

CERTIFICATE OF SURVEY

**KENFIELD PINES FIRST ADDITION,
SECTION 16, TOWNSHIP 140 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA**

Ten Mile Lake
General Development Classification

ORDINARY HIGH WATER ELEVATION = 1379.9
HIGHEST RECORDED ELEVATION = 1380.23 (06/14/2001)
BASED ON NGVD29.

PROPOSED DESCRIPTIONS:

TRACT 1

That part of Lots 4, 5, 6, and 7, Block One, KENFIELD PINES FIRST ADDITION, according to the recorded plat thereof, Cass County, Minnesota, lying easterly of Line 1.
Line 1: COMMENCING at the most easterly corner of said Lot 7; thence South 47 degrees 18 minutes 30 seconds West, assigned bearing, along the southeasterly line of said Lot 7, for a distance of 96.49 feet; thence southwesterly 263.35 feet along said southeasterly line and along a tangential curve, concave to the northwest, having a radius of 894.93 feet, and a central angle of 16 degrees 51 minutes 37 seconds to the point of beginning of Line 1 to be herein described; thence North 13 degrees 50 minutes 57 seconds West, not tangent to said curve, 305.88 feet; thence North 26 degrees 57 minutes 03 seconds West 232.18 feet; thence North 23 degrees 23 minutes 47 seconds West 60.32 feet; thence North 03 degrees 22 minutes 28 seconds East 25 feet, more or less, to the shoreline of Ten Mile Lake and said described Line 1 there terminating.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to and TOGETHER with a 14.00 foot wide easement.
TOGETHER with a Sewer Easement.
SUBJECT to and TOGETHER with a Well House and Septic Control Easement.

TRACT 2

That part of Lots 1, 2, 3, 4, 5, and 7, Block One, KENFIELD PINES FIRST ADDITION, according to the recorded plat thereof, Cass County, Minnesota, lying westerly of Line 1 and also lying easterly of Line 2.
Line 1: COMMENCING at the most easterly corner of said Lot 7; thence South 47 degrees 18 minutes 30 seconds West, assigned bearing, along the southeasterly line of said Lot 7, for a distance of 96.49 feet; thence southwesterly 263.35 feet along said southeasterly line and along a tangential curve, concave to the northwest, having a radius of 894.93 feet, and a central angle of 16 degrees 51 minutes 37 seconds to the point of beginning of Line 1 to be herein described; thence North 13 degrees 50 minutes 57 seconds West, not tangent to said curve, 305.88 feet; thence North 26 degrees 57 minutes 03 seconds West 232.18 feet; thence North 23 degrees 23 minutes 47 seconds West 60.32 feet; thence North 03 degrees 22 minutes 28 seconds East 25 feet, more or less, to the shoreline of Ten Mile Lake and said described Line 1 there terminating.
Line 2: COMMENCING at the most easterly corner of said Lot 7; thence South 47 degrees 18 minutes 30 seconds West, assigned bearing, along the southeasterly line of said Lot 7, for a distance of 96.49 feet; thence southwesterly 263.35 feet along said southeasterly line and along a tangential curve, concave to the northwest, having a radius of 894.93 feet, and a central angle of 16 degrees 51 minutes 37 seconds; thence continue southwesterly 123.76 feet along said tangential curve, having a radius of 894.93 feet, and a central angle of 07 degrees 55 minutes 24 seconds to the point of beginning of Line 2 to be herein described; thence North 14 degrees 35 minutes 51 seconds West, not tangent to said curve, 462.48 feet; thence North 28 degrees 23 minutes 56 seconds West 123.74 feet; thence North 23 degrees 23 minutes 47 seconds West 39.37 feet; thence North 11 degrees 22 minutes 54 seconds East 45 feet, more or less, to the shoreline of Ten Mile Lake and said described Line 2 there terminating.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to and TOGETHER with a 14.00 foot wide easement.
SUBJECT to and TOGETHER with a Sewer Easement.
TOGETHER with a Well House and Septic Control Easement.

