

CERTIFICATE OF SURVEY

LOTS 1-3, BLOCK ONE, ROBINHOOD,
SECTION 17, TOWNSHIP 135, RANGE 29,
CASS COUNTY, MINNESOTA

EXISTING LEGAL DESCRIPTIONS:

John Ehlen Property (According to Doc. Nos. 393372 and A000533423)

Lot 1, Block 1, Plat of Robinhood

EXCEPT

That part of Lot 1, Block 1, ROBINHOOD, Cass County, Minnesota, lying easterly of the following described line: Beginning at the northwest corner of said Lot 2; thence South 10 degrees 24 minutes 05 seconds East, bearings are based on the North American Datum of 1983, along the west line of said Lot 2, a distance of 360.71 feet; thence South 66 degrees 07 minutes 55 seconds West, a distance of 205.62 feet; thence South 24 degrees 06 minutes 24 seconds West, a distance of 46.41 feet; thence South 15 degrees 15 minutes 05 seconds West, a distance of 25.99 feet; thence South 26 degrees 59 minutes 07 seconds West, a distance of 80 feet, more or less, to the shoreline of Margaret Lake and said line there terminates.

James Ehlen Property (According to Doc. Nos. 308676, A000533423 and A000643695)

Lot 2, Block 1, Plat of Robinhood

AND

That part of Lot 1, Block 1, ROBINHOOD, Cass County, Minnesota, lying easterly of the following described line: Beginning at the northwest corner of said Lot 2; thence South 10 degrees 24 minutes 05 seconds East, bearings are based on the North American Datum of 1983, along the west line of said Lot 2, a distance of 360.71 feet; thence South 66 degrees 07 minutes 55 seconds West, a distance of 205.62 feet; thence South 24 degrees 06 minutes 24 seconds West, a distance of 46.41 feet; thence South 15 degrees 15 minutes 05 seconds West, a distance of 25.99 feet; thence South 26 degrees 59 minutes 07 seconds West, a distance of 80 feet, more or less, to the shoreline of Margaret Lake and said line there terminates.

AND

That part of Lot Three (3), Block One (1), ROBINHOOD, according to the recorded plat thereof, Cass County, Minnesota, lying Westerly of the following described line: Beginning at the Northwest corner of Lot One (1), Block Two (2), TINGDALE BROS' SHERWOOD FOREST ON GULL LAKE, according to the recorded plat thereof, said county and assuming the North line of said Lot One (1) bears South 89 degrees 31 minutes 15 seconds East, thence North 38 degrees 21 minutes 11 seconds East 271.89 feet, more or less, to the Southerly right-of-way line of County State Aid Highway Number 78 and said line there terminating.

PROPOSED LEGAL DESCRIPTIONS:

TRACT A (John Ehlen to James Ehlen)

That part of Lot 1, Block One, ROBINHOOD, according to the recorded plat thereof on file in the Cass County Recorder's Office, described as follows: Commencing at the northeast corner of said Lot 1; thence South 10 degrees 24 minutes 54 seconds East, bearing based on said ROBINHOOD, 239.71 feet along the easterly line of said Lot 1 to the point of beginning of the tract to be described; thence continuing South 10 degrees 24 minutes 54 seconds East 121.00 feet; thence South 66 degrees 07 minutes 06 seconds West 15.00 feet; thence North 19 degrees 01 minutes 25 seconds West 95.00 feet to its intersection with the line that bears South 32 degrees 53 minutes 27 seconds West from the point of beginning; thence North 32 degrees 53 minutes 27 seconds East 42.00 feet to the point of beginning. Subject to easements, reservations or restrictions of record, if any.

TRACT B (James Ehlen to John Ehlen)

That part of Lot 2, Block One, ROBINHOOD, according to the recorded plat thereof on file in the Cass County Recorder's Office, described as follows: Commencing at the northwest corner of said Lot 2; thence South 10 degrees 24 minutes 54 seconds East, bearing based on said ROBINHOOD, 360.71 feet along the westerly line of said Lot 2; thence South 66 degrees 07 minutes 06 seconds West 184.68 feet to the point of beginning of the line to be described; thence continuing South 66 degrees 07 minutes 06 seconds West 20.92 feet; thence South 24 degrees 05 minutes 35 seconds West 46.41 feet; thence South 15 degrees 14 minutes 16 seconds West 14.56 feet to its intersection with the line that bears South 32 degrees 51 minutes 18 seconds West from the point of beginning; thence North 32 degrees 51 minutes 18 seconds East 77.24 feet to point of beginning; Subject to other easements, reservations or restrictions of record, if any.

