

CERTIFICATE OF SURVEY

LEGEND

- DENOTES 1/2 INCH x 14 INCH IRON PIPE SET AND MARKED WITH RLS 42380 CAP.
- DENOTES 1/2 INCH x 14 INCH IRON PIPE FOUND AND MARKED WITH RLS 17768 CAP.
- DENOTES FOUND GLO MONUMENT
- DENOTES SETBACKS
- QHWL DENOTES ORDINARY HIGH WATER LINE
- POB DENOTES POINT OF BEGINNING



DESCRIPTION – (Doc. No. 321146)

That part of Government Lot Three (3), Section Thirteen (13), Township One Hundred Forty-two (142) North, Range Twenty-eight (28) West of the Fifth Principal Meridian, Cass County, Minnesota, described as follows: Commencing at the northeast corner of said Government Lot 3 of Section 13; thence South 1 degree 23 minutes 00 seconds West 64.38 feet, initial bearing assumed, along the east line of said Government Lot 3, to the point of beginning of the land to be described; thence North 87 degrees 48 minutes 21 seconds West 308.16 feet; thence South 19 degrees 25 minutes 24 seconds West 375.00 feet; thence to the shore of Boy Lake; thence South 68 degrees 56 minutes 46 seconds East 222.15 feet along said shore; thence South 85 degrees 25 minutes 44 seconds East 215.41 feet along said shore to said east line of Government Lot 3; thence North 1 degree 23 minutes 00 seconds East 438.96 feet to the point of beginning. Containing 3.56 acres, more or less. Title extends to the water's edge of said Boy Lake. Subject to easements, restrictions and reservations of record, if any.

DESCRIPTION – (PARCEL "A2")

That part of Government Lot 3, Section 13, Township 142, Range 28, Cass County, Minnesota, being described as follows: Commencing at the northeast corner of said Government Lot 3; thence on an assumed bearing of South 01 degree 23 minutes 00 seconds West, along the east line of said Government Lot 3, a distance of 64.38 feet to the point of beginning of the parcel of land to be described; thence North 87 degrees 48 minutes 21 seconds West a distance of 69.66 feet; thence South 05 degrees 55 minutes 31 seconds West a distance of 133.30 feet; thence South 38 degrees 03 minutes 36 seconds West a distance of 43.94 feet; thence South 13 degrees 00 minutes 37 seconds West a distance of 33.80 feet; thence South 56 degrees 45 minutes 34 seconds East a distance of 17.45 feet; thence South 08 degrees 37 minutes 55 seconds West a distance of 258 feet, more or less, to the water's edge of Boy Lake; thence Easterly along said water's edge a distance of 134 feet, more or less, to said east line of Government Lot 3; thence North 01 degree 23 minutes 00 seconds East, along said east line of Government Lot 3, a distance of 453 feet, more or less, to the point of beginning.

Said parcel contains 1.1 acres of land, more or less, and is subject to existing easements of record.

DESCRIPTION – (PARCEL "B2")

That part of Government Lot 3, Section 13, Township 142, Range 28, Cass County, Minnesota, being described as follows: Commencing at the northeast corner of said Government Lot 3; thence on an assumed bearing of South 01 degree 23 minutes 00 seconds West, along the east line of said Government Lot 3, a distance of 64.38 feet; thence North 87 degrees 48 minutes 21 seconds West a distance of 69.66 feet; thence South 05 degrees 55 minutes 31 seconds West a distance of 133.30 feet; thence South 38 degrees 03 minutes 36 seconds West a distance of 43.94 feet; thence South 13 degrees 00 minutes 37 seconds West a distance of 33.80 feet; thence South 56 degrees 45 minutes 34 seconds West a distance of 17.45 feet; thence North 13 degrees 00 minutes 37 seconds East a distance of 33.80 feet; thence North 38 degrees 03 minutes 36 seconds East a distance of 43.94 feet; thence North 05 degrees 55 minutes 31 seconds East a distance of 133.30 feet; thence North 87 degrees 48 minutes 21 seconds West a distance of 111.50 feet; thence South 14 degrees 06 minutes 21 seconds West a distance of 154.41 feet; thence South 21 degrees 20 minutes 21 seconds East a distance of 264 feet, more or less, to the water's edge of Boy Lake; thence easterly 189 feet, more or less along said water's edge to the intersection with a line bearing South 08 degrees 37 minutes 55 seconds west from said point of beginning; thence North 08 degrees 37 minutes 55 seconds East 258 feet, more or less, to the point of beginning.

Said parcel contains 1.4 acres of land, more or less, and is subject to existing easements of record.

DESCRIPTION – (PARCEL "C2")

That part of Government Lot 3, Section 13, Township 142, Range 28, Cass County, Minnesota, being described as follows: Commencing at the northeast corner of said Government Lot 3; thence on an assumed bearing of South 01 degree 23 minutes 00 seconds West, along the east line of said Government Lot 3, a distance of 64.38 feet; thence North 87 degrees 48 minutes 21 seconds West a distance of 308.16 feet to the point of beginning of the parcel of land to be described; thence North 87 degrees 48 minutes 21 seconds West a distance of 127.00 feet; thence South 14 degrees 06 minutes 21 seconds West a distance of 154.41 feet; thence South 21 degrees 20 minutes 21 seconds West a distance of 264 feet, more or less, to the water's edge of Boy Lake; thence Westerly along said water's edge, a distance of 131 feet, more or less, to the intersection with a line bearing South 19 degrees 25 minutes 24 seconds West from said point of beginning; thence North 19 degrees 25 minutes 24 seconds East a distance of 388 feet, more or less, to the point of beginning.

Said parcel contains 1.2 acres of land, more or less, and is subject to existing easements of record.

DESCRIPTION – (ACCESS EASEMENT)

A 33.00 foot wide perpetual easement for ingress and egress purposes over and across that part of Government Lot 3, Section 13, Township 142, Range 28, Cass County, Minnesota, which lies 33 feet northerly of the following described line:

Commencing at the northeast corner of said Government Lot 3; thence on an assumed bearing of South 01 degree 23 minutes 00 seconds West, along the east line of said Government Lot 3, a distance of 64.38 feet; thence North 87 degrees 48 minutes 21 seconds West a distance of 191.16 feet; thence South 10 degrees 25 minutes 51 seconds West a distance of 152.66 feet to the point of beginning of the line to be described; thence South 60 degrees 51 minutes 42 seconds East a distance of 68.08 feet; thence North 72 degrees 55 minutes 57 seconds East a distance of 163.31 feet to said east government lot line and said line there terminating.

The sidelines of said easement are to be prolonged or shortened to terminate on a line that bears North 10 degrees 25 minutes 51 seconds East from said point of beginning and on the east line of said Government Lot 3.

SURVEYOR'S NOTES:

- Bearing Orientation: The east line of Government Lot 3, Section 13, Township 142, Range 28 is assumed to have a bearing of South 01 degree 23 minutes 00 seconds West.
- 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.

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 26th day of August, 2020. By David E. Sarano, Minnesota License No. 02380



DIVISION SURVEY
Part of Gov't Lot 3,
Sec. 13, T. 142, R. 28,
Cass County, Minnesota

CLIENT:
TERRY PAUL
8578 22nd Avenue NE
Boy River, MN 56672

| NO. | DATE | REVISION DESCRIPTION |
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