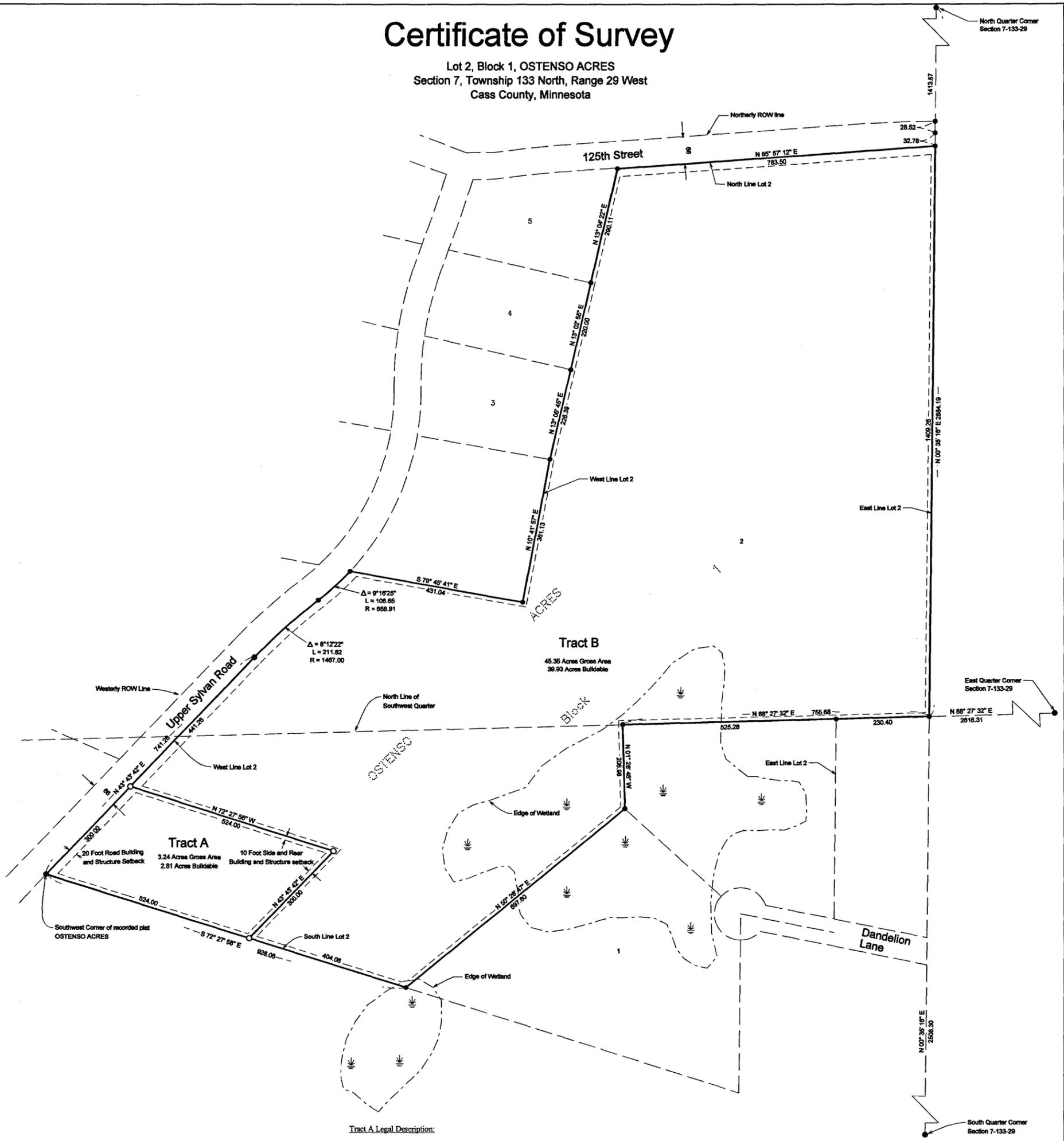


# Certificate of Survey

Lot 2, Block 1, OSTENSO ACRES  
Section 7, Township 133 North, Range 29 West  
Cass County, Minnesota



**Tract A Legal Description:**

That part of Lot 2, Block 1, OSTENSO ACRES, Section 7, Township 133, Range 29, Cass County, Minnesota, described as follows:

Beginning at the southwest corner of said Lot 2, Block 1, OSTENSO ACRES; thence North 43 degrees 43 minutes 42 seconds East, bearings are based on the Cass County coordinate system, a distance of 300.00 feet along the west line of said Lot 2; thence South 72 degrees 27 minutes 56 seconds East, a distance of 524.00 feet; thence South 43 degrees 43 minutes 42 seconds West, a distance of 300.00 feet to the intersection with the south line of said Lot 2; thence North 72 degrees 27 minutes 56 seconds West, a distance of 524.00 feet to the point of beginning.

