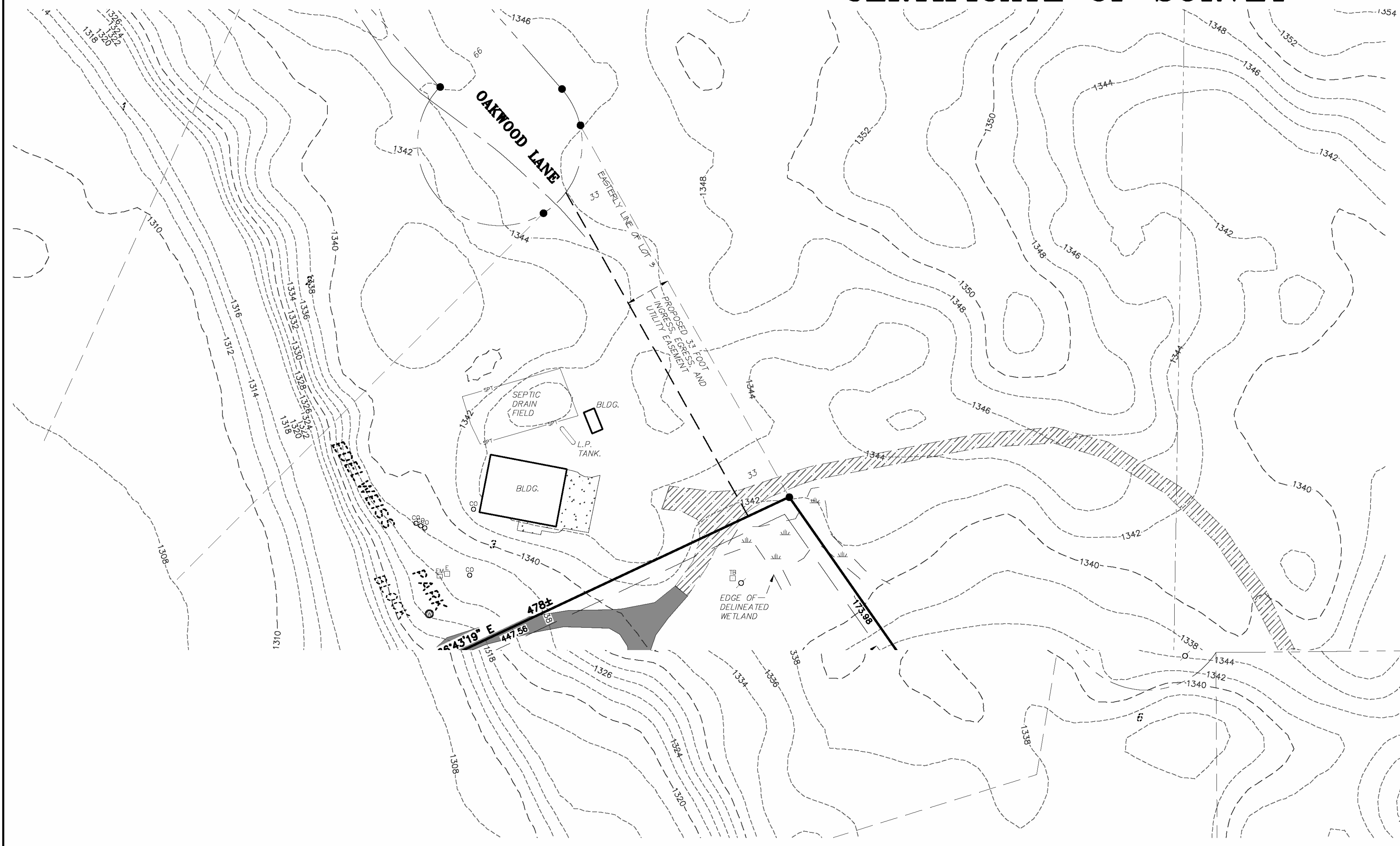


# CERTIFICATE OF SURVEY



**EXISTING DESCRIPTION** - (Parcel No.: 42-404-0140)

Lot 4, Block 1 of EDELWEISS PARK POINT FIRST ADDITION, according to the recorded plat thereof, Cass County, Minnesota.

**PROPOSED DESCRIPTION** - (PARCEL "A")

That part of Lot 4, Block 1 of EDELWEISS PARK POINT FIRST ADDITION, according to the recorded plat thereof, Cass County, Minnesota, lying northerly of the following described line: Commencing at the southeast corner of said Lot 4; thence North 33 degrees 08 minutes 03 seconds West, assumed bearing, along the easterly line of said Lot 4, a distance of 367.10 feet, to the point of beginning of said line; thence South 88 degrees 08 minutes 17 seconds West, 71.37 feet; thence South 54 degrees 20 minutes 39 seconds West, 91.14 feet; thence South 70 degrees 23 minutes 04 seconds West, 195.35 feet; thence South 84 degrees 17 minutes 31 seconds West, 75.10 feet; thence South 89 degrees 47 minutes 12 seconds West, 58.92 feet; thence South 66 degrees 40 minutes 19 seconds West, 87 feet, more or less, to the shoreline of Thunder Lake, and there terminating said line.

Said parcel contains 1.7 acres of land, more or less, and is subject to existing easements of record.

