

LEGEND

- FIRE HYDRANT
- WATER VALVE
- MANHOLE
- CATCH BASIN
- ⊕ POWERPOLE
- ⊕ LIGHT POLE
- GUT
- ⊠ TRANSFORMER
- ELECTRIC METER
- TV PEDESTAL
- BTFR TELEPHONE PEDESTAL
- ⊕ AIR CONDITIONER
- HAND HOLE
- SEMAPHORE
- GAS METER
- IRON MONUMENT FOUND
- IRON PIPE MONUMENT SET
- EXISTING SPOT ELEVATION
- SOIL BORING
- △ SIGN
- DECIDUOUS TREE
- CONIFEROUS TREE
- DENOTES TREE AND BRUSH LIMITS
- △ DENOTES FLARED END SECTION
- DENOTES FRENCH DRAIN
- CURB STOP
- CLEAN OUT
- BUSH
- BARBECUE GRILL
- AUTO SPRINKLER
- BASKETBALL HOOP
- BENCH
- WATER SPOUT
- TRENCH DRAIN
- ⊠ TRAFFIC CONTROL PANEL
- STORM DISPATCH
- SATELLITE DISH
- TELEPHONE
- ⊠ ELECTRIC PEDESTAL
- FLAG POLE
- GROUND LITE
- MAILBOX
- ROOF DRAIN
- TRANSMISSION TOWER
- VENT PIPE
- WELL
- DENOTES ELEC. LINE
- DENOTES FENCE LINE
- DENOTES FIBER OPTIC
- DENOTES GAS LINE
- DENOTES SANITARY SEWER
- DENOTES STORM SEWER
- DENOTES TELEPHONE LINE
- DENOTES TV LINE
- DENOTES OVERHEAD UTILITY
- DENOTES WATERMAIN
- DENOTES WETLAND
- DENOTES TREETLINE
- DENOTES RAIL ROAD

LOT SPLIT FOR: VACTIONLAND REALTY

THUNDER LAKE TOWNSHIP, CASS COUNTY, MINNESOTA, 56672

TRACT "A" EXISTING LEGAL DESCRIPTION:

THAT PART OF GOVERNMENT LOT 7, SECTION 15, TOWNSHIP 140 NORTH, RANGE 26 WEST, CASS COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 7; THENCE NORTH 00 DEGREES 44 MINUTES 55 SECONDS EAST ALONG THE WEST LINE OF SAID GOVERNMENT LOT 7, BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, A DISTANCE OF 833.91 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE SOUTH 70 DEGREES 27 MINUTES 33 SECONDS EAST, A DISTANCE OF 105.49 FEET; THENCE NORTH 03 DEGREES 14 MINUTES 07 SECONDS EAST, A DISTANCE OF 233.59 FEET; THENCE NORTH 23 DEGREES 02 MINUTES 04 SECONDS EAST, A DISTANCE OF 262 FEET MORE OR LESS TO THE SOUTHERLY SHORE OF THUNDER LAKE; THENCE (NORTHEASTERLY - AMBIGUOUS CALL PER RECORDED DESCRIPTION) (NORTHWESTERLY - CORRECT CALL) ALONG SAID SHORE OF THUNDER LAKE TO THE WEST LINE OF SAID GOVERNMENT LOT 7; THENCE SOUTH 00 DEGREES 44 MINUTES 55 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 645 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

THIS DESCRIPTION IS AMBIGUOUS.