TRACT 3

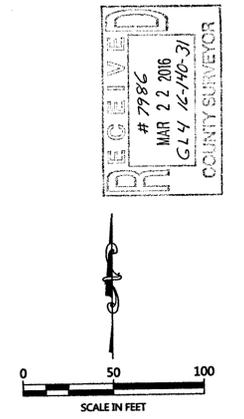
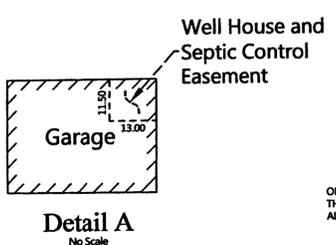
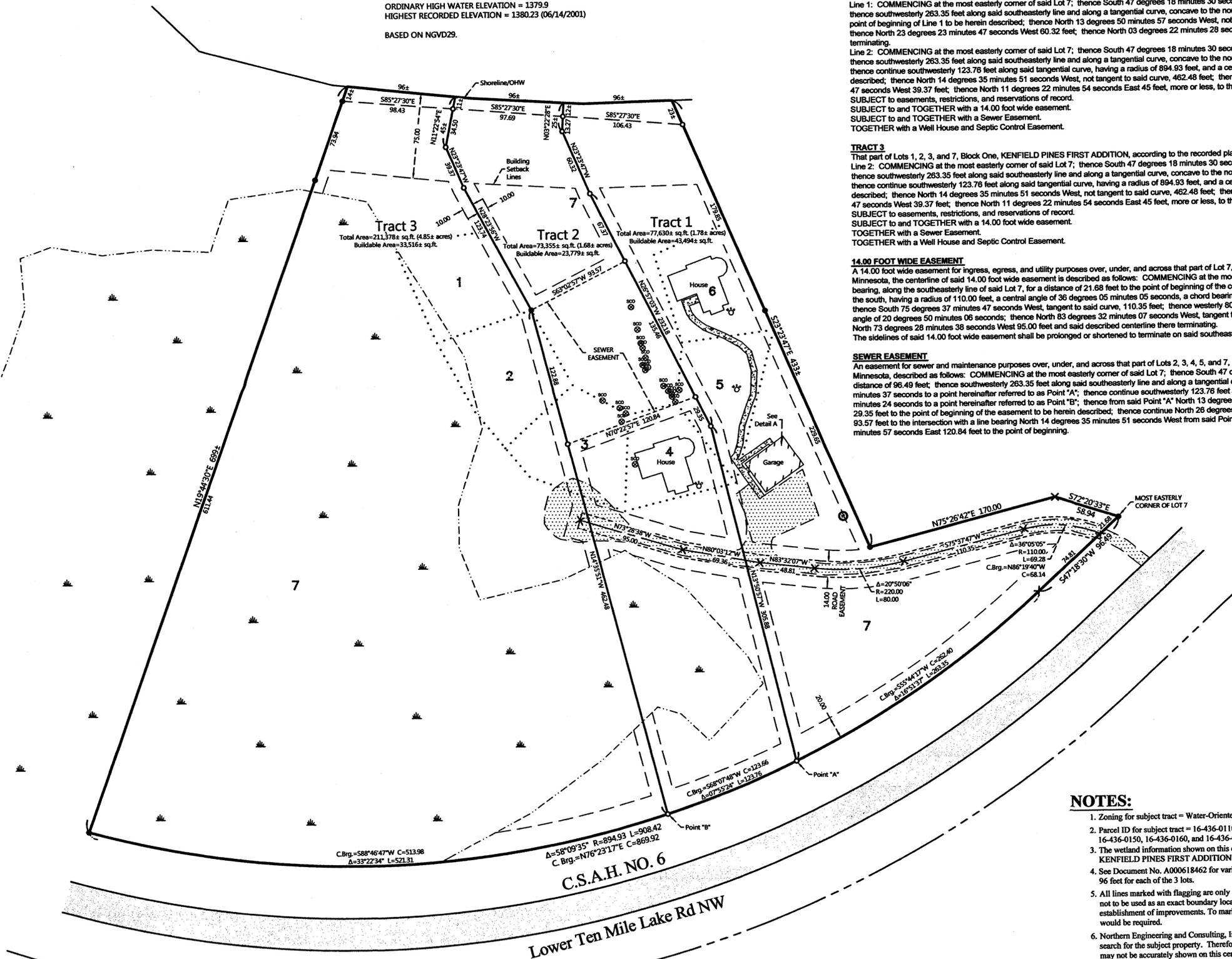
That part of Lots 1, 2, 3, and 7, Block One, KENFIELD PINES FIRST ADDITION, according to the recorded plat thereof, Cass County, Minnesota, lying westerly of Line 2.
Line 2: COMMENCING at the most easterly corner of said Lot 7; thence South 47 degrees 18 minutes 30 seconds West, assigned bearing, along the southeasterly line of said Lot 7, for a distance of 96.49 feet; thence southwesterly 263.35 feet along said southeasterly line and along a tangential curve, concave to the northwest, having a radius of 894.93 feet, and a central angle of 16 degrees 51 minutes 37 seconds; thence continue southwesterly 123.76 feet along said tangential curve, having a radius of 894.93 feet, and a central angle of 07 degrees 55 minutes 24 seconds to the point of beginning of Line 2 to be herein described; thence North 14 degrees 35 minutes 51 seconds West, not tangent to said curve, 462.48 feet; thence North 28 degrees 23 minutes 56 seconds West 123.74 feet; thence North 23 degrees 23 minutes 47 seconds West 39.37 feet; thence North 11 degrees 22 minutes 54 seconds East 45 feet, more or less, to the shoreline of Ten Mile Lake and said described Line 2 there terminating.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to and TOGETHER with a 14.00 foot wide easement.
TOGETHER with a Sewer Easement.
TOGETHER with a Well House and Septic Control Easement.

