

CERTIFICATE OF SURVEY

PARTS OF GOVT' LOT 4, AND THE SW 1/4 OF THE NE 1/4 SECTION 20, TOWNSHIP 140 NORTH, RANGE 28 WEST, CASS COUNTY, MINNESOTA

WOMEN LAKE

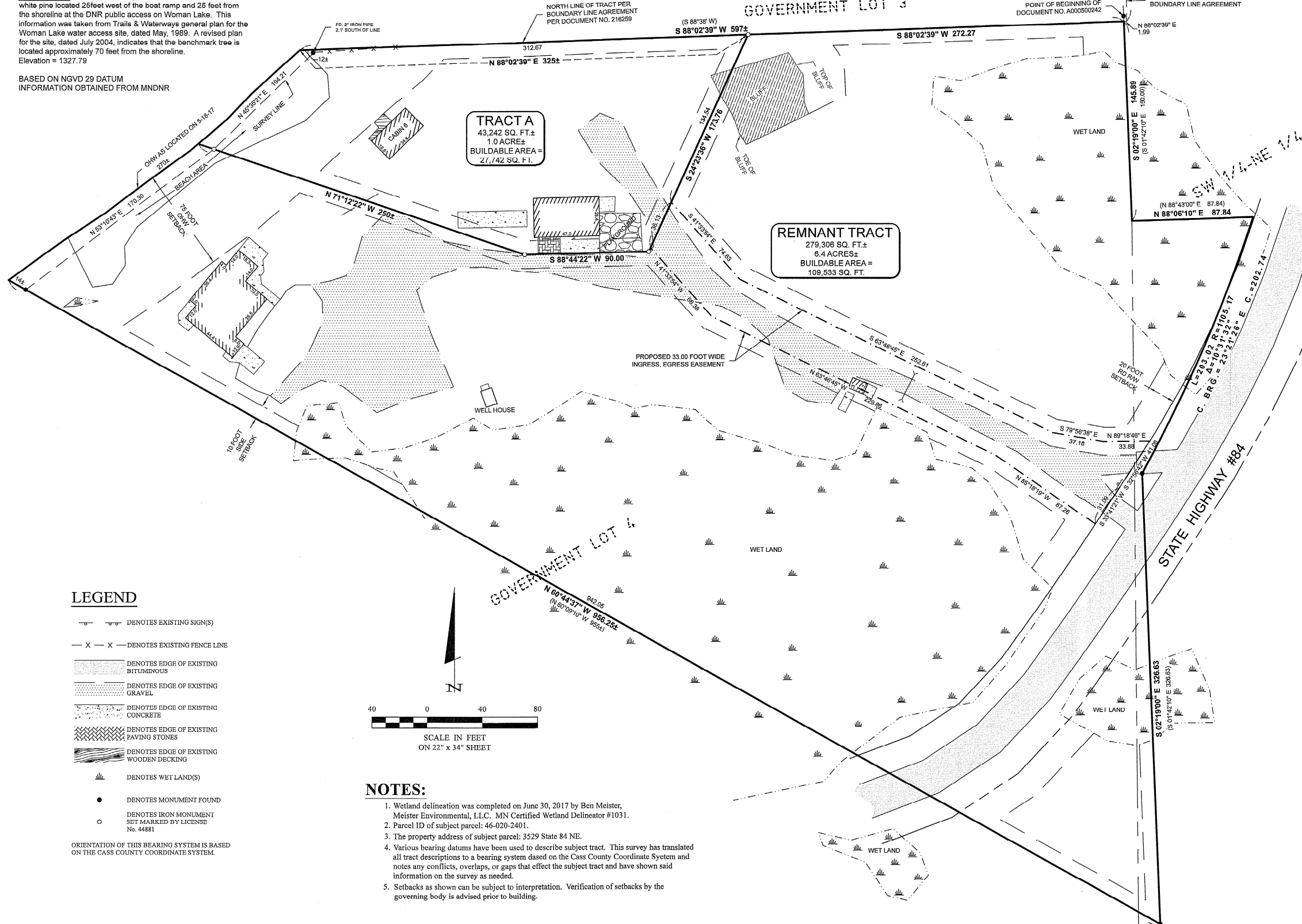
GENERAL DEVELOPMENT CLASSIFICATION

LAKE ELEVATION = 1323.84 ON 5-18-2017

ORDINARY HIGH WATER ELEVATION = 1323.6

BENCHMARK: Vertical railroad spike in the NW root of an 18-inch white pine located 25 feet west of the boat ramp and 25 feet from the shoreline at the DNR public access on Woman Lake. This information was taken from Trails & Waterways general plan for the Woman Lake water access site, dated May, 1989. A revised plan for the site, dated July 2004, indicates that the benchmark tree is located approximately 70 feet from the shoreline. Elevation = 1327.79

BASED ON NGVD 29 DATUM
INFORMATION OBTAINED FROM MNDNR



TRACT A
43,242 SQ. FT. ±
1.0 ACRE ±
BUILDABLE AREA =
27,142 SQ. FT.