PARCEL "A" PROPOSED LEGAL DESCRIPTION:

THAT PART OF GOVERNMENT LOT 7, SECTION 15, TOWNSHIP 140 NORTH, RANGE 26 WEST, CASS COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 7; THENCE NORTH 00 DEGREES 44 MINUTES 55 SECONDS EAST ASSUMED BEARING ALONG THE WEST LINE OF SAID GOVERNMENT LOT 7 A DISTANCE OF 346.21 FEET TO THE POINT OF BEGINNING; THENCE NORTH 38 DEGREES 29 MINUTES 22 SECONDS EAST A DISTANCE OF 138.75 FEET; THENCE NORTH 03 DEGREES 14 MINUTES 07 SECONDS EAST A DISTANCE OF 577.91 FEET; THENCE NORTH 23 DEGREES 02 MINUTES 04 SECONDS EAST A DISTANCE OF 262 FEET PLUS OR MINUS TO THE SHORE LINE OF THUNDER LAKE; THENCE NORTHWESTERLY ALONG SAID SHORE LINE OF THUNDER LAKE TO THE INTERSECTION WITH THE WEST LINE OF SAID GOVERNMENT LOT 7; THENCE SOUTH 00 DEGREES 44 MINUTES 55 SECONDS WEST ALONG SAID WEST LINE OF GOVERNMENT LOT 7 A DISTANCE OF 1137 FEET PLUS OR MINUS TO THE POINT OF BEGINNING AND THERE TERMINATING.

CONTAINING 125,943 SQUARE FEET OR 2.89 ACRES PLUS OR MINUS.

SUBJECT TO EASEMENTS, COVENANT AND RESTRICTIONS OF RECORD.

SURVEYORS NOTES:

IMPROVEMENTS SHOWN ON HERE ARE PER PREVIOUS SURVEY AND HAVE NOT BEEN FIELD VERIFIED.

TRACT "B" EXISTING LEGAL DESCRIPTION:

THAT PART OF GOVERNMENT LOT 7, SECTION 15, TOWNSHIP 140 NORTH, RANGE 26 WEST, CASS COUNTY, MINNESOTA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 7; THENCE NORTH 00 DEGREES 44 MINUTES 55 SECONDS EAST ALONG THE WEST LINE OF SAID GOVERNMENT LOT 7, BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, A DISTANCE OF 833.91 FEET; THENCE SOUTH 70 DEGREES 27 MINUTES 33 SECONDS EAST A DISTANCE OF 105.49 FEET; THENCE NORTH 03 DEGREES 14 MINUTES 07 SECONDS EAST, A DISTANCE OF 233.59 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE REVERSING COURSE SOUTH 03 DEGREES 14 MINUTES 07 SECONDS WEST, A DISTANCE OF 233.59 FEET; THENCE NORTH 70 DEGREES 27 MINUTES 33 SECONDS WEST, A DISTANCE OF 105.49 FEET TO THE WEST LINE OF SAID GOVERNMENT LOT 7; THENCE SOUTH 00 DEGREES 44 MINUTES 55 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 487.70 FEET; THENCE NORTH 38 DEGREES 29 MINUTES 22 SECONDS EAST, A DISTANCE OF 724.82 FEET; THENCE NORTH 46 DEGREES 58 MINUTES 14 SECONDS EAST, A DISTANCE OF 100 FEET, MORE OR LESS, TO THE SOUTH SHORE OF THUNDER LAKE; THENCE NORTHWESTERLY ALONG SAID SOUTH SHORE TO THE INTERSECTION WITH A LINE THAT BEARS NORTH 23 DEGREES 02 MINUTES 04 SECONDS EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 23 DEGREES 02 MINUTES 04 SECONDS WEST, A DISTANCE OF 262 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

