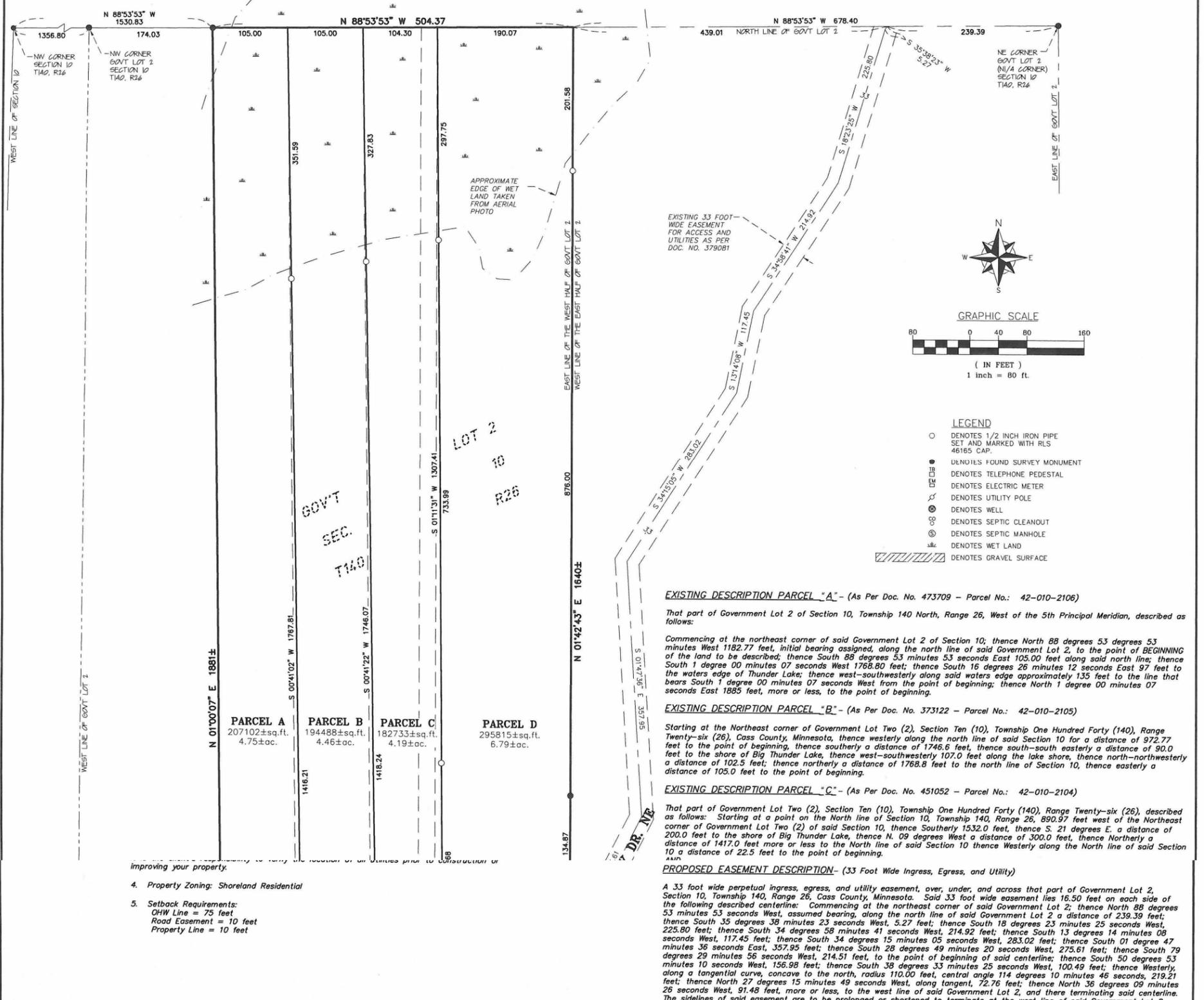


# CERTIFICATE OF SURVEY



**EXISTING DESCRIPTION PARCEL "A"** - (As Per Doc. No. 473709 - Parcel No.: 42-010-2106)

That part of Government Lot 2 of Section 10, Township 140 North, Range 26, West of the 5th Principal Meridian, described as follows:

Commencing at the northeast corner of said Government Lot 2 of Section 10; thence North 88 degrees 53 minutes West 1182.77 feet, initial bearing assigned, along the north line of said Government Lot 2, to the point of BEGINNING of the land to be described; thence South 88 degrees 53 minutes 53 seconds East 105.00 feet along said north line; thence South 1 degree 00 minutes 07 seconds West 1768.80 feet; thence South 16 degrees 26 minutes 12 seconds East 97 feet to the waters edge of Thunder Lake; thence west-southwesterly along said waters edge approximately 135 feet to the line that bears South 1 degree 00 minutes 07 seconds West from the point of beginning; thence North 1 degree 00 minutes 07 seconds East 1885 feet, more or less, to the point of beginning.

