

CERTIFICATE OF SURVEY

BIG SANDY BEACH ON BIG SAND LAKE
SECTION 3, TOWNSHIP 141 NORTH, RANGE 26 WEST,
CASS COUNTY, MINNESOTA

Big Sand Lake
 LAKE ELEVATION = 1334.65 (08-22-2017)
 ORDINARY HIGH WATER ELEVATION = 1334.3
 INFORMATION OBTAINED FROM THE
 MINNESOTA DEPARTMENT OF NATURAL RESOURCES
 BASED ON NGVD29.

PROPOSED EASEMENT DESCRIPTIONS:

DRAINAGE & UTILITY EASEMENT A

A 20.00 foot wide drainage and utility easement for drainage and utility purposes over, under and across Lot 2 and Lot 3, all in Block 1, BIG SANDY BEACH ON BIG SAND LAKE, according to the recorded that thereof, Section 3, Township 141 North, Range 26 West, Cass County, Minnesota, the centerline of said 20.00 foot wide drainage and utility easement is described as follows:
BEGINNING at the southwest corner of said Lot 2, said point being on the northerly right of way line of Echo Pine Trail NE; thence North 01 degrees 24 minutes 28 seconds West, plat bearing, along the west line of said Lot 2, a distance of 820.39 feet and said described centerline there terminating.
 The sidelines of said 20.00 foot wide drainage and utility easement shall be prolonged or shortened to terminate on said northerly right of way line of Echo Pine Trail NE.

DRIVEWAY EASEMENT 1

A 33.00 foot wide driveway easement for ingress and egress purposes over, under and across Lot 3 and Lot 4, all in Block 1, BIG SANDY BEACH ON BIG SAND LAKE, according to the recorded that thereof, Section 3, Township 141 North, Range 26 West, Cass County, Minnesota, the centerline of said 33.00 foot wide driveway easement is described as follows:
BEGINNING at the southwest corner of said Lot 3, said point being on the northerly right of way line of Echo Pine Trail NE; thence North 01 degrees 24 minutes 28 seconds West, plat bearing, along the west line of said Lot 3, a distance of 528.42 feet; thence North 36 degrees 48 minutes 49 seconds East 61.47 feet; thence North 74 degrees 31 minutes 44 seconds East 59.59 feet; thence North 86 degrees 46 minutes 59 seconds East 54.19 feet to the east line of said Lot 3 and said described centerline there terminating.
 The sidelines of said 33.00 foot wide driveway easement shall be prolonged or shortened to terminate on said northerly right of way line of Echo Pine Trail NE and on said east line of Lot 3.

DRAINAGE & UTILITY EASEMENT B

A 20.00 foot wide drainage and utility easement for drainage and utility purposes over, under and across Lot 4 and Lot 5, all in Block 1, BIG SANDY BEACH ON BIG SAND LAKE, according to the recorded that thereof, Section 3, Township 141 North, Range 26 West, Cass County, Minnesota, the centerline of said 20.00 foot wide drainage and utility easement is described as follows:
BEGINNING at the southwest corner of said Lot 4, said point being on the northerly right of way line of Echo Pine Trail NE; thence North 01 degrees 24 minutes 28 seconds West, plat bearing, along the west line of said Lot 4, a distance of 593.27 feet and said described centerline there terminating.
 The sidelines of said 20.00 foot wide drainage and utility easement shall be prolonged or shortened to terminate on said northerly right of way line of Echo Pine Trail NE.

DRIVEWAY EASEMENT 2

A 33.00 foot wide driveway easement for ingress and egress purposes over, under and across Lot 5 and Lot 6, all in Block 1, BIG SANDY BEACH ON BIG SAND LAKE, according to the recorded that thereof, Section 3, Township 141 North, Range 26 West, Cass County, Minnesota, the centerline of said 33.00 foot wide driveway easement is described as follows:
BEGINNING at the southwest corner of said Lot 5, said point being on the northerly right of way line of Echo Pine Trail NE; thence North 01 degrees 24 minutes 28 seconds West, plat bearing, along the west line of said Lot 5, a distance of 294.97 feet and said described centerline there terminating.
 The sidelines of said 33.00 foot wide driveway easement shall be prolonged or shortened to terminate on said northerly right of way line of Echo Pine Trail NE.