Said parcel contains 3.24 acres more or less, and is subject to any easements, restrictions or reservations of record, if any.

**Surveyors Notes**

The property address for the subject property is:

*Not yet assigned*

The Parcel Number for the subject property is 41-422-0120.

The current zoning classification for the subject property is Shoreland Residential.

Tract A as shown was reviewed in 2017 for the existence of wetlands by Kyle Cheme, wetlands as shown in Tract B were delineated in 2006 for the subdivision approval of OSTENSO ACRES.

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.

**Tract B Legal Description:**

Lot 2, Block 1, OSTENSO ACRES, Cass County, Minnesota.

EXCEPT that part of said Lot 2 described as follows:

Commencing at the Northeast corner of the Northeast Quarter of the Southwest Quarter of Section 7, Township 133 North, Range 29 West, Cass County, Minnesota, said Northeast corner is also a corner of, and on the east line of said Lot 2; thence South 88 degrees 27 minutes 32 seconds West, bearings are based on the North American Datum of 1983, along the north line of said Northeast Quarter of the Southwest Quarter said line is also common to a boundary line of Lot 2, a measured distance of 230.26 feet to the point of beginning; thence continuing South 88 degrees 27 minutes 32 seconds West along said north line, a distance of 525.28 feet; thence South 1 degree 28 minutes 48 seconds East, a distance of 206.98 feet to the northern most corner of Lot 1, said plat of OSTENSO ACRES; thence South 47 degrees 37 minutes 20 seconds East along the northeasterly line of said Lot 1, a distance of 320.60 feet to the platted corner of Lot which is at the intersection of last described course with a 65.00 foot radius as dedicated by said plat of OSTENSO ACRES, as Dandelion Lane; thence along the southerly line of said Lot 2, 134.39 feet along a non-tangential curve concave to the south with a central angle of 118 degrees 27 minutes 34 seconds a radius of 65.00 feet and a chord that bears South 78 degrees 20 minutes 45 seconds East; thence South 78 degrees 44 minutes 33 seconds East not tangent to last described curve along said south line, a distance of 171.85 feet to the southeast corner of said Lot 2; thence North 0 degrees 35 minutes 06 seconds East along the east line of said Lot 2, a distance of 493.28 feet to the point of beginning.

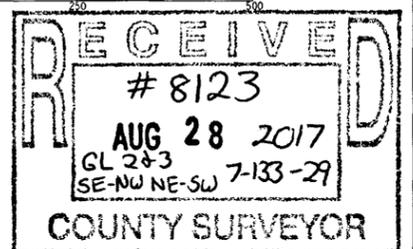
ALSO EXCEPT that part of said Lot 2 described as follows:

Beginning at the southwest corner of said Lot 2, Block 1, OSTENSO ACRES; thence North 43 degrees 43 minutes 42 seconds East, bearings are based on the Cass County coordinate system, a distance of 300.00 feet along the west line of said Lot 2; thence South 72 degrees 27 minutes 56 seconds East, a distance of 524.00 feet; thence South 43 degrees 43 minutes 42 seconds West, a distance of 300.00 feet to the intersection with the south line of said Lot 2; thence North 72 degrees 27 minutes 56 seconds West, a distance of 524.00 feet to the point of beginning.

Said parcel contains 45.35 acres, more or less, and is subject to any easements, reservations or restrictions of record, if any.

- Indicates iron monument found
  - Indicates iron monument set, marked RLS 23668
- Orientation of this bearing system is the Cass County coordinate system.

SCALE IN FEET



Client Name: Tom Kientzle

No.	Date	REVISIONS

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 DATE: 8/16/2017  
JAMES KRAMER, MN LICENSE NUMBER 23668

PROJECT NO. KIENT1701

