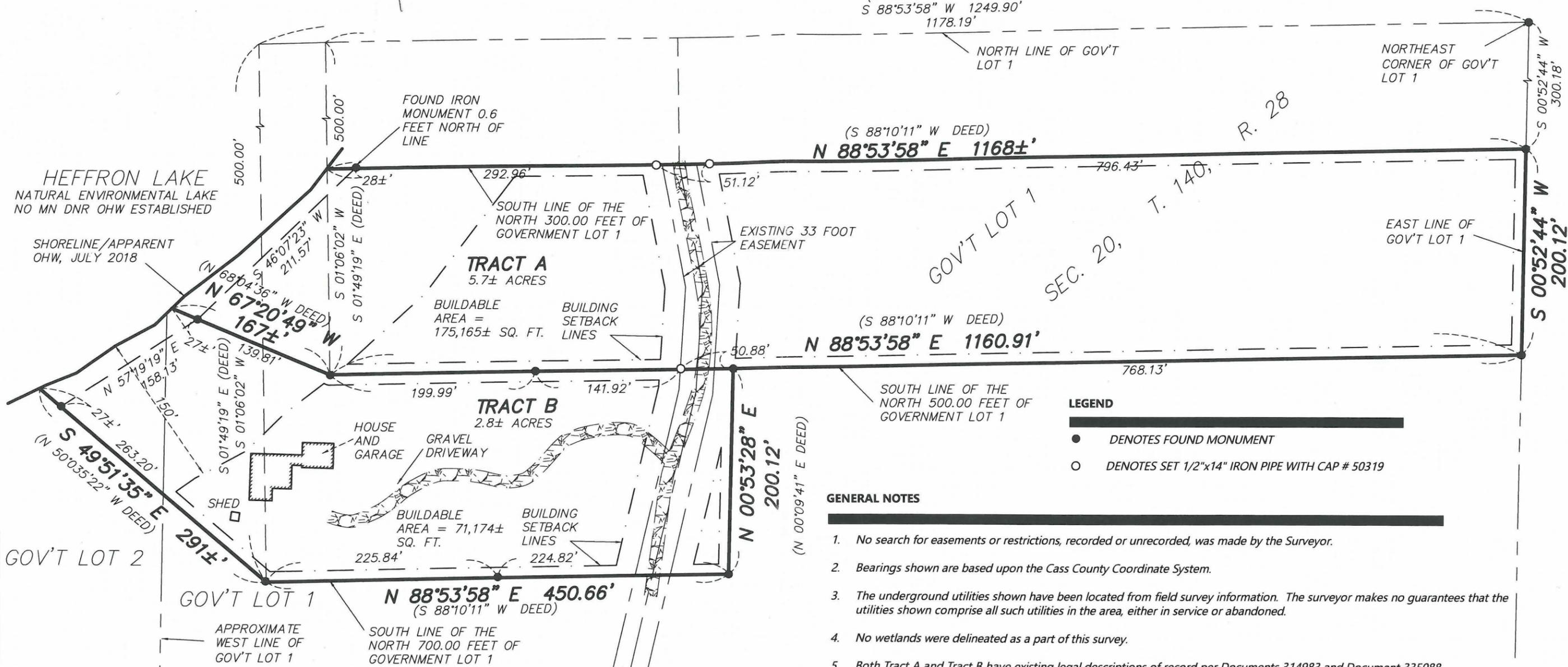


CERTIFICATE OF SURVEY

(S 88°10'11" W DEED)
S 88°53'58" W 1249.90'
1178.19'



HEFFRON LAKE
NATURAL ENVIRONMENTAL LAKE
NO MN DNR OHW ESTABLISHED

SHORELINE/APPEARANT
OHW, JULY 2018

TRACT A
5.7± ACRES

BUILDABLE
AREA =
175,165± SQ. FT.

TRACT B
2.8± ACRES

BUILDABLE
AREA = 71,174±
SQ. FT.

LEGEND

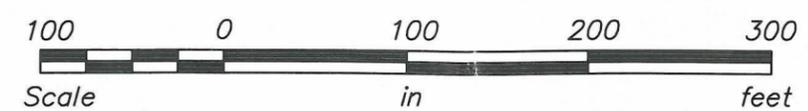
- DENOTES FOUND MONUMENT
- DENOTES SET 1/2"x14" IRON PIPE WITH CAP # 50319

GENERAL NOTES

1. No search for easements or restrictions, recorded or unrecorded, was made by the Surveyor.
2. Bearings shown are based upon the Cass County Coordinate System.
3. The underground utilities shown have been located from field survey information. The surveyor makes no guarantees that the utilities shown comprise all such utilities in the area, either in service or abandoned.
4. No wetlands were delineated as a part of this survey.
5. Both Tract A and Tract B have existing legal descriptions of record per Documents 314983 and Document 335088.

I hereby certify 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.

Paul Herkenhoff
Paul Herkenhoff, R.L.S.
License No. 45875
Date: 8-10-18



REQUESTED BY:
EDWARD AND DOROTHY LAMMERS

Lakes Area
SURVEYING
LLC.