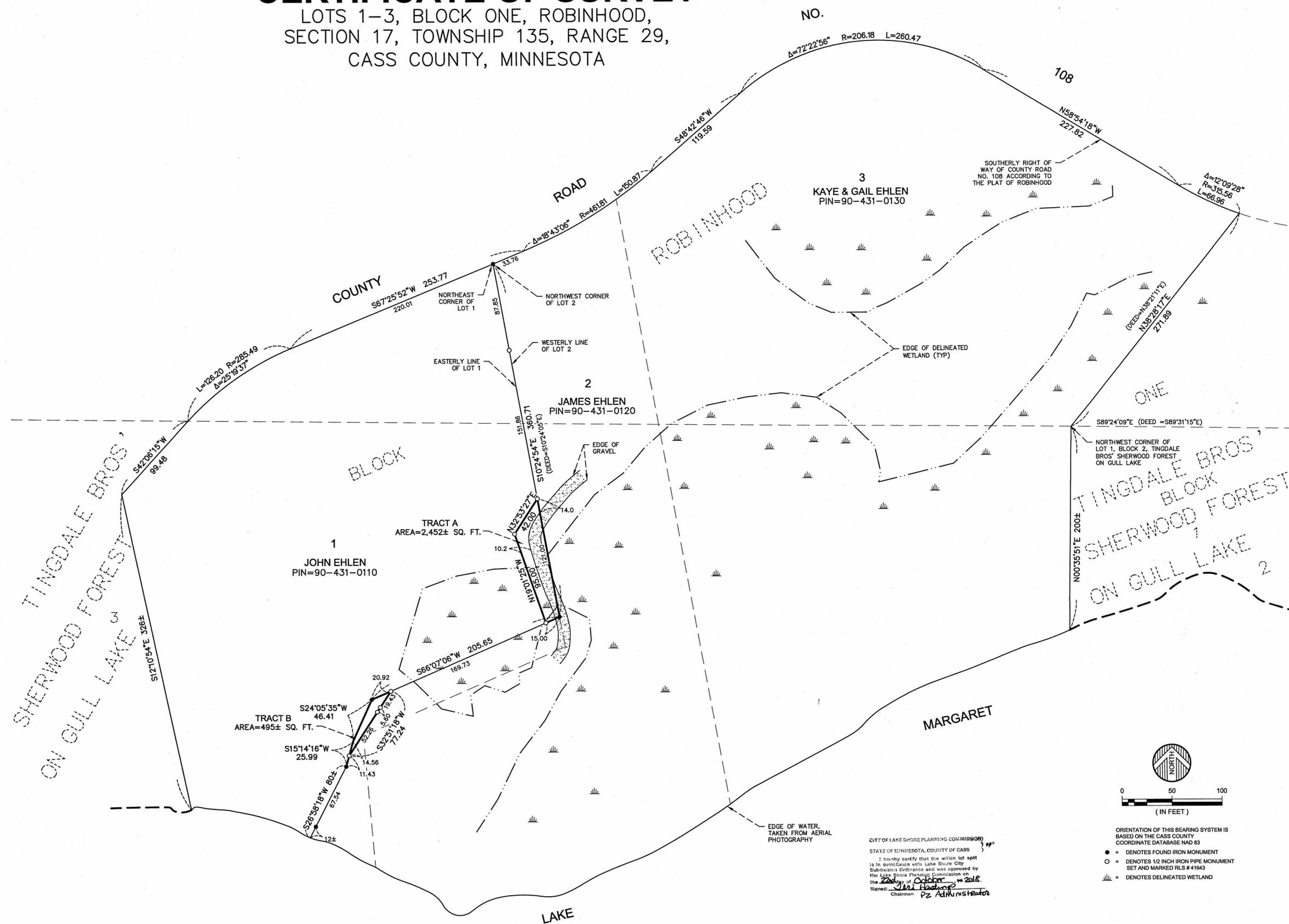
SURVEYOR'S NOTES:

THE E-911 ADDRESS'S FOR THE SUBJECT PROPERTIES ARE 8091 COUNTY 78 AND 8131 COUNTY 78, LAKE SHORE, MN

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.

AS NOTED, THIS SURVEY IS BASED ON THE CASS COUNTY COORDINATE DATABASE NAD 83. ALTHOUGH THE EXISTING DEED BEARINGS DIFFER FROM THE CASS COUNTY BEARING SYSTEM, THE ANGULAR RELATIONSHIP BETWEEN THE BOUNDARY LINES SHOWN CORRESPONDS TO THE DEED LINES

THE PURPOSE OF THIS SURVEY IS FOR THE APPLICATION OF A LOT LINE ADJUSTMENT WITH THE CITY OF LAKE SHORE.



DATE:	OCTOBER 17, 2018	DATE:		AMENDMENTS:		BY:		PREPARED FOR:	JAMES AND JOHN EHLEN
SCALE:	AS SHOWN							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.	
DRAWN BY:	CPS							<i>Chad M. Conner</i>	
CHECKED BY:	CMC							CHAD M. CONNER DATE: 10-17-2018 LIC. NO. 41643	
FILE NUMBER:	270B0696.001								

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