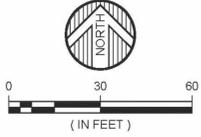
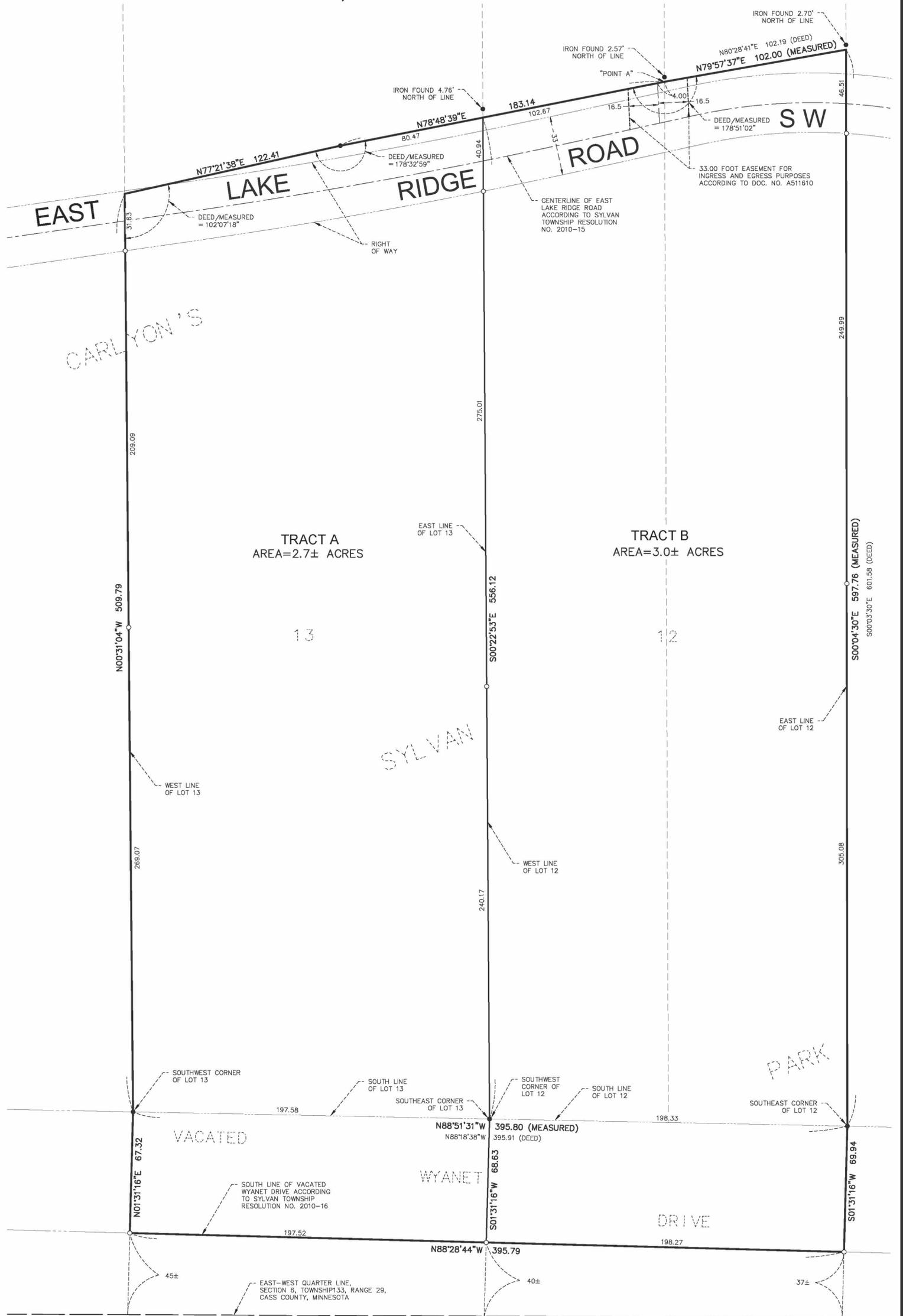


