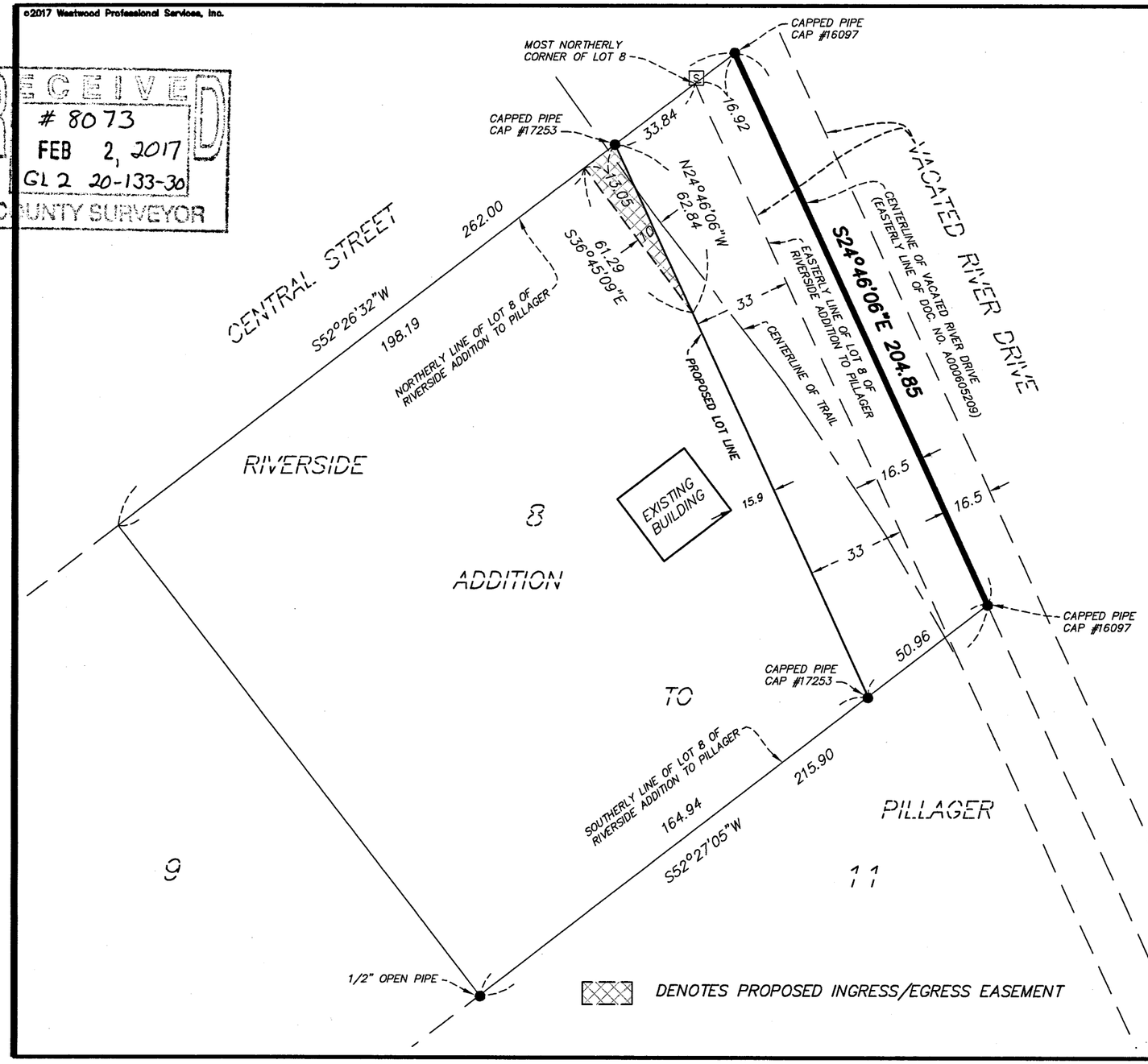
©2017 Westwood Professional Services, Inc.

RECEIVED
8073
FEB 2, 2017
GL 2 20-133-30
COUNTY SURVEYOR



EXISTING LEGAL DESCRIPTION (PER DOCUMENT A000605209)

Lot 8 of Riverside Addition to Pillager, together with that part of the Westerly 16.5 feet of the vacated River Street lying between the extended North and South lines of said Lot 8, Cass County, Minnesota.

PROPOSED INGRESS/EGRESS EASEMENT DESCRIPTION

An easement for ingress and egress purposes over and across that part of Lot 8 of Riverside Addition to Pillager, according to the record plat thereof, Cass County, Minnesota, described as follows:

Commencing at the most northerly corner of said Lot 8; thence South 52 degrees 26 minutes 32 seconds West, assumed bearing, along the northerly line of said Lot 8, a distance of 33.84 feet to the point of beginning; thence continuing along said northerly line, South 52 degrees 26 minutes 32 seconds West, a distance of 13.05 feet; thence South 36 degrees 45 minutes 09 seconds East, a distance of 61.29 feet to a point on a line that is parallel with and 33.00 feet southwesterly of the easterly line of said Lot 8; thence North 24 degrees 46 minutes 06 seconds West, along said parallel line, a distance of 62.84 feet to the point of beginning.

GENERAL NOTES

1. *This survey was performed without the benefit of a title commitment. No search for easements or restrictions, recorded or unrecorded, if any, was made by the Surveyor.*
2. *Not all improvements were located as part of this Survey.*
3. *The Certificate of Survey prepared by Central Minnesota Surveying, Inc, dated 6/17/1999 was used as reference for this Survey.*
4. *The purpose of this Survey is to show the existing building in relation to the Easterly property line, as described in Document Number A000605209.*

● *Denotes Found Monument as noted on survey*

Bearings shown are based upon the Cass County Coordinate System, NAD 83, 1996 adjustment.

40 0 40 80 120
Scale in feet

I hereby certify that this plan 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.

Terry T. Strus

Terry T. Strus

Date: 1/31/17 License No. 50319

Date: 1/31/2017
Rev: 2/02/2017
0011455.00SURV.dwg

Westwood

Phone (320) 253-9495 3701 12th Street North, Suite 206
Fax (320) 358-2001 St. Cloud, MN 56303
Toll Free (800) 270-9495 westwoodps.com

Westwood Professional Services, Inc.

Crew: STW
Checked: TTS
Drawn: NAS
Record Drawing by/date:

Prepared for:

Exit Lakes Realty

Riverside Addition to Pillager

Pillager, MN

Lot Line Survey