

Certificate of Survey

Part of Government Lot 3,
Section 16, Township 134 North, Range 29 West,
Cass County, Minnesota.



Surveyor Notes

The property address for the subject property is:

Not Yet Assigned

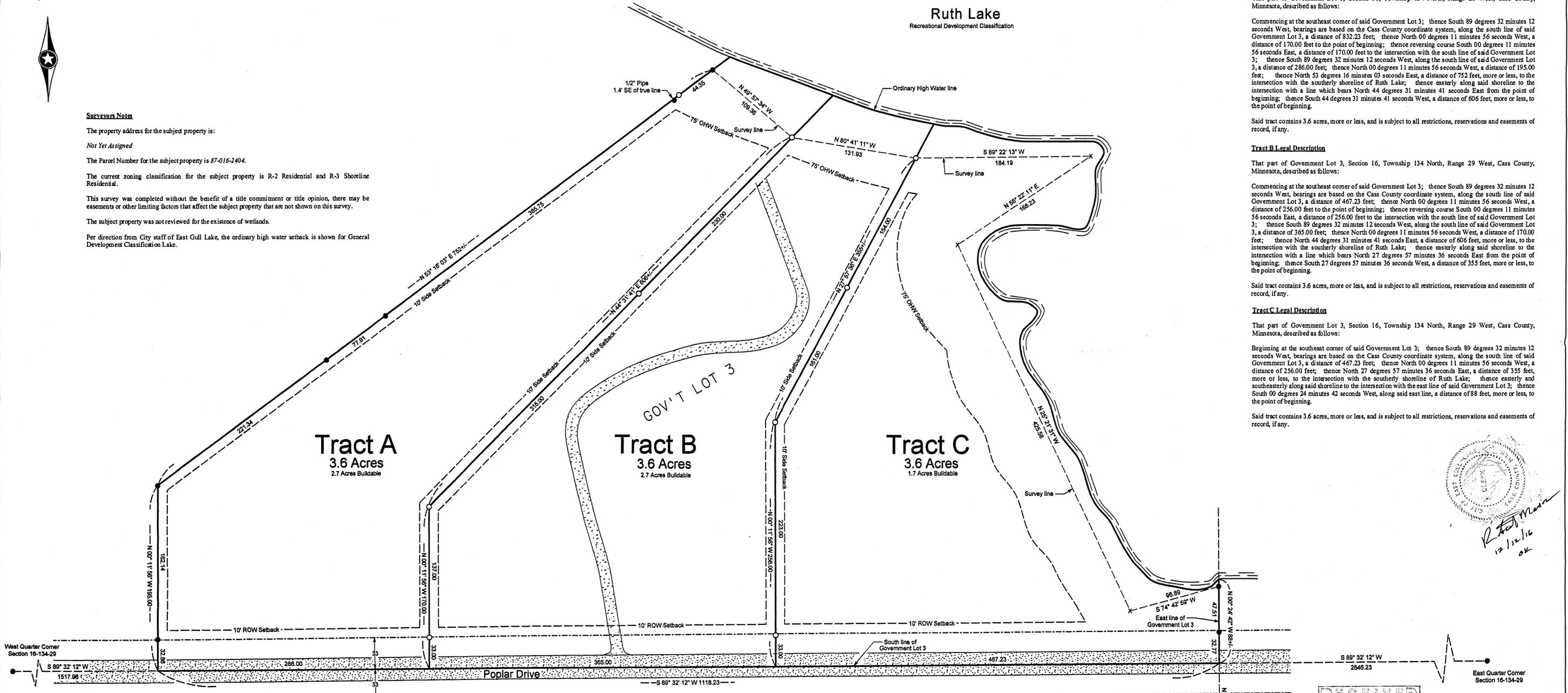
The Parcel Number for the subject property is 87-016-2404.

The current zoning classification for the subject property is R-2 Residential and R-3 Shoreline Residential.

This survey was completed without the benefit of a title commitment or title opinion, there may be easements or other limiting factors that affect the subject property that are not shown on this survey.

The subject property was not reviewed for the existence of wetlands.

Per direction from City staff of East Gull Lake, the ordinary high water setback is shown for General Development Classification Lake.



