

CERTIFICATE OF SURVEY

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER
AND PART OF GOVERNMENT LOT 5,
SECTION 7, TOWNSHIP 134 NORTH, RANGE 29 WEST,
CASS COUNTY, MINNESOTA

EXISTING LEGAL DESCRIPTION (According to Document No. 605229):

That part of Government Lot 5 and that part of the Southeast Quarter of the Southwest Quarter (SE1/4-SW1/4), both in Section 7, Township 134 North, Range 29 West, Cass County, Minnesota, described as follows: Commencing at the southwest corner of said Government Lot 5, thence South 89 degrees 43 minutes 29 seconds East, assumed bearing, 384.19 feet along the south line of said Government Lot 5 to an iron monument hereinafter referred to as Point "A"; thence North 51 degrees 32 minutes 58 seconds East 252.06 feet; thence North 81 degrees 31 minutes 15 seconds East 50.00 feet to an iron monument on the southwest corner of the Wolf Haben Mercantile Company tract as described in Document No. 187340, of record and on file in the Cass County Recorder's office, the point of beginning of the tract to be described; thence North 26 degrees 45 minutes 58 seconds West along said southerly line of the Wolf Haben Mercantile Company tract 414.78 feet; thence southwesterly 420.29 feet along a non-tangential curve, concave to the southeast, having a central angle of 33 degrees 17 minutes 04 seconds, a radius of 723.49 feet and a chord which bears South 47 degrees 31 minutes 56 seconds West, thence southwesterly 240.45 feet along a non-tangential curve, concave to the northwest, having a central angle of 59 degrees 07 minutes 27 seconds, a radius of 352.13 feet and a chord which bears South 49 degrees 15 minutes 03 seconds West, thence South 68 degrees 48 minutes 47 seconds West, tangent to the last described curve, 53.95 feet, thence South 51 degrees 49 minutes 11 seconds West, tangent to the last described curve, 59.40 feet, more or less, to the south line of said SE1/4-SW1/4, thence South 89 degrees 41 minutes 29 seconds East 212.77 feet along said south line of the SE1/4-SW1/4 to said southwest corner of Government Lot 5, thence South 89 degrees 43 minutes 29 seconds East 436 feet, more or less, along said south line of Government Lot 5, passing through said Point "A", to the shore of Gull Lake, thence northeasterly along said shore to its intersection with said southerly line of the Wolf Haben Mercantile Company tract; thence North 26 degrees 45 minutes 58 seconds West 36 feet, more or less, along said southerly line of the Wolf Haben Mercantile Company tract to the point of beginning.

PROPOSED LEGAL DESCRIPTIONS:

NORTH TRACT:

That part of Government Lot 5, Section 7, Township 134 North, Range 29 West, Cass County, Minnesota, described as follows: Commencing at the southwest corner of said Government Lot 5, thence South 89 degrees 43 minutes 29 seconds East, assumed bearing, 384.19 feet along the south line of said Government Lot 5; thence North 51 degrees 32 minutes 58 seconds East 252.06 feet; thence North 81 degrees 31 minutes 15 seconds East 50.00 feet to an iron monument on the southerly line of the Wolf Haben Mercantile Company tract as described in Document No. 187340, of record and on file in the Cass County Recorder's office, the point of beginning of the tract to be described; thence North 26 degrees 45 minutes 58 seconds West along said southerly line of the Wolf Haben Mercantile Company tract 414.78 feet; thence southwesterly 420.29 feet along a non-tangential curve, concave to the southeast, having a central angle of 33 degrees 17 minutes 04 seconds, a radius of 723.49 feet and a chord which bears South 47 degrees 31 minutes 56 seconds West, thence southwesterly 240.45 feet along a non-tangential curve, concave to the northwest, having a central angle of 59 degrees 07 minutes 27 seconds, a radius of 352.13 feet and a chord which bears South 49 degrees 15 minutes 03 seconds West, thence South 68 degrees 48 minutes 47 seconds West, tangent to the last described curve, 53.95 feet, thence South 51 degrees 49 minutes 11 seconds West, tangent to the last described curve, 59.40 feet, more or less, to the south line of said SE1/4-SW1/4, and said line there terminating. Sidelines of said easement are to be lengthened to begin at a line which bears South 68 degrees 02 minutes 37 seconds East from said point of beginning of the above described line and to terminate on said south line of the SE1/4-SW1/4. Also subject to other easements, reservations or restrictions of record, if any.