**EXISTING DESCRIPTION PARCEL "B"** - (As Per Doc. No. 373122 - Parcel No.: 42-010-2105)

Starting at the Northeast corner of Government Lot Two (2), Section Ten (10), Township One Hundred Forty (140), Range Twenty-six (26), Cass County, Minnesota, thence westerly along the north line of said Section 10 for a distance of 972.77 feet to the point of beginning; thence southerly a distance of 1746.8 feet, thence south-south easterly a distance of 90.0 feet to the shore of Big Thunder Lake; thence west-southwesterly 107.0 feet along the lake shore, thence north-northwesterly a distance of 102.5 feet; thence northerly a distance of 1768.8 feet to the north line of Section 10, thence easterly a distance of 105.0 feet to the point of beginning.

**EXISTING DESCRIPTION PARCEL "C"** - (As Per Doc. No. 451052 - Parcel No.: 42-010-2104)

That part of Government Lot Two (2), Section Ten (10), Township One Hundred Forty (140), Range Twenty-six (26), described as follows: Starting at a point on the North line of Section 10, Township 140, Range 26, 890.97 feet west of the Northeast corner of Government Lot Two (2) of said Section 10, thence Southerly 1532.0 feet, thence S. 21 degrees E, a distance of 200.0 feet to the shore of Big Thunder Lake, thence N. 09 degrees West a distance of 300.0 feet, thence Northerly a distance of 1417.0 feet more or less to the North line of said Section 10 thence Westerly along the North line of said Section 10 a distance of 22.5 feet to the point of beginning.

**PROPOSED EASEMENT DESCRIPTION** - (33 Foot Wide Ingress, Egress, and Utility)

A 33 foot wide perpetual ingress, egress, and utility easement, over, under, and across that part of Government Lot 2, Section 10, Township 140, Range 26, Cass County, Minnesota. Said 33 foot wide easement lies 16.50 feet on each side of the following described centerline: Commencing at the northeast corner of said Government Lot 2; thence North 88 degrees 53 minutes 53 seconds West, assumed bearing, along the north line of said Government Lot 2 a distance of 239.39 feet; thence South 35 degrees 38 minutes 23 seconds West, 3.27 feet; thence South 18 degrees 23 minutes 25 seconds West, 225.80 feet; thence South 34 degrees 58 minutes 41 seconds West, 214.92 feet; thence South 13 degrees 14 minutes 08 seconds West, 117.45 feet; thence South 34 degrees 15 minutes 05 seconds West, 283.02 feet; thence South 01 degree 47 minutes 36 seconds East, 357.95 feet; thence South 28 degrees 49 minutes 20 seconds West, 275.61 feet; thence South 79 degrees 29 minutes 56 seconds West, 214.51 feet, to the point of beginning of said centerline; thence South 50 degrees 53 minutes 10 seconds West, 156.98 feet; thence South 38 degrees 33 minutes 25 seconds West, 100.49 feet; thence Westerly, along a tangential curve, concave to the north, radius 110.00 feet, central angle 114 degrees 10 minutes 46 seconds, 219.21 feet; thence North 27 degrees 15 minutes 49 seconds West, along tangent, 72.76 feet; thence North 36 degrees 09 minutes 26 seconds West, 91.48 feet, more or less, to the west line of said Government Lot 2, and there terminating said centerline. The sidelines of said easement are to be prolonged or shortened to terminate at the west line of said Government Lot 2.

DRAWN BY: MTD	CHECKED BY: FEL		
APPROVED BY: MTD	JOB NUMBER: 18-1088		
NO.	DATE	BY	REVISION DESCRIPTION

**CLIENT:**  
**Dan Meyer**  
6095 Deer Haven Bay Dr NE  
Remer, MN 56672

**BOUNDARY SURVEY**  
Part of Gov't Lot 2  
Sec. 10, T140, R26  
Cass County, MN

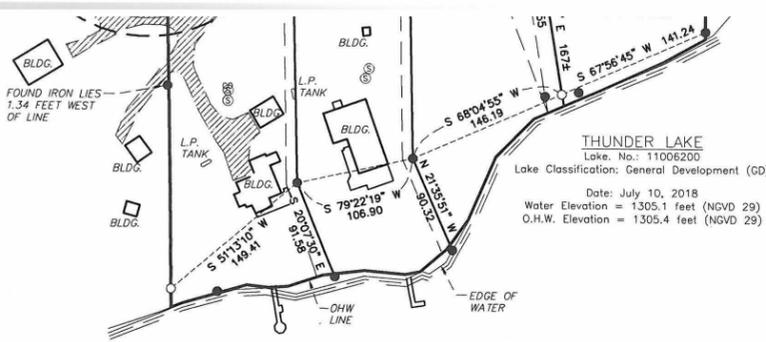
2018 Brainerd, MN 56601  
217 1st Ave NE, Brainerd, MN 56601  
Phone: 828-4831 Fax: 828-4831

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.

