

Certificate of Survey

for

Garret & Jane Sarkinen

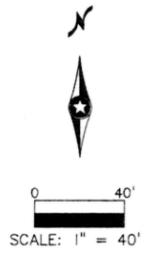
Sec. 21, T. 133, R. 30, Cass County, Minnesota

Doc. No. 516796

N 88°54'45" E 560.19

parallel with the North line of Government Lot 2

1/2" IP Open - "Placed by Surveyors" per Alta M. Hannahs. Said "Surveyors" are unknown at this time



LEGEND:

- Denotes found iron monument
- ⊗ Denotes set lath on 11/16/2016
- Denotes set iron monument LS 47486
- △ Denotes nail
- ⊕ Denotes power pole
- ⊞ Denotes mailbox pedestal
- ⊟ Denotes telephone pedestal
- ⊠ Denotes septic cleanout
- ⊡ Denotes Dean Anderson, LS
- ⊢ Denotes Bruce W. Grivna, LS (Westwood, CMS)
- ⊣ Denotes Terry Freeman, LS (Cass Co. Surveyor)
- ⊤ Denotes James Kramer, LS (KLD)
- ⊥ Denotes gravel surface
- ⊦ Denotes overhead electric
- (N) Denotes Jim Nielsen, LS - 1996 survey dimension
- (BRS) Denotes BERNDT'S RIVER SHORES plat dimension, Filed 12/20/2006 as Doc. No. 521488, KLD

RECORD PROPERTY DESCRIPTION:

Parcel No. 41-221-2109 per Doc. No. 234935 - Certificate of Forfeiture

That part of Government Lot 2 of Section 21, Township 133, Range 30, described as follows: Commencing at the north limits of a highway on a line between Lots 1 & 2, Section 21, Township 133, Range 30; thence North 66 degrees 45 minutes East 383.9 feet; thence North 36 degrees 15 minutes East 180.6 feet; thence North 15 degrees East 73.4 feet; thence West parallel with North line of said Section 21 476.3 feet to West line of said Lot 2; thence South on the West line of Lot 2, 363 feet to the point of beginning; containing 2.66 acres. Together with a perpetual easement for ingress and egress over the existing roadway across the Northern 33 feet of said Government Lot 2 EXCEPT: That tract conveyed by first parties to John L. Morgan and Georgia M. Morgan by warranty deed dated September 14, 1962, filed September 26, 1962 and recorded in Book 127 of Deeds, Page 564; AND ALSO EXCEPT: That portion of Government Lot 2, Section 21, Township 133, Range 30, described as follows, to-wit: Commencing at the North limits of highway on a line between Government Lots 1 and 2, Section 21, Township 133, Range 30; thence North 66 degrees 45 minutes East a distance of 200 feet to the point of beginning; thence North 66 degrees 45 minutes East 183.9 feet; thence North 36 degrees 15 minutes East 180.6 feet; thence North 15 degrees East 73.4 feet; thence West on a line parallel with the North line of said Section 21, 276.3 feet to a point due North of the point of beginning; thence South on a line parallel to the West line of said Government Lot 2 to the point of beginning.

SURVEYOR NOTES:

See attached report.

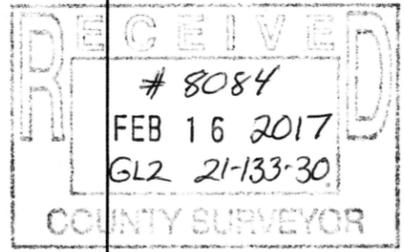
PROPOSED PROPERTY DESCRIPTION:

Those parts of Government Lot 1 and Government Lot 2 of Section 21, Township 133, Range 30, Cass County, Minnesota, described as follows:

Commencing at the northwest corner of said Section 21, also being the northwest corner of said Government Lot 1; thence North 88 degrees 54 minutes 45 seconds East, assumed bearing, along the north line of said Government Lot 1, a distance of 1321.32 feet to the northwest corner of said Government Lot 2 as shown on PARKS ADDITION TO PILLAGER, MINN., the plat thereof on file and of record in the office of the County Recorder, said County; thence South 00 degrees 16 minutes 45 seconds West along the west line of said Government Lot 2 as shown on said PARKS ADDITION TO PILLAGER, MINN., a distance of 730.84 feet to the Point of Beginning; said west line of Government Lot 2 to be hereinafter referred to as Line A for the purposes of this description; thence continue South 00 degrees 16 minutes 45 seconds West along said Line A, a distance of 363.00 feet to a point to be known as Point A for the purposes of this description; thence North 67 degrees 01 minutes 45 seconds East, a distance of 100.00 feet; thence North 00 degrees 16 minutes 45 seconds East, parallel with said Line A, a distance of 228.43 feet to the intersection of said Line A with said north line, a distance of 91.91 feet to the intersection with said Line A; thence South 00 degrees 16 minutes 45 seconds West along said Line A for 257.28 feet to said Point A; thence North 67 degrees 01 minutes 45 seconds East, a distance of 100.00 feet to said Point B and the Point of Beginning.

EXCEPTING that part thereof described as Beginning at said Point B; thence North 00 degrees 16 minutes 45 seconds East parallel to said Line A, a distance of 220.00 feet; thence South 88 degrees 54 minutes 45 seconds West parallel with said north line, a distance of 91.91 feet to the intersection with said Line A; thence South 00 degrees 16 minutes 45 seconds West along said Line A for 257.28 feet to said Point A; thence North 67 degrees 01 minutes 45 seconds East, a distance of 100.00 feet to said Point B and the Point of Beginning.

TOGETHER WITH that part of said Government Lot 2 described as Beginning at said Point B; thence North 67 degrees 01 minutes 45 seconds East, a distance of 100.00 feet; thence South 22 degrees 58 minutes 15 seconds East, a distance of 86 feet, more or less, to the shoreline of the Crow Wing River; thence southwesterly along said shoreline to intersect a line bearing South 00 degrees 16 minutes 45 seconds West from said Point B, also being the Point of Beginning; thence North 00 degrees 16 minutes 45 seconds East, a distance of 76 feet, more or less, to the Point of Beginning.



	DATE	1-23-17	DESCRIPTION	show west line straight to water
REV. NO.	DESIGN BY:	11/16/16	DRAWN BY:	CJW
	CHECKED BY:	DDP	DWG FILE:	16-328.cgs
	FILE NO.:	16-0328.00		
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.				
Signed: <i>Craig A. Wensmann</i> Date: 12/28/16 Reg. No. 47466				
BOGART, PEDERSON & ASSOCIATES, INC.				
LAND SURVEYING CIVIL ENGINEERING MAPPING				
13076 FIRST STREET, BECKER, MN 55308-9322 TEL: 763-262-8622 FAX: 763-262-8844				
Garret & Jane Sarkinen Pt. of Gov't Lot 2 Section 21, T. 133, R. 30 Cass County, Minnesota				
SHEET NO. 1				