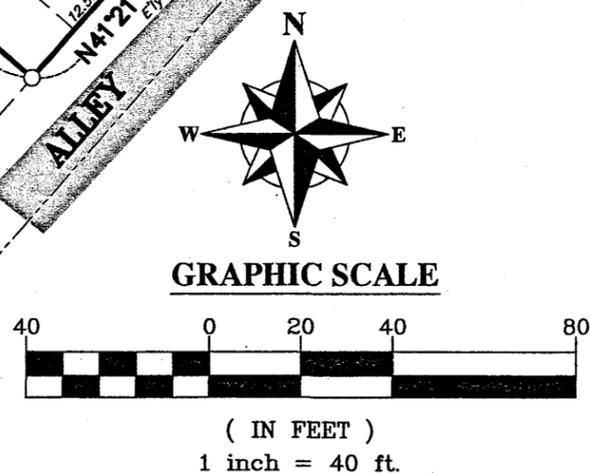
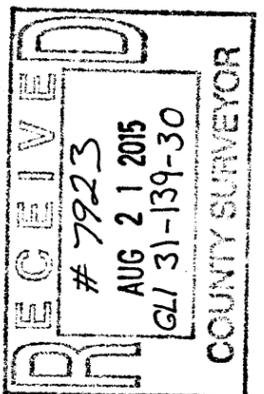
All that part of Government Lot One (1), Section Thirty-one (31), Township 139, Range 30, lying and being West of Lyllian Boulevard as indicated and located in the Plat of Backus, Cass County, Minnesota, also known as Koop's Plat of Backus, and Southwesterly from the Northwesterly extension to Pine Mountain Lake of the following described line: Commencing at the midpoint of the Southeastly line of Lot Six (6), Block Four (4) of said plat; thence running Northwesterly to the midpoint of the Northwesterly line of said Lot 6, Block 4 and there terminating; and northeasterly of the Southwesterly line of Lot Seven (7), Block (4) extended in a Northwesterly direction to Pine Mountain Lake.

LESS and except the following description:

That part of Government Lot 1, Section 31, Township 139 North, Range 30 West, Cass County, Minnesota, bounded on the East by the westerly right of way line of Lyllian Boulevard, as dedicated in said plat, and bounded on the West by the shore of Pine Mountain Lake; and lying between two lines, the first line being an extension northwesterly of the south line of the northeasterly 21 feet of said Lot 8, as measured perpendicular to and parallel with the line common to Lot 8 and Lot 7, said plat, and the second line being an extension northwesterly of the North line of the southwesterly 11 feet of said Lot 7, as measured perpendicular and parallel with the line common to Lot 7 and Lot 8 said plat. A.P.N. 82-340-0420

SURVEYOR NOTES:

1. Bearing Orientation: The southerly line of Lot 3, Block 4 is assumed to have a bearing of North 50 degrees 34 minutes 31 seconds West.
2. Arro Landsurveyors, LLC has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
3. The building next to the alley encroaches by approximately 1.0 feet as shown on the survey



DRAWN BY: <u>des</u>		CHECKED BY: <u>des</u>	
APPROVED BY: <u>des</u>		JOB NUMBER: 14-040	
NO.	DATE	BY	REVISION DESCRIPTION

CLIENT:
Randy and Diana Miller

CERTIFICATE OF SURVEY
Part of KOOP'S ADDITION TO
BACKUS, Cass County, MN



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.

Dated this 10th day of August, 2015

By: David E. Serrano
David E. Serrano, Minnesota License No. 42380