

**RECEIVED**  
# 7989  
APR 1 2016  
GL3 28-139-28  
COUNTY SURVEYOR

# CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 3,  
SECTION 28, TOWNSHIP 139 NORTH, RANGE 28 WEST,  
CASS COUNTY, MINNESOTA

**PROPOSED BOUNDARY DESCRIPTION**

**TRACT A**  
That part of Government Lot 3, Section 28, Township 139 North, Range 28 West, Cass County, Minnesota, described as follows: Commencing at the Southeast corner of said Government Lot 3; thence South 88 degrees 46 minutes 04 seconds West, assumed bearing, along the south line of said Government Lot 3 a distance of 2660.00 feet to the Southwest corner of said Government Lot 3; thence North 01 degree 45 minutes 49 seconds West along the west line of said Government Lot 3 a distance of 1328.44 feet to the Northwest corner of said Government Lot 3; thence North 88 degrees 54 minutes 27 seconds East along the north line of said Government Lot 3 a distance of 1023.22 feet to an iron monument; thence South 01 degree 45 minutes 01 second East 29.26 feet; thence South 13 degrees 14 minutes 20 seconds East 169.90 feet; thence South 49 degrees 24 minutes 54 seconds East 523.98 feet to the point of beginning of the tract to be herein described; thence continuing South 49 degrees 24 minutes 54 seconds East 395.30 feet; thence North 46 degrees 35 minutes 53 seconds East 368 feet, more or less, to the shoreline of Blind Lake; thence Northwesterly along said shoreline to the intersection with a line bearing North 46 degrees 03 minutes 02 seconds East from the point of beginning; thence South 46 degrees 03 minutes 02 seconds West 351 feet, more or less, to the point of beginning

**PROPOSED EASEMENT DESCRIPTION**

A 15.00 foot wide easement for ingress and egress purposes over and across that part of said Government Lot 3, the Northwesterly line of said easement is described as follows: Commencing at the Southeast corner of said Government Lot 3; thence South 88 degrees 46 minutes 04 seconds West, assumed bearing, along the south line of said Government Lot 3 a distance of 2660.00 feet to the Southwest corner of said Government Lot 3; thence North 01 degree 45 minutes 49 seconds West along the west line of said Government Lot 3 a distance of 1328.44 feet to the Northwest corner of said Government Lot 3; thence North 88 degrees 54 minutes 27 seconds East along the north line of said Government Lot 3 a distance of 1023.22 feet to an iron monument; thence South 01 degree 45 minutes 01 second East 29.26 feet; thence South 13 degrees 14 minutes 20 seconds East 169.90 feet; thence South 49 degrees 24 minutes 54 seconds East 523.98 feet; thence North 46 degrees 03 minutes 02 seconds East 146.31 feet to the point of beginning of the line to be herein described; thence South 47 degrees 32 minutes 53 seconds West 100.28 feet; thence South 60 degrees 15 minutes 47 seconds West 58.71 feet; thence South 47 degrees 05 minutes 00 seconds West 94.18 feet; thence South 56 degrees 36 minutes 36 seconds West 43.99 feet; thence South 61 degrees 14 minutes 00 seconds West 57.79 feet, more or less, to the centerline of an easement described in Document Number 433553 on file in the Cass County Recorder's Office and said described line there terminating.

The Southeasterly line of said easement shall be prolonged or shortened to terminate on said centerline.