SOUTH TRACT:

That part of Government Lot 5, and that part of the Southeast Quarter of the Southwest Quarter (SE1/4-SW1/4), Section 7, Township 134 North, Range 29 West, Cass County, Minnesota, described as follows: Commencing at the southwest corner of said Government Lot 5, thence South 89 degrees 43 minutes 29 seconds East, assumed bearing, 384.19 feet along the south line of said Government Lot 5, thence North 51 degrees 32 minutes 58 seconds East 252.06 feet; thence North 81 degrees 31 minutes 15 seconds East 50.00 feet to an iron monument on the southerly line of the Wolf Haben Mercantile Company tract as described in Document No. 187340, of record and on file in the Cass County Recorder's office; thence North 26 degrees 45 minutes 58 seconds West along said southerly line of the Wolf Haben Mercantile Company tract 414.78 feet; thence southwesterly 420.29 feet along a non-tangential curve, concave to the southeast, having a central angle of 33 degrees 17 minutes 04 seconds, a radius of 723.49 feet and a chord which bears South 47 degrees 31 minutes 56 seconds West, thence southwesterly 240.45 feet along a non-tangential curve, concave to the northwest, having a central angle of 59 degrees 07 minutes 27 seconds, a radius of 352.13 feet and a chord which bears South 49 degrees 15 minutes 03 seconds West, thence South 68 degrees 48 minutes 47 seconds West, tangent to the last described curve, 53.95 feet, thence South 51 degrees 49 minutes 11 seconds West, tangent to the last described curve, 59.40 feet, more or less, to the south line of said SE1/4-SW1/4, thence South 89 degrees 41 minutes 29 seconds East 212.77 feet along said south line of the SE1/4-SW1/4 to said southwest corner of Government Lot 5, thence South 89 degrees 43 minutes 29 seconds East 436 feet, more or less, along said south line of Government Lot 5, to the shore of Gull Lake, thence northeasterly along said shore to its intersection with the line that bears South 52 degrees 03 minutes 31 seconds East from the point of beginning, thence North 52 degrees 03 minutes 31 seconds West 92 feet, more or less, to the point of beginning. Together with and subject to the 20.00 foot wide ingress and egress easement described in Document No. 447622, of record and on file in said Cass County Recorder's office. Also subject to an easement for ingress and egress purposes lying over and across that part of said Government Lot 5 and that part of said SE1/4-SW1/4 which lie adjacent to, parallel with and 23 feet southeasterly of the following described line: Commencing at said southwest corner of Government Lot 5, thence South 89 degrees 43 minutes 29 seconds East, assumed bearing, 384.19 feet along said south line of Government Lot 5, thence North 51 degrees 32 minutes 58 seconds East 252.06 feet; thence North 81 degrees 31 minutes 15 seconds East 50.00 feet to an iron monument on said southerly line of the Wolf Haben Mercantile Company tract, thence North 26 degrees 45 minutes 58 seconds West along said southerly line of the Wolf Haben Mercantile Company tract 414.78 feet, thence southwesterly 420.29 feet along a non-tangential curve, concave to the southeast, having a central angle of 33 degrees 17 minutes 04 seconds, a radius of 723.49 feet and a chord which bears South 47 degrees 31 minutes 56 seconds West, thence southwesterly 240.45 feet along a non-tangential curve, concave to the northwest, having a central angle of 59 degrees 07 minutes 27 seconds, a radius of 352.13 feet and a chord which bears South 49 degrees 15 minutes 03 seconds West, thence South 68 degrees 48 minutes 47 seconds West, tangent to the last described curve, 53.95 feet, thence South 51 degrees 49 minutes 11 seconds West, tangent to the last described curve, 59.40 feet, more or less, to the south line of said SE1/4-SW1/4, and said line there terminating. Sidelines of said easement are to be lengthened to begin at a line which bears South 68 degrees 02 minutes 37 seconds East from said point of beginning of the above described line and to terminate on said south line of the SE1/4-SW1/4. Also subject to other easements, reservations or restrictions of record, if any.

SURVEYOR'S NOTES:

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR OPINION. THERE MAY BE EASEMENTS OR OTHER LIMITING FACTORS WHICH AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.

