

# CERTIFICATE OF SURVEY

Part of  
 Government Lot 5, Section 3, T. 139 N., R. 30 W., Cass County, Minnesota.  
 For  
 Arlen Dean Johnson and Joleen Elizabeth Johnson

SEE SHEET 2 OF 2 SHEETS

## PROPOSED DESCRIPTION OF "PARCEL A"

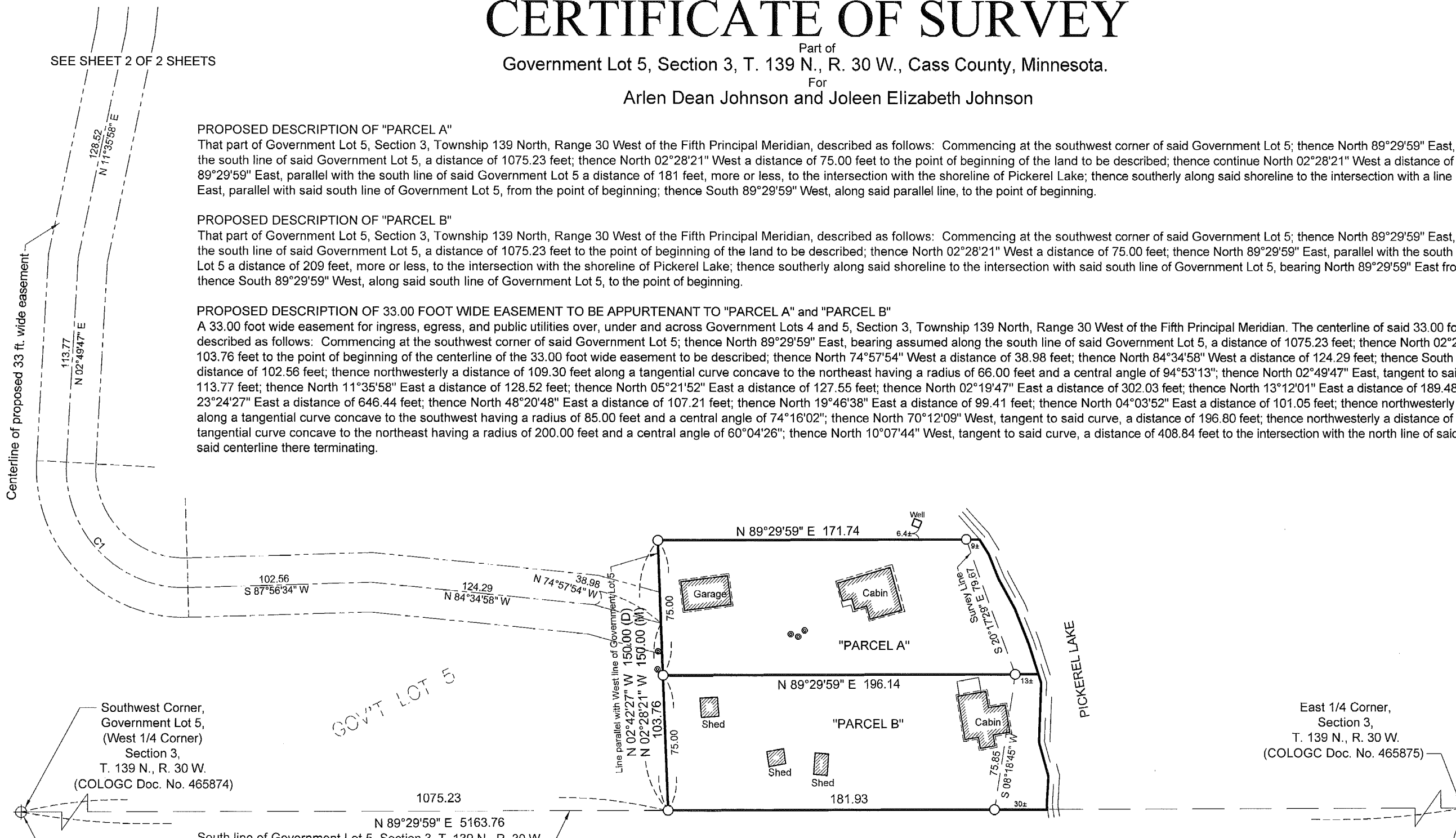
That part of Government Lot 5, Section 3, Township 139 North, Range 30 West of the Fifth Principal Meridian, described as follows: Commencing at the southwest corner of said Government Lot 5; thence North 89°29'59" East, bearing assumed along the south line of said Government Lot 5, a distance of 1075.23 feet; thence North 02°28'21" West a distance of 75.00 feet to the point of beginning of the land to be described; thence continue North 02°28'21" West a distance of 75.00 feet; thence North 89°29'59" East, parallel with the south line of said Government Lot 5 a distance of 181 feet, more or less, to the intersection with the shoreline of Pickerel Lake; thence southerly along said shoreline to the intersection with a line bearing North 89°29'59" East, parallel with said south line of Government Lot 5, from the point of beginning; thence South 89°29'59" West, along said parallel line, to the point of beginning.