# CERTIFICATE OF SURVEY

PART OF LOTS 12 AND 13, AND VACATED WYANET DRIVE,  
CARLYON'S SYLVAN PARK, SECTION 6, TOWNSHIP 133, RANGE 29,  
CASS COUNTY, MINNESOTA



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON AN ASSUMED DATUM  
● = DENOTES FOUND IRON MONUMENT  
○ = DENOTES 1/2 INCH IRON PIPE MONUMENT SET AND MARKED RLS #41643

**SURVEYOR'S NOTES:**

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR OPINION. THERE MAY BE EASEMENTS OR OTHER LIMITING FACTORS NOT SHOWN ON THIS SURVEY WHICH AFFECT THE SUBJECT PROPERTY.

THE BOUNDARY LINES SHOWN ON THIS SURVEY FOR THE WEST AND NORTH LINES OF THE SUBJECT PROPERTY MATCH THE BEARINGS INDICATED IN THE RECORD DEED. THE EAST LINE OF LOT 12 AND THE SOUTH LINE OF LOTS 12 AND 13 WERE FOUND TO DIFFER SLIGHTLY FROM THE RECORD BEARINGS AND DISTANCES. EXISTING MONUMENTATION SUPPORTS THE LOCATIONS INDICATED ON THIS SURVEY.

THE PURPOSE OF THIS SURVEY IS TO PREPARE AND MONUMENT THE BOUNDARIES OF TWO PARCELS. THIS SURVEY DOES NOT INCLUDE THE NECESSARY REQUIREMENTS OUTLINED IN THE CASS COUNTY SUBDIVISION ORDINANCE. THIS WAS THE REQUEST OF THE CLIENT AT THE TIME OF THE SURVEY. THESE TWO PARCELS WILL BE CONSIDERED NON-CONFORMING UNTIL THE REQUIREMENTS ARE MET.

THE SOUTH LINE OF LOTS 12 AND 13 AND THE SOUTH LINE OF VACATED WYANET DRIVE AS SHOWN ON THIS SURVEY WERE ESTABLISHED FROM EXISTING MONUMENTATION FOUND IN ACCORDANCE WITH THE "REPORT ON CARLYON'S SYLVAN PARK SURVEY." PREPARED BY H. M. CONKLIN, C.E., THE INDIVIDUAL WHO SURVEYED AND PLATTED CARLYON'S SYLVAN PARK.

**PROPOSED LEGAL DESCRIPTIONS:**

**TRACT A**

That part of Lot 13 and that part of Vacated Wyanet Drive, Carlyon's Sylvan Park, according to the recorded plat thereof on file in the Cass County, Minnesota, Recorder's Office, described as follows: Beginning at the Southwest corner of said Lot 13; thence North 00 degree 31 minutes 04 seconds West, assumed bearing, 509.79 feet along the West line of said Lot 13; thence North 77 degrees 21 minutes 38 seconds East 122.41 feet; thence North 78 degrees 48 minutes 39 seconds East 80.47 feet to the East line of said Lot 13; thence South 00 degrees 22 minutes 53 seconds East 556.12 feet along said East line of Lot 13 to the Southeast corner of said Lot 13; thence South 01 degree 31 minutes 16 seconds West 68.63 feet to the south line of Vacated Wyanet Drive; North 88 degrees 28 minutes 44 seconds West 197.52 feet along said south line of Vacated Wyanet Drive to its intersection with the line that bears South 01 degree 31 minutes 16 seconds West from the point of beginning; thence North 01 degree 31 minutes 16 seconds East 67.32 feet to the point of beginning. Subject to the right of way for the existing public road over and across said tract. Subject to other easements, reservations or restrictions of record, if any.