REMNANT TRACT
279,306 SQ. FT. ±
6.4 ACRES ±
BUILDABLE AREA =
109,533 SQ. FT.

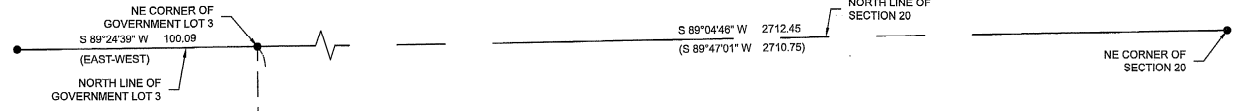
LEGEND

- X — X — DENOTES EXISTING FENCE LINE
- ▨ DENOTES EDGE OF EXISTING BITUMINOUS
- ▨ DENOTES EDGE OF EXISTING GRAVEL
- ▨ DENOTES EDGE OF EXISTING CONCRETE
- ▨ DENOTES EDGE OF EXISTING PAVING STONES
- ▨ DENOTES EDGE OF EXISTING WOODEN DECKING
- ☼ DENOTES WET LAND(S)
- DENOTES MONUMENT FOUND
- DENOTES IRON MONUMENT SET MARKED BY LICENSE NO. 44881

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CASS COUNTY COORDINATE SYSTEM.

NOTES:

- Wetland delineation was completed on June 30, 2017 by Ben Meister, Meister Environmental, L.L.C. MN Certified Wetland Delineator #1031.
- Parcel ID of subject parcel: 46-020-2401.
- The property address of subject parcel: 3529 State 84 NE.
- Various bearing datums have been used to describe subject tract. This survey has translated all tract descriptions to a bearing system based on the Cass County Coordinate System and notes any conflicts, overlaps, or gaps that affect the subject tract and have shown said information on the survey as needed.
- Setbacks as shown can be subject to interpretation. Verification of setbacks by the governing body is advised prior to building.



LEGAL DESCRIPTION PER DOCUMENT NO. A000500242

That part of the North Half (N 1/2) of Section 20, Township 140 North, Range 28 West of the 5th Principal Meridian, described as follows:
Commencing at the northeast corner of said Section 20; thence South 89 degrees 47 minutes 01 second West 2710.75 feet, initial bearing assigned, to the northeast corner of Government Lot 3 of said Section 20; thence South 0 degrees 05 minutes 00 seconds West 1006.15 feet; thence South 1 degree 03 minutes 28 seconds West 246.32 feet; thence South 1 degree 39 minutes 25 seconds East 49.83 feet to the point of BEGINNING of the land to be described; thence South 1 degree 42 minutes 10 seconds East 150.00 feet; thence North 88 degrees 43 minutes 00 seconds East 87.84 feet to the westerly Right of Way line of State Highway 84, as now laid out and constructed; thence southwesterly 203.02 feet along a non-tangential curve to the right, having a radius of 1105.17 feet, a central angle of 10 degrees 31 minutes 32 seconds and the chord of said curve bears South 23 degrees 58 minutes 17 seconds West for a distance of 202.74 feet; thence South 1 degree 42 minutes 10 seconds East 326.63 feet; thence North 60 degrees 09 minutes 10 seconds West 955 feet; more or less, to the water's edge of Woman Lake; thence northeasterly approximately 263 feet along said water's edge of Woman Lake to the line that bears South 88 degrees 38 minutes 00 seconds West from the point of beginning; thence North 88 degrees 38 minutes 00 seconds East 608 feet, more or less, to the point of beginning.