DRAINAGE & UTILITY EASEMENT C

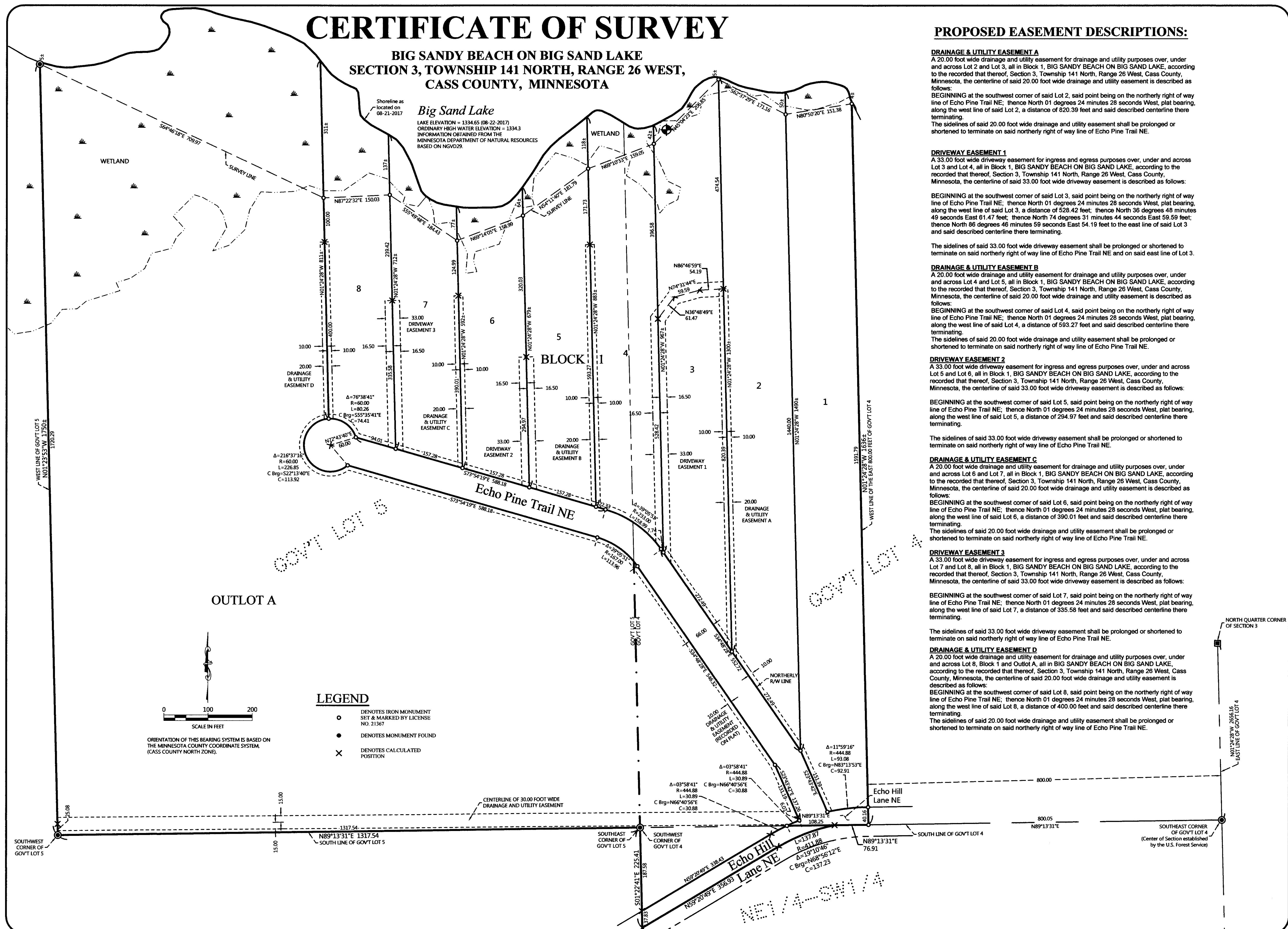
A 20.00 foot wide drainage and utility easement for drainage and utility purposes over, under and across Lot 6 and Lot 7, all in Block 1, BIG SANDY BEACH ON BIG SAND LAKE, according to the recorded that thereof, Section 3, Township 141 North, Range 26 West, Cass County, Minnesota, the centerline of said 20.00 foot wide drainage and utility easement is described as follows:
BEGINNING at the southwest corner of said Lot 6, said point being on the northerly right of way line of Echo Pine Trail NE; thence North 01 degrees 24 minutes 28 seconds West, plat bearing, along the west line of said Lot 6, a distance of 390.01 feet and said described centerline there terminating.
 The sidelines of said 20.00 foot wide drainage and utility easement shall be prolonged or shortened to terminate on said northerly right of way line of Echo Pine Trail NE.

