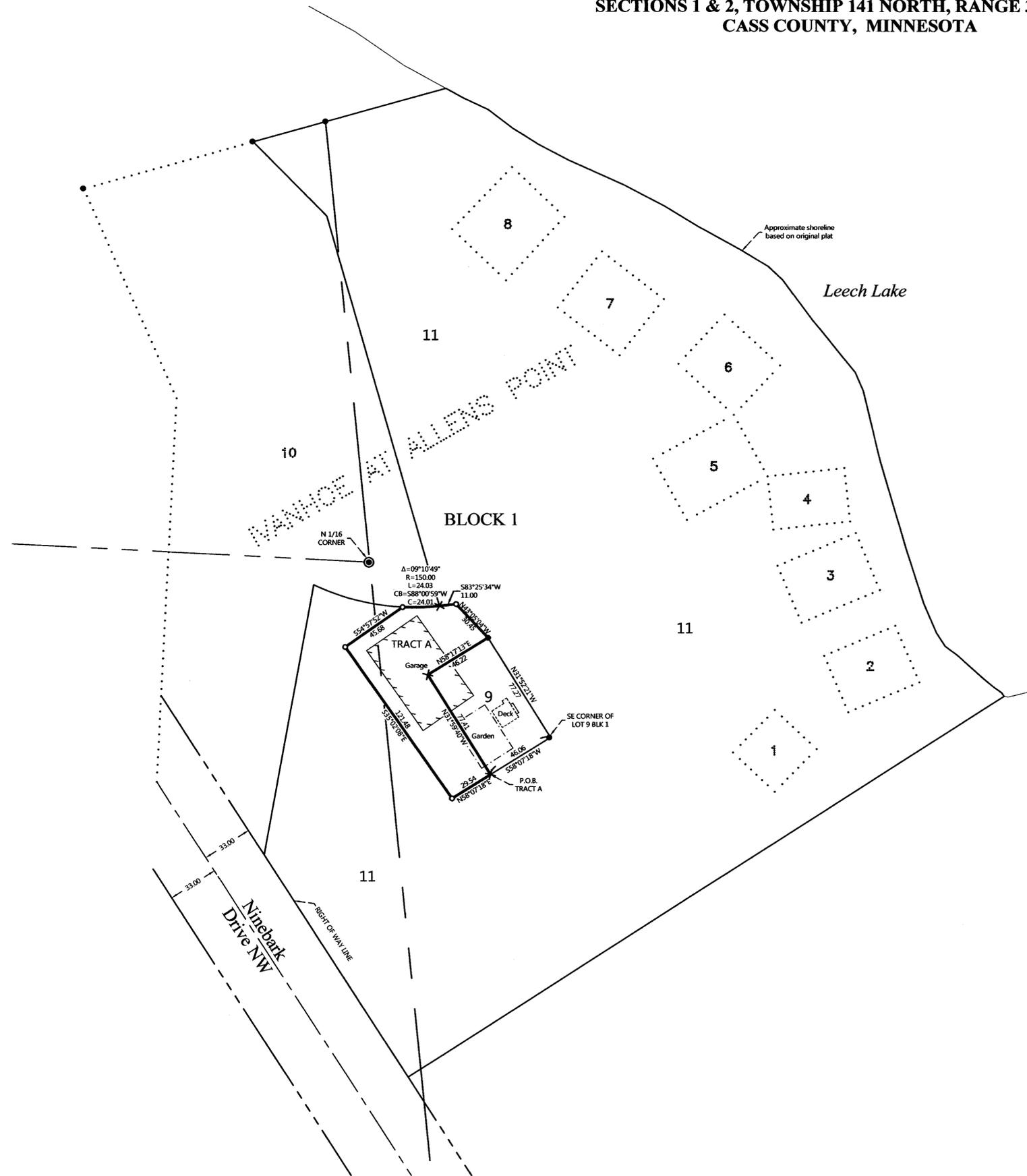




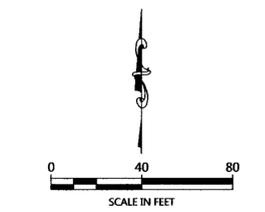
# CERTIFICATE OF SURVEY

**LOT 9 AND PART OF LOT 11, BLOCK 1, IVANHOE AT ALLENS POINT,  
SECTIONS 1 & 2, TOWNSHIP 141 NORTH, RANGE 31 WEST,  
CASS COUNTY, MINNESOTA**



## LEGAL DESCRIPTION

**TRACT A**  
That part of Lot 11, Block 1, IVANHOE AT ALLENS POINT, according to the recorded plat thereof, Cass County, Minnesota, described as follows: COMMENCING at the southeast corner of Lot 9, said Block 1; thence South 58 degrees 07 seconds 18 minutes West, assigned bearing, along the southerly line of said Lot 9, a distance of 46.06 feet to the southwest corner of said Lot 9, and the point of beginning of the tract to be here described; thence North 31 degrees 59 minutes 40 second West, along the westerly line of said Lot 9, a distance of 77.41 feet to the northwest corner of said Lot 9; thence North 58 degrees 17 minutes 13 second East, along the northerly line of said Lot 9, a distance of 46.22 feet to the northeast corner of said Lot 9; thence North 43 degrees 05 minutes 04 second West 30.45 feet; thence South 83 degrees 25 minutes 34 seconds West, 11.00 feet to an angle point common to Lots 10 and 11 of said Block 1; thence westerly 24.03 feet, along the common line between said Lots 10 and 11, being a non tangential curve, concave to the north, having a radius of 150.00 feet, a central angle of 09 degrees 10 minutes 49 seconds, with a chord bearing of South 88 degrees 00 minutes 59 seconds West, and a chord distance of 24.01 feet; thence South 54 degrees 57 minutes 52 seconds West, not tangent to said curve, 45.68 feet; thence South 35 degrees 02 seconds 08 minutes East 121.48 feet; thence North 58 degrees 07 minutes 18 seconds East 29.54 feet to the point of beginning.  
SUBJECT to easements, restrictions, and reservations of record.  
Containing 5,695 square feet, more or less.



## LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- ⊙ DENOTES BRASS CAPPED MONUMENT FOUND

## NOTES:

1. Zoning for subject tract = Water Oriented Commercial.
2. Parcel ID for subject tract = 38-342-0155.
3. Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey.
4. All lines marked with flagging are only an approximation of the true boundary lines and are not to be used as an exact boundary location. Flagged lines should not be used for the establishment of improvements. To mark true boundary lines, additional monumentation would be required.
5. This survey reflects the located shoreline at the time of this survey, not the Ordinary High Water Elevation (OHW).
6. Northern Engineering and Consulting, Inc. was not given nor has conducted a current title search for the subject property. Therefore the information contained in a title search may or may not be accurately shown on this certificate.

REVISIONS:	NO.	DATE	DESCRIPTION	BY

I HEREBY CERTIFY THAT THIS SURVEY PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED SURVEYOR AND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

  
 TERRY L. FREEMAN  
 LIC. NO. 2337



**CERTIFICATE OF SURVEY**  
 William Devries  
 7078 Ninebark Dr. NW  
 Walker, MN 56484

JOB NO. 18-142  
 DATE: 1-17-2018  
 SHEET NO.  
 1 OF 1