

# CERTIFICATE OF SURVEY

For Tim Kopen

PART OF GOVERNMENT LOT 9,  
SECTION 6, TOWNSHIP 140 NORTH, RANGE 25 WEST, 5TH P.M.,  
CASS COUNTY, MINNESOTA.

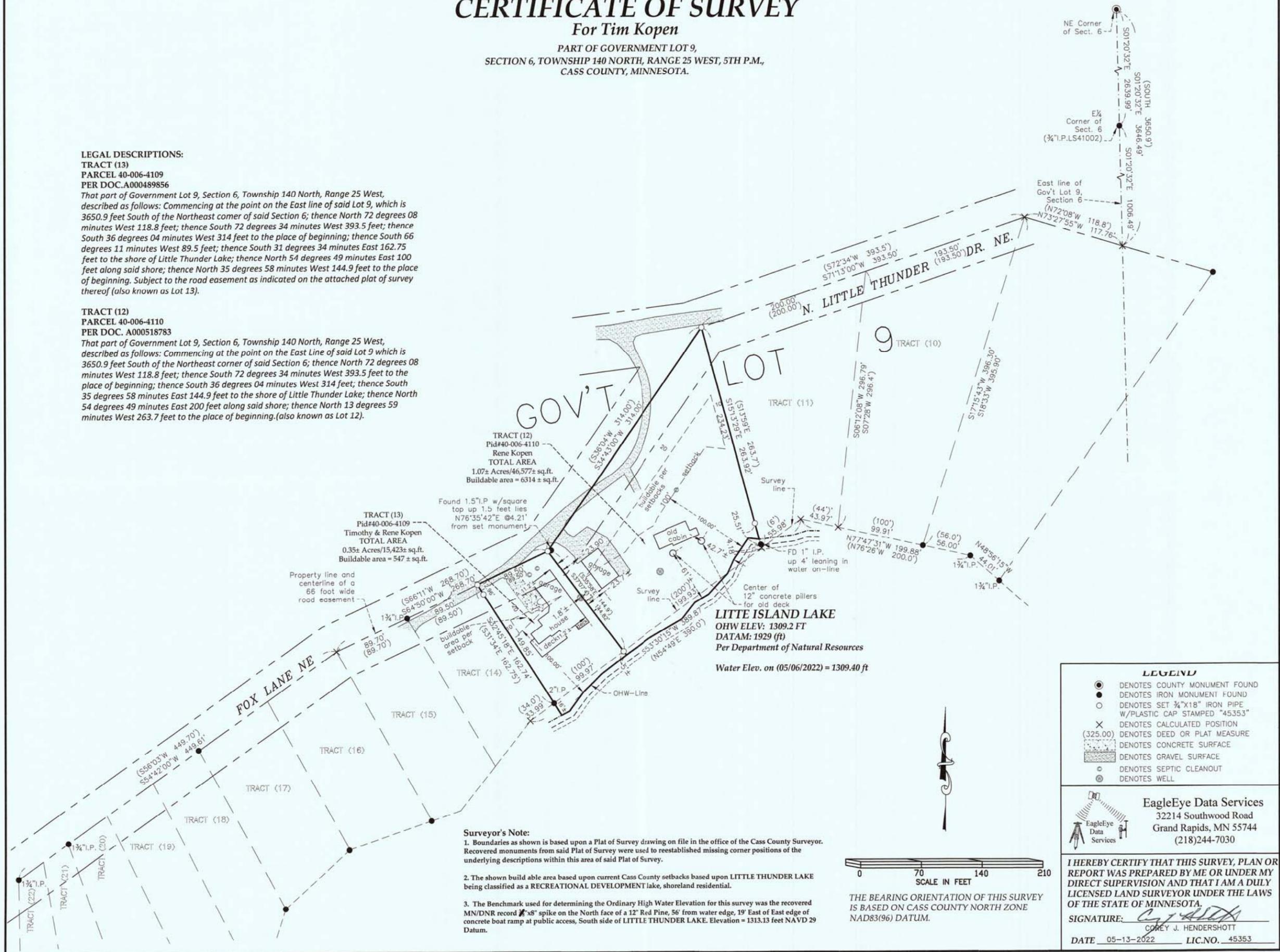
**LEGAL DESCRIPTIONS:**

**TRACT (13)**  
**PARCEL 40-006-4109**  
**PER DOC. A000489856**

That part of Government Lot 9, Section 6, Township 140 North, Range 25 West, described as follows: Commencing at the point on the East line of said Lot 9, which is 3650.9 feet South of the Northeast corner of said Section 6; thence North 72 degrees 08 minutes West 118.8 feet; thence South 72 degrees 34 minutes West 393.5 feet; thence South 36 degrees 04 minutes West 314 feet to the place of beginning; thence South 66 degrees 11 minutes West 89.5 feet; thence South 31 degrees 34 minutes East 162.75 feet to the shore of Little Thunder Lake; thence North 54 degrees 49 minutes East 100 feet along said shore; thence North 35 degrees 58 minutes West 144.9 feet to the place of beginning. Subject to the road easement as indicated on the attached plat of survey thereof (also known as Lot 13).

**TRACT (12)**  
**PARCEL 40-006-4110**  
**PER DOC. A000518783**

That part of Government Lot 9, Section 6, Township 140 North, Range 25 West, described as follows: Commencing at the point on the East Line of said Lot 9 which is 3650.9 feet South of the Northeast corner of said Section 6; thence North 72 degrees 08 minutes West 118.8 feet; thence South 72 degrees 34 minutes West 393.5 feet to the place of beginning; thence South 36 degrees 04 minutes West 314 feet; thence South 35 degrees 58 minutes East 144.9 feet to the shore of Little Thunder Lake; thence North 54 degrees 49 minutes East 200 feet along said shore; thence North 13 degrees 59 minutes West 263.7 feet to the place of beginning. (also known as Lot 12).



**Surveyor's Note:**

- Boundaries as shown is based upon a Plat of Survey drawing on file in the office of the Cass County Surveyor. Recovered monuments from said Plat of Survey were used to reestablished missing corner positions of the underlying descriptions within this area of said Plat of Survey.
- The shown build able area based upon current Cass County setbacks based upon LITTLE THUNDER LAKE being classified as a RECREATIONAL DEVELOPMENT lake, shoreland residential.
- The Benchmark used for determining the Ordinary High Water Elevation for this survey was the recovered MN/DNR record 8" x 8" spike on the North face of a 12" Red Pine, 56' from water edge, 19' East of East edge of concrete boat ramp at public access, South side of LITTLE THUNDER LAKE. Elevation = 1313.13 feet NAVD 29 Datum.

**LEGEND**

- DENOTES COUNTY MONUMENT FOUND
- DENOTES IRON MONUMENT FOUND
- DENOTES SET 3/4"x1/8" IRON PIPE W/PLASTIC CAP STAMPED "45353"
- × DENOTES CALCULATED POSITION
- (325.00) DENOTES DEED OR PLAT MEASURE
- ▨ DENOTES CONCRETE SURFACE
- ▩ DENOTES GRAVEL SURFACE
- DENOTES SEPTIC CLEANOUT
- ⊙ DENOTES WELL

**EagleEye Data Services**  
32214 Southwood Road  
Grand Rapids, MN 55744  
(218)244-7030

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.

SIGNATURE: *Corey J. Hendershott*  
COREY J. HENDERSHOTT  
DATE 05-13-2022 LIC. NO. 45353