BOUNDARY LINE AGREEMENT PER DOCUMENT NO. 216259

Commencing at the northeast corner of Government Lot Three (3), Section Twenty (20), Township One hundred forty (140) North, Range Twenty-eight (28) West; thence south 0° 05' west 1306.30 feet to the point of beginning of the line to be described; thence south 88° 38' west 608 feet, more or less, to the shore of Woman Lake and there ending. For purposes of this description, the north line of said Lot Three (3) is considered a due east-west line.

PROPOSED BOUNDARY DESCRIPTIONS:

TRACT A
That part of Government Lot 4, Section 20, Township 140 North, Range 28 West, Cass County, Minnesota, described as follows: Commencing at the Northeast corner of Government Lot 3, said section and assuming the north line of said Government Lot 3 bears South 89 degrees 24 minutes 39 seconds West; thence South 00 degrees 30 minutes 21 seconds East 1306.30 feet to the line described in the Boundary Line Agreement, Document Number 216259; thence South 88 degrees 02 minutes 39 seconds West along said Boundary Line 274.26 feet to the point of beginning of the tract to be herein described; thence South 24 degrees 23 minutes 36 seconds West 173.76 feet; thence South 88 degrees 44 minutes 22 seconds West 90.00 feet; thence North 71 degrees 12 minutes 22 seconds West 250.4 feet; thence North 88 degrees 44 minutes 22 seconds West 90.00 feet; thence South 88 degrees 44 minutes 22 seconds West 90.00 feet; thence North 71 degrees 12 minutes 22 seconds West 250.4 feet, more or less, to the shoreline of Woman Lake; thence northeasterly along said shoreline to the intersection with said Boundary Line; thence North 88 degrees 02 minutes 39 seconds East along said Boundary Line 325 feet, more or less, to the point of beginning.

Together with an easement for ingress and egress purposes over and across said Government Lot 4, described as follows: Commencing at the Northeast corner of Government Lot 3, said county and assuming the north line of said Government Lot 3 bears South 89 degrees 24 minutes 39 seconds West; thence South 00 degrees 30 minutes 21 seconds East 1306.30 feet to the line described in the Boundary Line Agreement, Document Number 216259; thence South 88 degrees 02 minutes 39 seconds West along said Boundary Line 274.26 feet; thence South 24 degrees 23 minutes 36 seconds West 134.54 feet to the point of beginning of the easement tract to be herein described; thence South 41 degrees 33 minutes 54 seconds East 74.63 feet; thence South 63 degrees 46 minutes 45 seconds East 252.61 feet; thence South 79 degrees 56 minutes 38 seconds East 37.18 feet; thence North 89 degrees 18 minutes 46 seconds East 33.88 feet to the westerly right-of-way line of State Highway #84; thence South 32 degrees 56 minutes 42 seconds West along said right-of-way line 41.00 feet; thence South 33 degrees 41 minutes 21 seconds West along said right-of-way line 31.09 feet; thence North 55 degrees 18 minutes 19 seconds West 87.26 feet; thence North 63 degrees 46 minutes 45 seconds West 229.86 feet; thence North 41 degrees 33 minutes 54 seconds West 66.38 feet to the intersection with a line bearing South 24 degrees 23 minutes 36 seconds West from the point of beginning; thence North 24 degrees 23 minutes 36 seconds East 36.13 feet, more or less, to the point of beginning.

Also subject to easements, restrictions and reservations of record.

REMNANT TRACT

That part of the North Half (N 1/2) of Section 20, Township 140 North, Range 28 West of the 5th Principal Meridian, described as follows:
Commencing at the northeast corner of said Section 20; thence South 89 degrees 47 minutes 01 second West 2710.75 feet, initial bearing assigned, to the northeast corner of Government Lot 3 of said Section 20; thence South 0 degrees 05 minutes 00 seconds West 1006.15 feet; thence South 1 degree 03 minutes 28 seconds West 246.32 feet; thence South 1 degree 39 minutes 25 seconds East 49.83 feet to the point of BEGINNING of the land to be described; thence South 1 degree 42 minutes 10 seconds East 150.00 feet; thence North 88 degrees 43 minutes 00 seconds East 87.84 feet to the westerly Right of Way line of State Highway 84, as now laid out and constructed; thence southwesterly 203.02 feet along a non-tangential curve to the right, having a radius of 1105.17 feet, a central angle of 10 degrees 31 minutes 32 seconds and the chord of said curve bears South 23 degrees 58 minutes 17 seconds West for a distance of 202.74 feet; thence South 1 degree 42 minutes 10 seconds East 326.63 feet; thence North 60 degrees 09 minutes 10 seconds West 955 feet; more or less, to the water's edge of Woman Lake; thence northeasterly approximately 263 feet along said water's edge of Woman Lake to the line that bears South 88 degrees 38 minutes 00 seconds West from the point of beginning; thence North 88 degrees 38 minutes 00 seconds East 608 feet, more or less, to the point of beginning.