**PROPOSED DESCRIPTION** - (PARCEL "B")

That part of Lot 4, Block 1 of EDELWEISS PARK POINT FIRST ADDITION, according to the recorded plat thereof, Cass County, Minnesota, lying southerly of the following described line: Commencing at the southeast corner of said Lot 4; thence North 33 degrees 08 minutes 03 seconds West, assumed bearing, along the easterly line of said Lot 4, a distance of 367.10 feet, to the point of beginning of said line; thence South 88 degrees 08 minutes 17 seconds West, 71.37 feet; thence South 54 degrees 20 minutes 39 seconds West, 91.14 feet; thence South 70 degrees 23 minutes 04 seconds West, 195.35 feet; thence South 84 degrees 17 minutes 31 seconds West, 75.10 feet; thence South 89 degrees 47 minutes 12 seconds West, 58.92 feet; thence South 66 degrees 40 minutes 19 seconds West, 87 feet, more or less, to the shoreline of Thunder Lake, and there terminating said line.

Said parcel contains 2.3 acres of land, more or less, and is subject to existing easements of record.

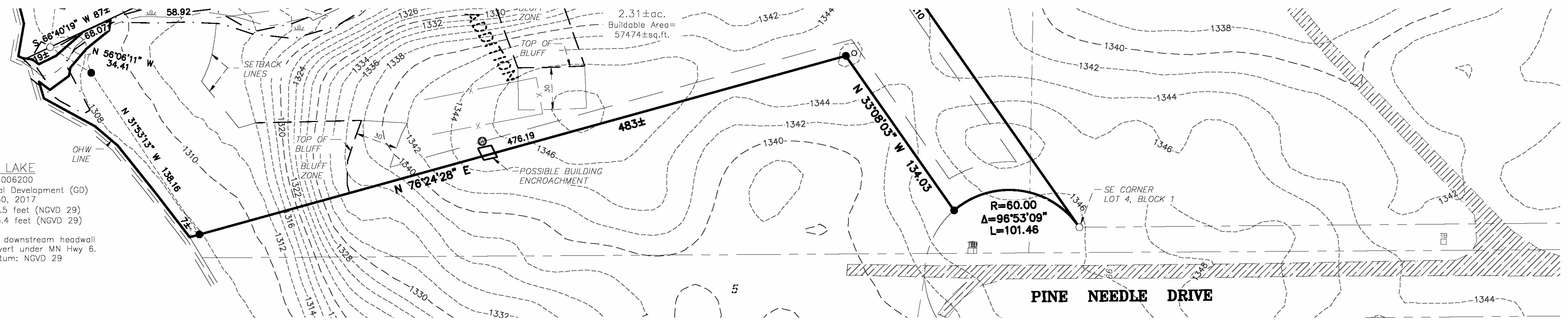
**PROPOSED EASEMENT DESCRIPTION** - (33 Foot Ingress, Egress, and Utility)

A 33 foot perpetual ingress, egress, and utility easement over, under, and across the easterly 33 feet of Lot 3, Block 1 of EDELWEISS PARK POINT FIRST ADDITION, according to the recorded plat thereof, Cass County, Minnesota.

**SURVEYOR'S NOTES:**

1. Bearing Orientation: The east line of Lot 4, Block 1 of EDELWEISS PARK POINT FIRST ADDITION is assumed to have a bearing of North 33 degrees 08 minutes 03 seconds West.
2. Vertical elevation and datum based on DNR Thunder Lake benchmark.
3. The field survey was completed on June 1, 2017.
4. 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.
5. The wetlands shown have been delineated by Ben Meister, Certified Wetland Delineator, on April 20, 2017.
6. 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.
7. Property Zoning: Shoreland Residential
8. Setback Requirements:  
 OHW Line = 75 feet      Top and Toe of Bluff = 30 feet  
 Easement = 10 feet      Property Line = 10 feet  
 Road R/W = 20 feet

- DENOTES WELL
- DENOTES SEPTIC CLEANOUT
- DENOTES DELINEATED WETLAND
- 1350- DENOTES 2 FOOT LIDAR CONTOURS
- /// DENOTES GRAVEL SURFACE
- DENOTES BITUMINOUS SURFACE



**THUNDER LAKE**  
 Lake No.: 11006200  
 Lake Classification: General Development (GD)  
 Date: March 30, 2017  
 Water Elevation = 1303.5 feet (NGVD 29)  
 O.H.W. Elevation = 1305.4 feet (NGVD 29)  
 DNR Benchmark: Centerline downstream headwall of 10'x6' concrete box culvert under MN Hwy 6.  
 Elev: 1310.82 Datum: NGVD 29

1 inch = 50 ft.

**LEGEND**

- DENOTES 1/2 INCH IRON PIPE SET AND MARKED WITH RLS 46165 CAP.
- DENOTES FOUND SURVEY MONUMENT
- DENOTES FOUND CAST IRON MONUMENT
- DENOTES TELEPHONE PEDESTAL
- DENOTES ELECTRIC BOX
- DENOTES ELECTRIC METER
- DENOTES UTILITY POLE
- DENOTES WELL

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 5th day of July 2017.  
 By: Mark T. Downing, Minnesota License No. 46165



|              |          |                       |         |
|--------------|----------|-----------------------|---------|
| DRAWN BY:    | MTD.     | CHECKED BY:           | EEL     |
| APPROVED BY: | MTD.     | JOB NUMBER:           | 17-026B |
| DATE:        | 7/1/2017 | REVISION DESCRIPTION: |         |
|              |          | ADDED BLUFFS          |         |

#8943 MJL 01-09-2020

CLIENT: **Greg Seiffert**  
 3821 State Highway 6 NE  
 Remer, MN 56672