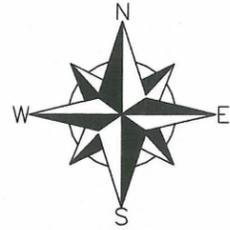
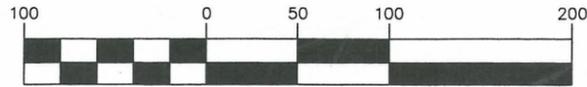


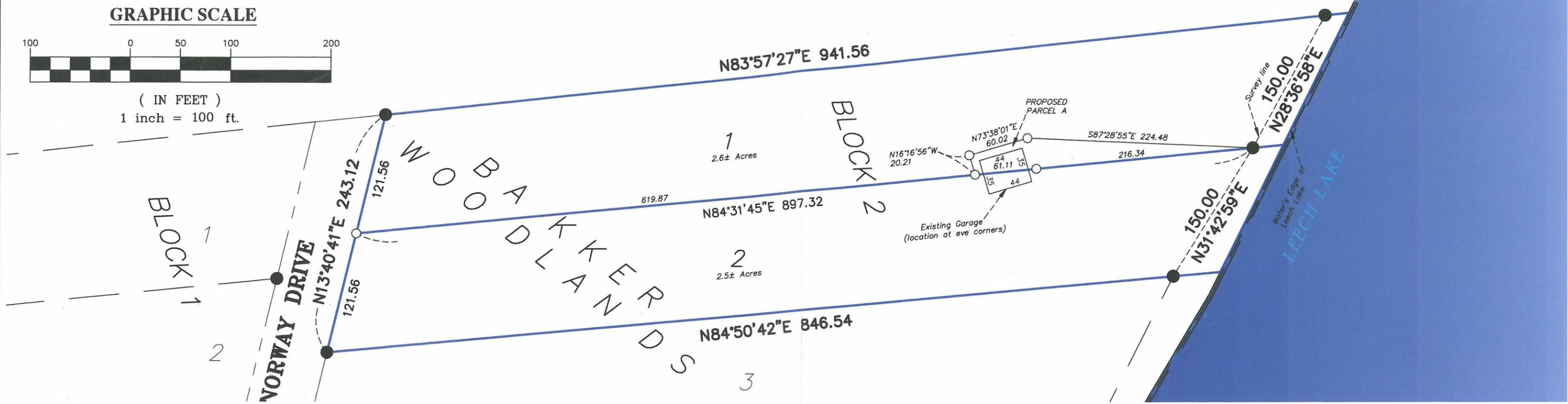
CERTIFICATE OF SURVEY



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



DESCRIPTION:

(PROPOSED PARCEL A)

That part of Lot 1, BLOCK 2, BAKKER WOODLANDS, according to the recorded plat thereof on file and of record in the office of the County Recorder, Cass County, Minnesota, described as follows:

Commencing at the southwest corner of said Lot 1; thence North 84 degrees 31 minutes 45 seconds East, assumed bearing, along the south line of said Lot 1, a distance of 619.87 feet to the point of beginning; thence North 16 degrees 16 minutes 56 seconds West 20.21 feet; thence North 73 degrees 38 minutes 01 seconds East 60.02 feet; thence South 87 degrees 28 minutes 55 seconds East 224.48 feet to said south line; thence South 84 degrees 31 minutes 45 seconds West 277.45 feet along said south line to the point of beginning. Said parcel contains 4930 square feet, more or less.
The property herein described is substandard in size and may not be treated as a separate parcel. Therefore it must at all times be part of an adjoining parcel. For the purpose of this survey, this parcel is intended to be joined with Lot 2, Block 2, of said BAKKER WOODLANDS.

SURVEYOR NOTES:

- Bearing Orientation: The north line of Lot 1, BLOCK 2, BAKKER WOODLANDS is assumed to have a bearing of North 83 degrees 57 minutes 27 seconds East.
- Arro of the North, LLC 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 garage shown between Lots 1 and 2 belongs to Lot 2.

DESCRIPTION:

(RECORD)

Lot 1, BLOCK 2, BAKKER WOODLANDS, according to the recorded plat thereof on file and of record in the office of the County Recorder, Cass County, Minnesota.

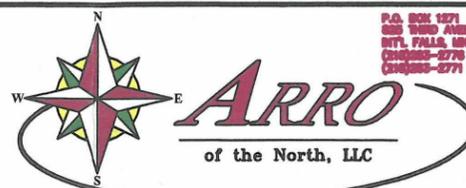
Lot 2, BLOCK 2, BAKKER WOODLANDS, according to the recorded plat thereof on file and of record in the office of the County Recorder, Cass County, Minnesota.

LEGEND

- Denotes Found Survey Monument
- Denotes 1/2" Diameter Iron Pipe Set and Maked with 42380 Cap
- △ Denotes Computed Position

CLIENT:
STEPH HONL

CERTIFICATE OF SURVEY
Lots 1 and 2, BLOCK 2,
BAKKER WOODLANDS, CASS
COUNTY, MINNESOTA



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 July, 2020

By: *David E. Serrano*
David E. Serrano, Minnesota License No. 42380

DESIGNED BY: des DRAWN BY: des

APPROVED BY: DES JOB NUMBER: 16-041

NO.	DATE	BY	REVISION DESCRIPTION
1	7-16-20	CL	Revised Parcel A