**TRACT B**

That part of Lot 12 and that part of Vacated Wyanet Drive, Carlyon's Sylvan Park, according to the recorded plat thereof on file in the Cass County, Minnesota, Recorder's Office, described as follows: Commencing at the Southwest corner of said Lot 13; thence North 00 degree 31 minutes 04 seconds West, assumed bearing, 509.79 feet along the West line of said Lot 13; thence North 77 degrees 21 minutes 38 seconds East 122.41 feet; thence North 78 degrees 48 minutes 39 seconds East 80.47 feet to the East line of said Lot 13, the point of beginning of the tract to be described; thence continuing North 78 degrees 48 minutes 39 seconds East 102.67 feet; thence North 79 degrees 57 minutes 37 seconds East 102.00 feet to the East line of said Lot 12; thence South 00 degrees 04 minutes 30 seconds East 597.76 feet along said East line of Lot 12 to the southeast corner of said Lot 12; thence South 01 degree 31 minutes 16 seconds West 69.94 feet to the south line of vacated Wyanet Drive; thence North 88 degrees 28 minutes 44 seconds West 198.27 feet along said south line of vacated Wyanet Drive to its intersection with the line that bears South 01 degrees 31 minutes 16 seconds West from the southwest corner of said Lot 12; thence North 01 degree 31 minutes 16 seconds East 68.63 feet to said southwest corner of Lot 12; thence North 00 degrees 22 minutes 53 seconds West 556.12 feet along the West line of said Lot 12 to the point of beginning. Subject to other easements, reservations or restrictions of record, if any.

**EXISTING LEGAL DESCRIPTION (According to Doc. No. A511610):**

That part of Lots 12 and 13, Carlyon's Sylvan Park, according to the plat thereof on file in the Office of the Cass County Recorder, described as follows: Beginning at the Southwest corner of said Lot 13; thence North 00 degrees 00 minutes 00 seconds East, assumed bearing, 509.79 feet along the West line of said Lot 13; Thence North 77 degrees 52 minutes 42 seconds East 122.41 feet; Thence North 79 degrees 19 minutes 43 seconds East 183.14 feet to point "A"; Thence North 80 degrees 28 minutes 41 seconds East 102.19 feet to the East line of said Lot 12; Thence South 00 degrees 27 minutes 34 seconds West 601.58 feet along said East line of Lot 12 to the Southeast corner thereof; Thence North 87 degrees 47 minutes 34 seconds West 395.91 feet along the South line of said Lots 12 and 13 to the point of beginning. Said tract contains 5.09 acres, more or less. Subject to a 33.00 foot easement for ingress and egress over and across part of said Lot 12 the centerline of said easement is described as follows: Commencing at the aforementioned point "A"; thence South 79 degrees 19 minutes 43 seconds West 4.00 feet along the Northerly line of the above described tract to the point of beginning of the centerline to be described; thence South 02 degrees 11 minutes 56 seconds East 20.00 feet, more or less, to the centerline of an existing public road and said centerline there terminating. The sidelines of said easement are to be lengthened or shortened to terminate at said Northerly line of the above described tract and said centerline of the public road. Also subject to an easement for the existing public road over and across said tract. Subject to other easements, reservations, or restrictions of record, if any.

DATE:	FEBRUARY 13, 2019	DATE:		AMENDMENTS:		BY:	
SCALE:	AS SHOWN	DATE:	02-20-2019	AMENDMENTS:	REVISD TO INCLUDE VACATED WYANET DRIVE	BY:	CPS
DRAWN BY:	CPS						
CHECKED BY:	CMC						
FILE NUMBER:	293B2353.000						

DATE:	FEBRUARY 13, 2019	DATE:		AMENDMENTS:		BY:	
SCALE:	AS SHOWN	DATE:	02-20-2019	AMENDMENTS:	REVISD TO INCLUDE VACATED WYANET DRIVE	BY:	CPS
DRAWN BY:	CPS						
CHECKED BY:	CMC						
FILE NUMBER:	293B2353.000						

PREPARED FOR: **ROBERT TESLOW**  
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.  
*Chad M. Conner*  
CHAD M. CONNER DATE: 02-20-2019 LIC. NO. 41643

**WIDSETH SMITH NOLTING**  
Engineering | Architecture | Surveying | Environmental