EXCEPT
That part of Government Lot 4, Section 20, Township 140 North, Range 28 West, Cass County, Minnesota, described as follows: Commencing at the Northeast corner of Government Lot 3, said section and assuming the north line of said Government Lot 3 bears South 89 degrees 24 minutes 39 seconds West; thence South 00 degrees 30 minutes 21 seconds East 1306.30 feet to the line described in the Boundary Line Agreement, Document Number 216259; thence South 88 degrees 02 minutes 39 seconds West along said Boundary Line 274.26 feet to the point of beginning of the tract to be herein described; thence South 24 degrees 23 minutes 36 seconds West 173.76 feet; thence South 88 degrees 44 minutes 22 seconds West 90.00 feet; thence North 71 degrees 12 minutes 22 seconds West 250.4 feet; thence North 88 degrees 44 minutes 22 seconds West 90.00 feet; thence South 88 degrees 44 minutes 22 seconds West 90.00 feet; thence North 71 degrees 12 minutes 22 seconds West 250.4 feet, more or less, to the shoreline of Woman Lake; thence northeasterly along said shoreline to the intersection with said Boundary Line; thence North 88 degrees 02 minutes 39 seconds East along said Boundary Line 325 feet, more or less, to the point of beginning.

Subject to Boundary Line Agreement per Document Number 216259.

AND
Subject to and together with an easement for ingress and egress purposes over and across said Government Lot 4 describes as follows: Commencing at the Northeast corner of Government Lot 3, said county and assuming the north line of said Government Lot 3 bears South 89 degrees 24 minutes 39 seconds West; thence South 00 degrees 30 minutes 21 seconds East 1306.30 feet to the line described in the Boundary Line Agreement, Document Number 216259; thence South 88 degrees 02 minutes 39 seconds West along said Boundary Line 274.26 feet; thence South 24 degrees 23 minutes 36 seconds West 134.54 feet to the point of beginning of the easement tract to be herein described; thence South 41 degrees 33 minutes 54 seconds East 74.63 feet; thence South 63 degrees 46 minutes 45 seconds East 252.61 feet; thence South 79 degrees 56 minutes 38 seconds East 37.18 feet; thence North 89 degrees 18 minutes 46 seconds East 33.88 feet to the westerly right-of-way line of State Highway #84; thence South 32 degrees 56 minutes 42 seconds West along said right-of-way line 41.00 feet; thence South 33 degrees 41 minutes 21 seconds West along said right-of-way line 31.09 feet; thence North 55 degrees 18 minutes 19 seconds West 87.26 feet; thence North 63 degrees 46 minutes 45 seconds West 229.86 feet; thence North 41 degrees 33 minutes 54 seconds West 66.38 feet to the intersection with a line bearing South 24 degrees 23 minutes 36 seconds West from the point of beginning; thence North 24 degrees 23 minutes 36 seconds East 36.13 feet, more or less, to the point of beginning.

Also subject to easements, restrictions and reservations of record.

30206 Reamunson Road Suite 1 P. O. Box 874 Pequot Lakes, MN 56672 218-668-4940 www.stonermark.com			
HEREBY CERTIFY THAT THIS SURVEY PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A DAILY LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA <i>Colleen M. Miller</i> 4/4/2022 DATE		LIC. NO. 44881	
PROJECT NO.:	17057-1	DATE:	4-4-2022
FILE NAME:	C:\17057-1.dwg	SCALE:	HORZ. 1"=40'
CHECKED BY:	CMH	FIELD BOOK:	BOOK 441
DRAWN BY:	RJF	VERT.:	NONE
PROJECT MANAGER:	CMH	DATE:	4-4-2022
CHECKED BY:	CMH	SCALE:	HORZ. 1"=40'
DRAWN BY:	RJF	FIELD BOOK:	BOOK 441
CERTIFICATE OF SURVEY	Loren Mony 1709 Trail Bend Drive P.O. Box 115 Switzer, IA 52338	DATE:	4-4-2022
SHEET	1 OF 1	SCALE:	HORZ. 1"=40'