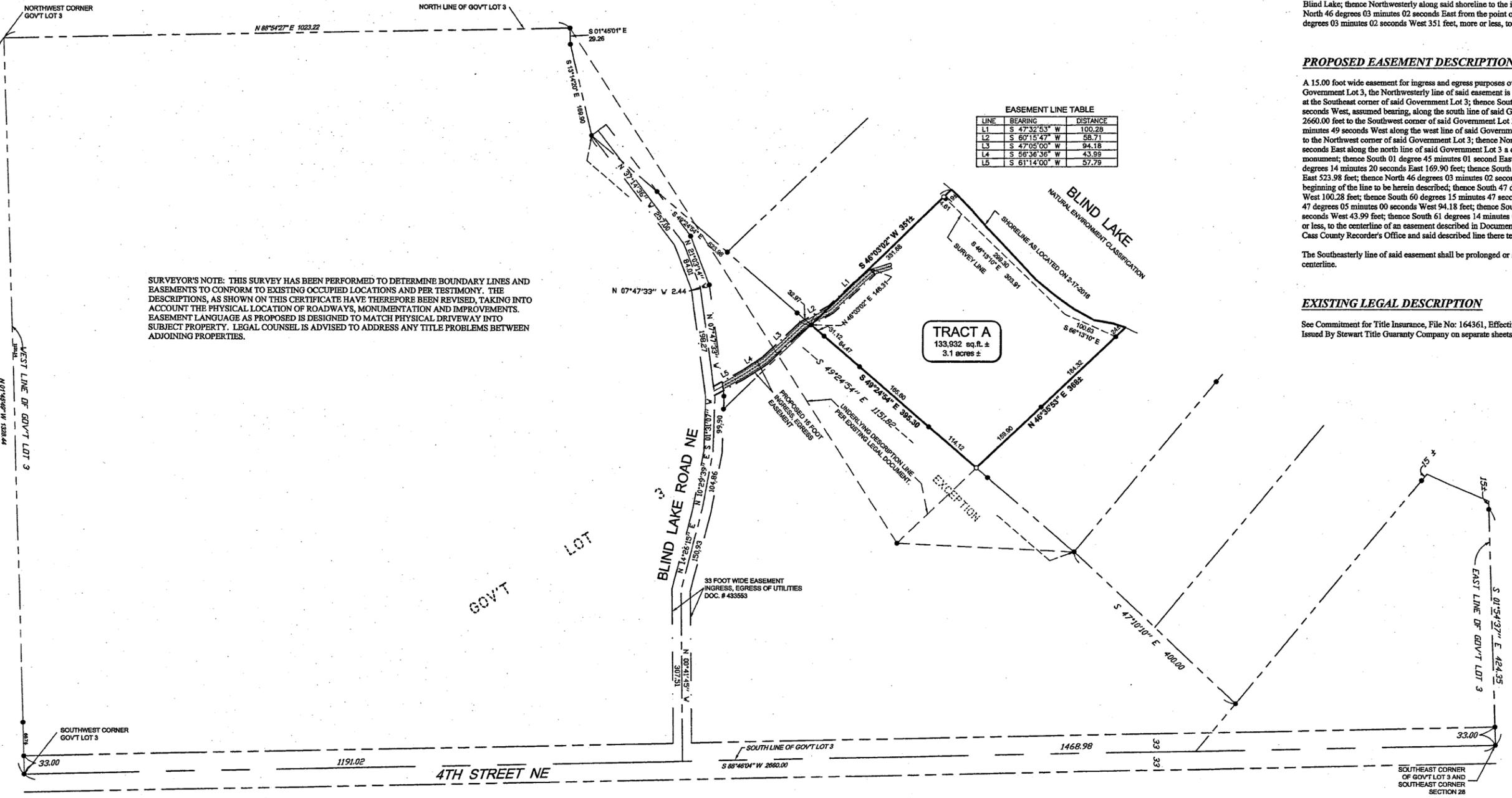
**EXISTING LEGAL DESCRIPTION**

See Commitment for Title Insurance, File No: 164361, Effective Date: January 29, 2016  
Issued By Stewart Title Guaranty Company on separate sheets.

**EASEMENT LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 47°32'53" W	100.28
L2	S 60°15'47" W	58.71
L3	S 47°05'00" W	94.18
L4	S 56°36'36" W	43.99
L5	S 61°14'00" W	57.79

**SURVEYOR'S NOTE:** THIS SURVEY HAS BEEN PERFORMED TO DETERMINE BOUNDARY LINES AND EASEMENTS TO CONFORM TO EXISTING OCCUPIED LOCATIONS AND PER TESTIMONY. THE DESCRIPTIONS, AS SHOWN ON THIS CERTIFICATE HAVE THEREFORE BEEN REVISED, TAKING INTO ACCOUNT THE PHYSICAL LOCATION OF ROADWAYS, MONUMENTATION AND IMPROVEMENTS. EASEMENT LANGUAGE AS PROPOSED IS DESIGNED TO MATCH PHYSICAL DRIVEWAY INTO SUBJECT PROPERTY. LEGAL COUNSEL IS ADVISED TO ADDRESS ANY TITLE PROBLEMS BETWEEN ADJOINING PROPERTIES.



- NOTES:**
1. Zoning for subject tract = "Shoreland Residential".
  2. Boundary survey only. No improvements, topography, or wet land information has been surveyed or shown on this certificate.
  3. Parcel ID of subject parcel: 06-028-4307.
  4. The property address of subject parcel: 441 Blind Lake Road NE.
  5. For Survey reference information see Certificate of Survey drawing signed by David S. Landecker on April 20, 2001 - Landecker & Associates, Inc. - file #011066.

30176 Old Highway #871  
Suite 2  
P. O. Box 874  
Pequot Lakes, MN 56472  
218-568-6940  
www.stonemansurvey.com

DATE: 2-19-2016  
BY: R/JF  
REVISIONS: [None]  
DESCRIPTION: [None]  
DATE: 2-19-2016  
BY: R/JF  
REVISIONS: [None]  
DESCRIPTION: [None]

DATE: 2-19-2016  
SCALE: 1"=100'  
HORIZ: [None]  
VERT: [None]

PROJECT NO.: 16041  
FILE NAME: C:\16041.dwg  
FIELD BOOK: BOOK 433 PG. 20

CERTIFICATE OF SURVEY  
SHEET 1 OF 1

Digitized by: [unreadable]