14.00 FOOT WIDE EASEMENT

A 14.00 foot wide easement for ingress, egress, and utility purposes over, under, and across that part of Lot 7, Block One, KENFIELD PINES FIRST ADDITION, according to the recorded plat thereof, Cass County, Minnesota, the centerline of said 14.00 foot wide easement is described as follows: COMMENCING at the most easterly corner of said Lot 7; thence South 47 degrees 18 minutes 30 seconds West, assigned bearing, along the southeasterly line of said Lot 7, for a distance of 21.68 feet to the point of beginning of the centerline to be herein described; thence westerly 69.28 feet along a nontangential curve, concave to the south, having a radius of 110.00 feet, a central angle of 36 degrees 05 minutes 05 seconds, a chord bearing of North 86 degrees 19 minutes 40 seconds West, and a chord distance of 68.14 feet; thence South 75 degrees 37 minutes 47 seconds West, tangent to said curve, 110.35 feet; thence westerly 80.00 feet along a tangential curve, concave to the north, having a radius of 220.00 feet, and a central angle of 20 degrees 50 minutes 06 seconds; thence North 83 degrees 32 minutes 07 seconds West, tangent to last said curve, 48.81 feet; thence North 80 degrees 03 minutes 12 seconds West 69.36 feet; thence North 73 degrees 28 minutes 38 seconds West 95.00 feet and said described centerline there terminating.
The sidelines of said 14.00 foot wide easement shall be prolonged or shortened to terminate on said southeasterly line of Lot 7.

SEWER EASEMENT

An easement for sewer and maintenance purposes over, under, and across that part of Lots 2, 3, 4, 5, and 7, Block One, KENFIELD PINES FIRST ADDITION, according to the recorded plat thereof, Cass County, Minnesota, described as follows: COMMENCING at the most easterly corner of said Lot 7; thence South 47 degrees 18 minutes 30 seconds West, assigned bearing, along the southeasterly line of said Lot 7, for a distance of 96.49 feet; thence southwesterly 263.35 feet along said southeasterly line and along a tangential curve, concave to the northwest, having a radius of 894.93 feet, and a central angle of 16 degrees 51 minutes 37 seconds to a point hereinafter referred to as Point "A"; thence continue southwesterly 123.76 feet along said tangential curve, having a radius of 894.93 feet, and a central angle of 07 degrees 55 minutes 24 seconds to a point hereinafter referred to as Point "B"; thence from said Point "A" North 13 degrees 50 minutes 57 seconds West 305.88 feet; thence North 26 degrees 57 minutes 03 seconds West 232.18 feet; thence North 23 degrees 23 minutes 47 seconds West 60.32 feet; thence North 03 degrees 22 minutes 28 seconds East 25 feet; thence South 14 degrees 35 minutes 51 seconds East 122.88 feet; thence North 70 degrees 22 minutes 57 seconds East 120.84 feet to the point of beginning.



NOTES:

1. Zoning for subject tract = Water-Oriented Commercial.
2. Parcel ID for subject tract = 16-436-0110, 16-436-0120, 16-436-0130, 16-436-0140, 16-436-0150, 16-436-0160, and 16-436-0170.
3. The wetland information shown on this certificate was taken from the recorded plat of KENFIELD PINES FIRST ADDITION.
4. See Document No. A000618462 for variance granted Dec 14, 2015 on lot width at OHW of 96 feet for each of the 3 lots.
5. All lines marked with flagging are only an approximation of the true boundary lines and are not to be used as an exact boundary location. Flagged lines should not be used for the establishment of improvements. To mark true boundary lines, additional monumentation would be required.
6. Northern Engineering and Consulting, Inc. was not given nor has conducted a current title search for the subject property. Therefore the information contained in a title search may or may not be accurately shown on this certificate.

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- ⊗ DENOTES EXISTING SEPTIC CLEANOUT
- ⊕ DENOTES EXISTING CORPORATION STOP
- ⊙ DENOTES EXISTING WELL
- ⊖ DENOTES WETLAND(S)

NO.	DATE	DESCRIPTION
1	03-11-2016	Added Descriptions
2	03-22-2016	Adjusted Tract Description

I HEREBY CERTIFY THAT THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINNESOTA PROFESSIONAL LAND SURVEYOR ACT AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

TERRY Z. FREEMAN
LIC. NO. 21367



CERTIFICATE OF SURVEY
Kenfield Pines LLP
7320 Casey Parkway
Prior Lake, MN 55372

JOB NO. 15-203
DATE: 11-17-2015
SHEET NO.
1 OF 1