DRIVEWAY EASEMENT 3

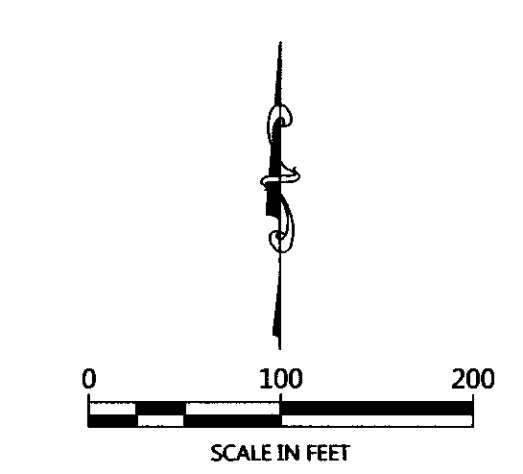
A 33.00 foot wide driveway easement for ingress and egress purposes over, under and across Lot 7 and Lot 8, all in Block 1, BIG SANDY BEACH ON BIG SAND LAKE, according to the recorded that thereof, Section 3, Township 141 North, Range 26 West, Cass County, Minnesota, the centerline of said 33.00 foot wide driveway easement is described as follows:
BEGINNING at the southwest corner of said Lot 7, said point being on the northerly right of way line of Echo Pine Trail NE; thence North 01 degrees 24 minutes 28 seconds West, plat bearing, along the west line of said Lot 7, a distance of 335.58 feet and said described centerline there terminating.
 The sidelines of said 33.00 foot wide driveway easement shall be prolonged or shortened to terminate on said northerly right of way line of Echo Pine Trail NE.

DRAINAGE & UTILITY EASEMENT D

A 20.00 foot wide drainage and utility easement for drainage and utility purposes over, under and across Lot 8, Block 1 and Outlot A, all in BIG SANDY BEACH ON BIG SAND LAKE, according to the recorded that thereof, Section 3, Township 141 North, Range 26 West, Cass County, Minnesota, the centerline of said 20.00 foot wide drainage and utility easement is described as follows:
BEGINNING at the southwest corner of said Lot 8, said point being on the northerly right of way line of Echo Pine Trail NE; thence North 01 degrees 24 minutes 28 seconds West, plat bearing, along the west line of said Lot 8, a distance of 400.00 feet and said described centerline there terminating.
 The sidelines of said 20.00 foot wide drainage and utility easement shall be prolonged or shortened to terminate on said northerly right of way line of Echo Pine Trail NE.



OUTLOT A



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE MINNESOTA COUNTY COORDINATE SYSTEM, (CASS COUNTY NORTH ZONE).

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION

NO.	DATE	DESCRIPTION	BY

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.

Terry L. Freeman
 TERRY L. FREEMAN
 LIC. NO. 21367
 11/8/19



CERTIFICATE OF SURVEY
 Johnson, Hopkins, & Johnson
 15104 South Coppermine Rd
 Gordon, WI 54838

JOB NO. 17-200
 DATE: 11/8/19
 SHEET NO. 1 OF 1