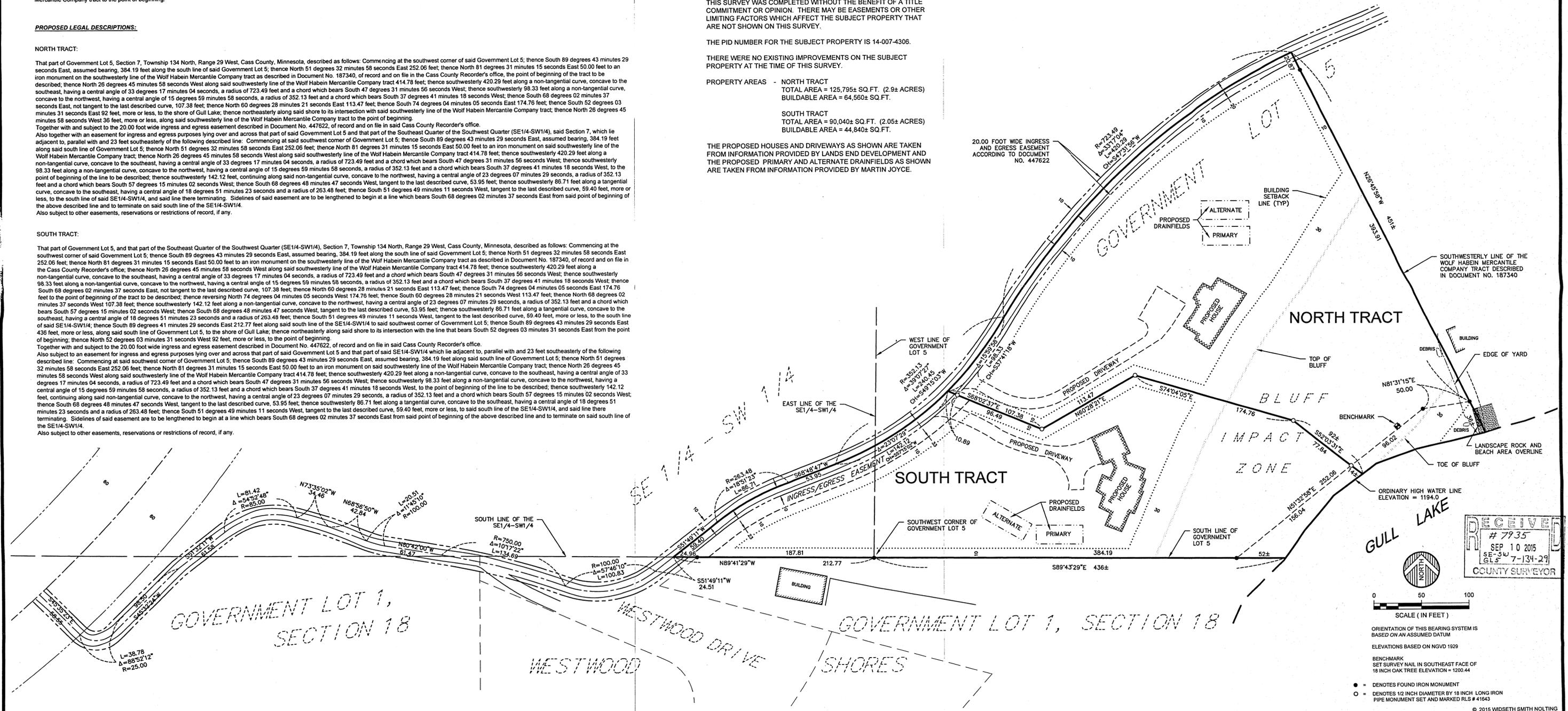
THE PID NUMBER FOR THE SUBJECT PROPERTY IS 14-007-4306.

THERE WERE NO EXISTING IMPROVEMENTS ON THE SUBJECT PROPERTY AT THE TIME OF THIS SURVEY.

PROPERTY AREAS - NORTH TRACT
TOTAL AREA = 125,795± SQ.FT. (2.9± ACRES)
BUILDABLE AREA = 64,560± SQ.FT.

SOUTH TRACT
TOTAL AREA = 90,040± SQ.FT. (2.05± ACRES)
BUILDABLE AREA = 44,840± SQ.FT.

THE PROPOSED HOUSES AND DRIVEWAYS AS SHOWN ARE TAKEN FROM INFORMATION PROVIDED BY LANDS END DEVELOPMENT AND THE PROPOSED PRIMARY AND ALTERNATE DRAINFIELDS AS SHOWN ARE TAKEN FROM INFORMATION PROVIDED BY MARTIN JOYCE.



RECEIVED
7935
SEP 10 2015
S.E.W. 7-134-29
COUNTY SURVEYOR

SCALE (IN FEET)
0 50 100

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON AN ASSUMED DATUM
ELEVATIONS BASED ON NGVD 1929

BENCHMARK
SET SURVEY NAIL IN SOUTHEAST FACE OF
18 INCH OAK TREE ELEVATION = 1200.44

● = DENOTES FOUND IRON MONUMENT
○ = DENOTES 1/2 INCH DIAMETER BY 18 INCH LONG IRON PIPE MONUMENT SET AND MARKED RLS # 41643

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DATE:	8-14-15	DATE:	9-08-2015	AMENDMENTS:	REVISED PER COUNTY STAFF REVIEW COMMENTS	BY:	RAQ	PREPARED FOR:	BRENT STAFFORD
SCALE:	AS SHOWN							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.	
DRAWN BY:	CMN							<i>Randy A. Jvale</i>	
CHECKED BY:	RAQ								
FILE NUMBER:	293B1866							RANDY A. JVALE	DATE: 9-09-2015 LIC. NO. 42630

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