24314 SMILEY ROAD, SUITE C
NISSWA, MN 56468
OFFICE (218) 961-0090



Drawn by: PDH Date: 08/01/18 Job No: 18-106

CERTIFICATE OF SURVEY

TRACT A

That part of Government Lot One (1), and that part of Government Lot Two (2), Section Twenty (20), Township One Hundred Forty (140) North, Range Twenty-eight (28), West, Cass County, Minnesota, described as follows: Commencing at the Northeast corner of said Government Lot One (1); thence South 88 degrees 10 minutes 11 seconds West assumed bearing along the North line thereof 1178.19 feet; thence South 01 degrees 49 minutes 49 seconds East 500.00 feet to the South line of the North 500 feet of said Government Lot One (1), the point of beginning of the tract to be herein described; thence North 88 degrees 10 minutes 11 seconds East along the South line of said North 500 feet, 1160.80 feet, more or less, to the East line of said Government Lot One (1); thence Northerly along said East line 200.12 feet, more or less, to the South line of the North 300 feet of said Government Lot One (1); thence South 88 degrees 10 minutes 11 seconds West along the South line of said North 300.00 feet, 1163 feet, more or less, to the shore of Heffron Lake; thence Southwesterly along said shore 205 feet, more or less, to its intersection with a line bearing North 68 degrees 04 minutes 36 seconds West from the point of beginning; thence South 68 degrees 04 minutes 36 seconds East 165 feet, more or less to the point of beginning.

Together with a 33 foot wide non-exclusive easement for ingress and egress, over, under, and across Government Lot One (1) and Government Lot Two (2) Section Twenty (20), Township One Hundred Forty (140) North, Range Twenty-eight (28), West, Cass County, Minnesota. The centerline of said 33 foot easement is described as follows: Commencing at the Northeast corner of said Government Lot One (1); thence South 08 degrees 10 minutes 11 seconds West assumed bearing along the North line thereof 835.30 feet; thence South 01 degrees 49 minutes 49 seconds East 300 feet to the South line of the North 300.00 feet of said Government Lot One (1), the point of beginning of the centerline to be herein described; thence South 11 degrees 56 minutes 55 seconds East 120.75 feet; thence South 02 degrees 34 minutes 26 seconds West 103.50 feet; thence South 12 degrees 13 minutes 30 seconds West, 301.44 feet; thence South 22 degrees 43 minutes 56 seconds West 103.84 feet; thence South 30 degrees 51 minutes 30 seconds West 141.06 feet; thence North 88 degrees 11 minutes 21 seconds West 304.20 feet; thence South 72 degrees 00 minutes 07 seconds West 165 feet, more or less, to the centerline of the Wabedo town road and there terminating. The sidelines of said 33 foot wide easement are to be prolonged or shortened to begin on the South line of the North 300.00 feet of said Government Lot One (1) and to terminate at the centerline of said Wabedo town road.

TRACT B

That part of Government Lot 1 and that part of Government Lot 2, Section 20, Township 140 North, Range 28 West, Cass County, Minnesota, described as follows: Commencing at the northeast corner of said Government Lot 1 thence South 88°10'11" West assumed bearing along the North line thereof 1242.90 feet; thence South 01°49'49" East 700.00 feet to the South line of the North 700 feet of said Government Lot 1, the point of beginning of the tract to be herein described; thence North 88°10'11" East along the South line of said North-700 feet 450.66 feet; thence North 00°09'41" East 200.12 feet to the South line of the North 500 feet of said Government Lot 1; thence South 88°10'11" West along the South line of said North 500.00 feet a distance of 392.84 feet to a point located 500.00 feet South 01°49'49" East from a point on the North line of said Government Lot 1 distant 1178.19 feet westerly from the northeast corner thereof; thence North 68°04'36" West 165.00 feet, more or less, to the shore of Heffron Lake; thence southwesterly along said shore 150 feet, more or less, to its intersection with a line bearing North 50°35'22" West from the point of beginning; thence South 50°35'22" East 275 feet, more or less, to the point of beginning. Containing 2.80 acres, more or less.

Together with a 33 foot wide non-exclusive easement for ingress and egress, over, under, and across Government Lot One (1) and Government Lot Two (2) Section Twenty (20), Township One Hundred Forty (140) North, Range Twenty-eight (28), West, Cass County, Minnesota. The centerline of said 33 foot easement is described as follows: Commencing at the Northeast corner of said Government Lot One (1); thence South 08 degrees 10 minutes 11 seconds West assumed bearing along the North line thereof 835.30 feet; thence South 01 degrees 49 minutes 49 seconds East 300 feet to the South line of the North 300.00 feet of said Government Lot One (1), the point of beginning of the centerline to be herein described; thence South 11 degrees 56 minutes 55 seconds East 120.75 feet; thence South 02 degrees 34 minutes 26 seconds West 103.50 feet; thence South 12 degrees 13 minutes 30 seconds West, 301.44 feet; thence South 22 degrees 43 minutes 56 seconds West 103.84 feet; thence South 30 degrees 51 minutes 30 seconds West 141.06 feet; thence North 88 degrees 11 minutes 21 seconds West 304.20 feet; thence South 72 degrees 00 minutes 07 seconds West 165 feet, more or less, to the centerline of the Wabedo town road and there terminating. The sidelines of said 33 foot wide easement are to be prolonged or shortened to begin on the South line of the North 300.00 feet of said Government Lot One (1) and to terminate at the centerline of said Wabedo town road.

REQUESTED BY:

EDWARD AND DOROTHY LAMMERS

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18-106