## PROPOSED DESCRIPTION OF "PARCEL B"

That part of Government Lot 5, Section 3, Township 139 North, Range 30 West of the Fifth Principal Meridian, described as follows: Commencing at the southwest corner of said Government Lot 5; thence North 89°29'59" East, bearing assumed along the south line of said Government Lot 5, a distance of 1075.23 feet to the point of beginning of the land to be described; thence North 02°28'21" West a distance of 75.00 feet; thence North 89°29'59" East, parallel with the south line of said Government Lot 5 a distance of 209 feet, more or less, to the intersection with the shoreline of Pickerel Lake; thence southerly along said shoreline to the intersection with said south line of Government Lot 5, bearing North 89°29'59" East from the point of beginning; thence South 89°29'59" West, along said south line of Government Lot 5, to the point of beginning.

## PROPOSED DESCRIPTION OF 33.00 FOOT WIDE EASEMENT TO BE APPURTENANT TO "PARCEL A" and "PARCEL B"

A 33.00 foot wide easement for ingress, egress, and public utilities over, under and across Government Lots 4 and 5, Section 3, Township 139 North, Range 30 West of the Fifth Principal Meridian. The centerline of said 33.00 foot wide easement is described as follows: Commencing at the southwest corner of said Government Lot 5; thence North 89°29'59" East, bearing assumed along the south line of said Government Lot 5, a distance of 1075.23 feet; thence North 02°28'21" West a distance of 103.76 feet to the point of beginning of the centerline of the 33.00 foot wide easement to be described; thence North 74°57'54" West a distance of 38.98 feet; thence North 84°34'58" West a distance of 124.29 feet; thence South 87°56'34" West a distance of 102.56 feet; thence northwesterly a distance of 109.30 feet along a tangential curve concave to the northeast having a radius of 66.00 feet and a central angle of 94°53'13"; thence North 02°49'47" East, tangent to said curve, a distance of 113.77 feet; thence North 11°35'58" East a distance of 128.52 feet; thence North 05°21'52" East a distance of 127.55 feet; thence North 02°19'47" East a distance of 302.03 feet; thence North 13°12'01" East a distance of 189.48 feet; thence North 23°24'27" East a distance of 646.44 feet; thence North 48°20'48" East a distance of 107.21 feet; thence North 19°46'38" East a distance of 99.41 feet; thence North 04°03'52" East a distance of 101.05 feet; thence northwesterly a distance of 110.18 feet along a tangential curve concave to the southwest having a radius of 85.00 feet and a central angle of 74°16'02"; thence North 70°12'09" West, tangent to said curve, a distance of 196.80 feet; thence northwesterly a distance of 209.70 feet along a tangential curve concave to the northeast having a radius of 200.00 feet and a central angle of 60°04'26"; thence North 10°07'44" West, tangent to said curve, a distance of 408.84 feet to the intersection with the north line of said Government Lot 4 and said centerline there terminating.



Southwest Corner, Government Lot 5, (West 1/4 Corner) Section 3, T. 139 N., R. 30 W. (COLOGC Doc. No. 465874)

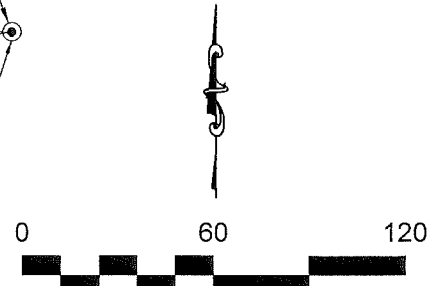
East 1/4 Corner, Section 3, T. 139 N., R. 30 W. (COLOGC Doc. No. 465875)

### NOTES TO SURVEY

1. For the reasons identified in Note No. 4 below, this survey was conducted with the expectation that quit claim deeds would be recorded to clarify the location of "PARCEL A" and "PARCEL B"
2. Bearing system based on the south line of Government Lot 5, Section 3, Township 139 North, Range 30 West, having an assumed bearing of North 89°29'59" East.
3. This survey has not been prepared with the benefit of any title work or the review of any record easements benefiting the property; the record easements or servitudes and covenants burdening the property, or any other potential applicable documents that otherwise may be available in the public records.
4. The record descriptions of "PARCEL A" contains a call of "1075.23 feet to a point distant 200 feet westerly from the Southeast corner of said Government Lot 5." A similar call exists in descriptions for other parcels in the area. The call for a point distant 200 feet westerly from the Southeast corner of said Government Lot 5 is unnecessary and reduces certainty in locating the property. The record description of "PARCEL B" contains the call for a point 200 feet west of the southeast corner of Government Lot 5. This point is not specifically definable. Consequently this survey assumes the point is 1075.23 feet east of the southwest corner of Government Lot 5 as stated in other record deeds in the area.

- ### LEGEND
- Denotes 1/2 inch iron pipe, LS 15483, set
  - ⊙ Denotes iron monument, LS No. 21367, found
  - ⊕ Denotes 1 3/4 inch iron pipe, found
  - ⊙ Denotes septic system cleanout
  - (D) Denotes distance specified in deed
  - (M) Denotes measured distance

N:129967.36  
 E:436514.36 Denotes coordinate value based on Cass County Coordinate System NAD83 (96)



SCALE IN FEET  
 SHEET 1 OF 2 SHEETS

I HEREBY CERTIFY THAT THIS PLAN, SURVEY, 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.

*Robert W. Murray*  
 ROBERT W. MURRAY LICENSE NO. 15483  
 DATE: 09-07-2019 FILE NO. 19-178

**MURRAY**  
 SURVEYING, INC.  
 P.O. BOX 1038 BEEMING, MN 55601  
 218-751-5898

#8947 MJL 01-15-2020