Tract A Legal Description

That part of Government Lot 3, Section 16, Township 134 North, Range 29 West, Cass County, Minnesota, described as follows:

Commencing at the southeast corner of said Government Lot 3; thence South 89 degrees 32 minutes 12 seconds West, bearings are based on the Cass County coordinate system, along the south line of said Government Lot 3, a distance of 832.23 feet; thence North 00 degrees 11 minutes 56 seconds West, a distance of 170.00 feet to the point of beginning; thence reversing course South 00 degrees 11 minutes 56 seconds East, a distance of 170.00 feet to the intersection with the south line of said Government Lot 3; thence South 89 degrees 32 minutes 12 seconds West, along the south line of said Government Lot 3, a distance of 286.00 feet; thence North 00 degrees 11 minutes 56 seconds West, a distance of 195.00 feet; thence North 53 degrees 16 minutes 03 seconds East, a distance of 752 feet, more or less, to the intersection with the southerly shoreline of Ruth Lake; thence easterly along said shoreline to the intersection with a line which bears North 44 degrees 31 minutes 41 seconds East from the point of beginning; thence South 44 degrees 31 minutes 41 seconds West, a distance of 606 feet, more or less, to the point of beginning.

Said tract contains 3.6 acres, more or less, and is subject to all restrictions, reservations and easements of record, if any.

Tract B Legal Description

That part of Government Lot 3, Section 16, Township 134 North, Range 29 West, Cass County, Minnesota, described as follows:

Commencing at the southeast corner of said Government Lot 3; thence South 89 degrees 32 minutes 12 seconds West, bearings are based on the Cass County coordinate system, along the south line of said Government Lot 3, a distance of 467.23 feet; thence North 00 degrees 11 minutes 56 seconds West, a distance of 256.00 feet to the point of beginning; thence reversing course South 00 degrees 11 minutes 56 seconds East, a distance of 256.00 feet to the intersection with the south line of said Government Lot 3; thence South 89 degrees 32 minutes 12 seconds West, along the south line of said Government Lot 3, a distance of 365.00 feet; thence North 00 degrees 11 minutes 56 seconds West, a distance of 170.00 feet; thence North 44 degrees 31 minutes 41 seconds East, a distance of 606 feet, more or less, to the intersection with the southerly shoreline of Ruth Lake; thence easterly along said shoreline to the intersection with a line which bears North 27 degrees 57 minutes 36 seconds East from the point of beginning; thence South 27 degrees 57 minutes 36 seconds West, a distance of 355 feet, more or less, to the point of beginning.

Said tract contains 3.6 acres, more or less, and is subject to all restrictions, reservations and easements of record, if any.

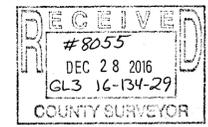
Tract C Legal Description

That part of Government Lot 3, Section 16, Township 134 North, Range 29 West, Cass County, Minnesota, described as follows:

Beginning at the southeast corner of said Government Lot 3; thence South 89 degrees 32 minutes 12 seconds West, bearings are based on the Cass County coordinate system, along the south line of said Government Lot 3, a distance of 467.23 feet; thence North 00 degrees 11 minutes 56 seconds West, a distance of 256.00 feet; thence North 27 degrees 57 minutes 36 seconds East, a distance of 355 feet, more or less, to the intersection with the southerly shoreline of Ruth Lake; thence easterly and southeasterly along said shoreline to the intersection with the east line of said Government Lot 3; thence South 00 degrees 24 minutes 42 seconds West, along said east line, a distance of 88 feet, more or less, to the point of beginning.

Said tract contains 3.6 acres, more or less, and is subject to all restrictions, reservations and easements of record, if any.

Mark Lee
12/12/16
OK



● Denotes iron monument found
○ Denotes 1/2" iron pipe set and marked by License No. 23668
Orientation of this bearing system is the
Crow Wing County coordinate system.



No.	Date	REVISIONS

Client Name: **Mark Lee**

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.

Checked By: *JK* SIGNATURE: *James Kramer* DATE: 12-2-2016
JAMES KRAMER, MN LICENSE NUMBER 23668

PROJECT NO. **LEEMA1601**