Dated this 16th day of October, 2019

By: *Mark T. Downing*  
Mark T. Downing, Minnesota License No. 46165

#8933 MJL 12-17-2019



**PROPOSED DESCRIPTION PARCEL "B"** - (Parcel No.: 42-010-2105)

That part of Government Lot 2, Section 10, Township 140, Range 26, Cass County, Minnesota, described as follows: Commencing at the northeast corner of said Government Lot 2; thence North 88 degrees 53 minutes 53 seconds West, assumed bearing, along the north line of said Government Lot 2 a distance of 1077.77 feet; thence South 00 degrees 41 minutes 02 seconds West, 1767.81 feet, to the point of beginning; thence return North 00 degrees 41 minutes 02 seconds East, 1767.81 feet, to the north line of said Government Lot 2; thence South 88 degrees 53 minutes 53 seconds East, along said north line, 105.00 feet; thence South 00 degrees 41 minutes 22 seconds West, 1746.07 feet; thence South 21 degrees 17 minutes 34 seconds East, 90 feet, more or less, to the shore line of Thunder Lake; thence Southwesterly along said shore line to the intersection with a line that bears South 20 degrees 07 minutes 30 seconds East, from the point of beginning; thence North 20 degrees 07 minutes 30 seconds West, 91 feet, more or less, to the point of beginning.

Said parcel contains 4.4 acres of land, more or less, and is subject to existing easements of record.

**PROPOSED DESCRIPTION PARCEL "C"** - (Parcel No.: 42-010-2104)

That part of Government Lot 2, Section 10, Township 140, Range 26, Cass County, Minnesota, described as follows: Commencing at the northeast corner of said Government Lot 2; thence North 88 degrees 53 minutes 53 seconds West, assumed bearing, along the north line of said Government Lot 2 a distance of 972.77 feet; thence South 00 degrees 41 minutes 22 seconds West, 1746.07 feet, to the point of beginning; thence return North 00 degrees 41 minutes 22 seconds East, 1746.07 feet, to the north line of said Government Lot 2; thence South 88 degrees 53 minutes 53 seconds East, along said north line, 104.30 feet; thence South 01 degree 11 minutes 31 seconds West, 1307.41 feet; thence South 89 degrees 17 minutes 34 seconds East, 11.06 feet; thence South 00 degrees 42 minutes 26 seconds West, 58.00 feet; thence South 07 degrees 29 minutes 12 seconds East, 168.32 feet; thence South 82 degrees 30 minutes 48 seconds West, 15.06 feet; thence South 07 degrees 24 minutes 35 seconds East, 167 feet, more or less, to the shore line of Thunder Lake; thence Southwesterly along said shore line to the intersection with a line that bears South 21 degrees 35 minutes 51 seconds East, from the point of beginning; thence North 21 degrees 35 minutes 51 seconds West, 90 feet, more or less, to the point of beginning.

Said parcel contains 4.1 acres of land, more or less, and is subject to existing easements of record.

**PROPOSED DESCRIPTION PARCEL "D"** - (Parcel No.: 42-010-2103)

That part of Government Lot 2, Section 10, Township 140, Range 26, Cass County, Minnesota, described as follows: Commencing at the northeast corner of said Government Lot 2; thence North 88 degrees 53 minutes 53 seconds West, assumed bearing, along the north line of said Government Lot 2 a distance of 678.40 feet, to the northeast corner of the west half of said Government Lot 2 and the point of beginning; thence continue North 88 degrees 53 minutes 53 seconds West, along said north line, 190.07 feet; thence South 01 degree 11 minutes 31 seconds West, 1307.41 feet; thence South 89 degrees 17 minutes 34 seconds East, 11.06 feet; thence South 00 degrees 42 minutes 26 seconds West, 58.00 feet; thence South 07 degrees 29 minutes 12 seconds East, 168.32 feet; thence South 82 degrees 30 minutes 48 seconds West, 15.06 feet; thence South 07 degrees 24 minutes 35 seconds East, 167 feet, more or less, to the shore line of Thunder Lake; thence Northwesterly, along said shore line, to the east line of the west half of said Government Lot 2; thence North 01 degree 42 minutes 43 seconds East, along said line, 1640 feet, more or less, to the point of beginning.

Said parcel contains 6.7 acres of land, more or less, and is subject to existing easements of record.

**SURVEYOR'S NOTES:**

- Bearing Orientation: The north line of Government Lot 2 of Section 10, Township 140, Range 26 is assumed to have a bearing of North 88 degrees 53 minutes 53 seconds West.
- Arro Land Surveying of Brainerd, INC. has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- The utilities as shown on this survey were developed from the visible utilities across your property and is not implied nor intended to be the complete inventory of utilities in this area. It is the client's responsibility to verify the location of all utilities prior to construction or improving your property.