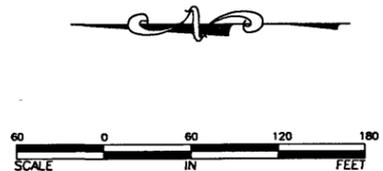
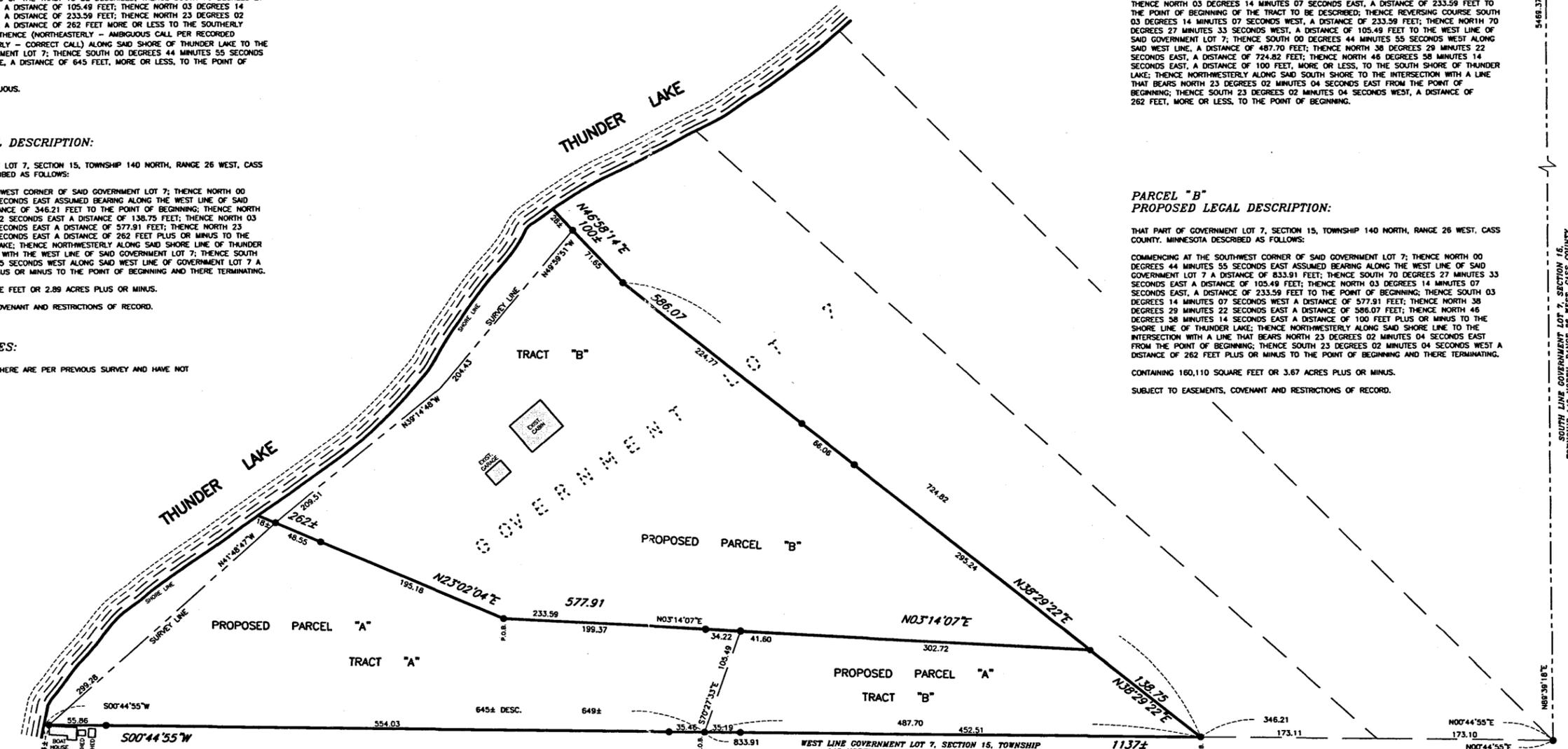
PARCEL "B" PROPOSED LEGAL DESCRIPTION:

THAT PART OF GOVERNMENT LOT 7, SECTION 15, TOWNSHIP 140 NORTH, RANGE 26 WEST, CASS COUNTY, MINNESOTA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 7; THENCE NORTH 00 DEGREES 44 MINUTES 55 SECONDS EAST ASSUMED BEARING ALONG THE WEST LINE OF SAID GOVERNMENT LOT 7 A DISTANCE OF 833.91 FEET; THENCE SOUTH 70 DEGREES 27 MINUTES 33 SECONDS EAST A DISTANCE OF 105.49 FEET; THENCE NORTH 03 DEGREES 14 MINUTES 07 SECONDS EAST, A DISTANCE OF 233.59 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 03 DEGREES 14 MINUTES 07 SECONDS WEST A DISTANCE OF 577.91 FEET; THENCE NORTH 38 DEGREES 29 MINUTES 22 SECONDS EAST A DISTANCE OF 586.07 FEET; THENCE NORTH 46 DEGREES 58 MINUTES 14 SECONDS EAST A DISTANCE OF 100 FEET PLUS OR MINUS TO THE SHORE LINE OF THUNDER LAKE; THENCE NORTHWESTERLY ALONG SAID SHORE LINE TO THE INTERSECTION WITH A LINE THAT BEARS NORTH 23 DEGREES 02 MINUTES 04 SECONDS EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 23 DEGREES 02 MINUTES 04 SECONDS WEST A DISTANCE OF 262 FEET PLUS OR MINUS TO THE POINT OF BEGINNING AND THERE TERMINATING.

CONTAINING 160,110 SQUARE FEET OR 3.67 ACRES PLUS OR MINUS.

SUBJECT TO EASEMENTS, COVENANT AND RESTRICTIONS OF RECORD.



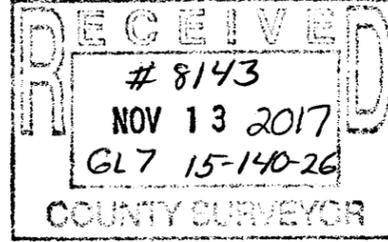
CERTIFICATION:

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY OF THE ABOVE REAL PROPERTY AND THAT THIS SURVEY 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 THE 16TH DAY OF OCTOBER, 2017.

Dennis M. Honsa
DENNIS M. HONSA
MINNESOTA LICENSE NO. 22440
FOR: HONSA SURVEYING

SCHEDULE "B" NOTES:

- 12.) RIGHTS OF THE PUBLIC AND OTHERS ENTITLED TO THE USE OF THAT PORTION OF THE LAND IN SCHEDULE "A" LYING WITHIN THE BOUNDS OF, INCLUDING BUT NOT LIMITED TO: ANY STREET, HIGHWAY, ROAD, AND/OR ALLEY; AS LAID OUT, PRESENTLY USED, OR DEDICATED.
- 13.) AN EASEMENT FOR RIGHT-OF-WAY/UTILITY PURPOSES IN THE DOCUMENT RECORDED JUNE 30, 2006 AS DOC. NO. A000514825 OF OFFICIAL RECORDS. (BLANKET EASEMENT)
- 14.) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
- 15.) PUBLIC TRUST EASEMENT BETWEEN THE ESTABLISHED LINES OF HIGH AND LOW WATER.
- 16.) RIGHTS OF THE UNITED STATES OF AMERICA AND/OR THE STATE OF MINNESOTA, THE COUNTY, THE MUNICIPALITY, AND THE PUBLIC, IN AND TO THAT PART OF THE LAND WHICH MAY BE WITHIN THUNDER LAKE.
- 17.) ANY INTEREST OUTSTANDING OF RECORD IN AND TO ALL THE OIL, GAS AND OTHER MINERALS IN AND UNDER AND THAT MAY BE PRODUCED FROM SAID PREMISES, TOGETHER WITH ALL RIGHTS INCIDENT TO OR GROWING OUT OF SAID OUTSTANDING MINERALS, INCLUDING BUT NOT LIMITED TO OUTSTANDING OIL AND GAS LEASES AND EASEMENTS.



ALTERATIONS TO THIS DRAWING ARE PROHIBITED WITHOUT THE EXPRESS WRITTEN PERMISSION OF HONSA SURVEYING 2017.

THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES AND INFORMATION AVAILABLE FROM ASBUILT DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED UNDERGROUND UTILITIES.

JOB NUMBER
VACATIONLAND REALTY
2017-09-29 JOHNSON THUNDER LAKE

HONSA SURVEYING
1592 PACIFIC AVENUE, EAGAN, MN (651) 334-8413