

CERTIFICATE OF SURVEY

For William Bensen

LOTS 4 & 5, BLOCK ONE, CEDAR BEACH FIRST ADDITION,
GOVERNMENT LOT 4, SECTION 9,
TOWNSHIP 140 NORTH, RANGE 26 WEST, 4TH P.M.,
CASS COUNTY, MINNESOTA.

Legal Description:

LOT 4, BLOCK ONE, CEDAR BEACH FIRST ADDITION, according to the recorded plat thereof in the office of the County Recorder, Cass County, Minnesota.

and

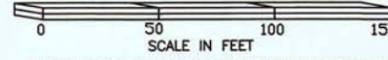
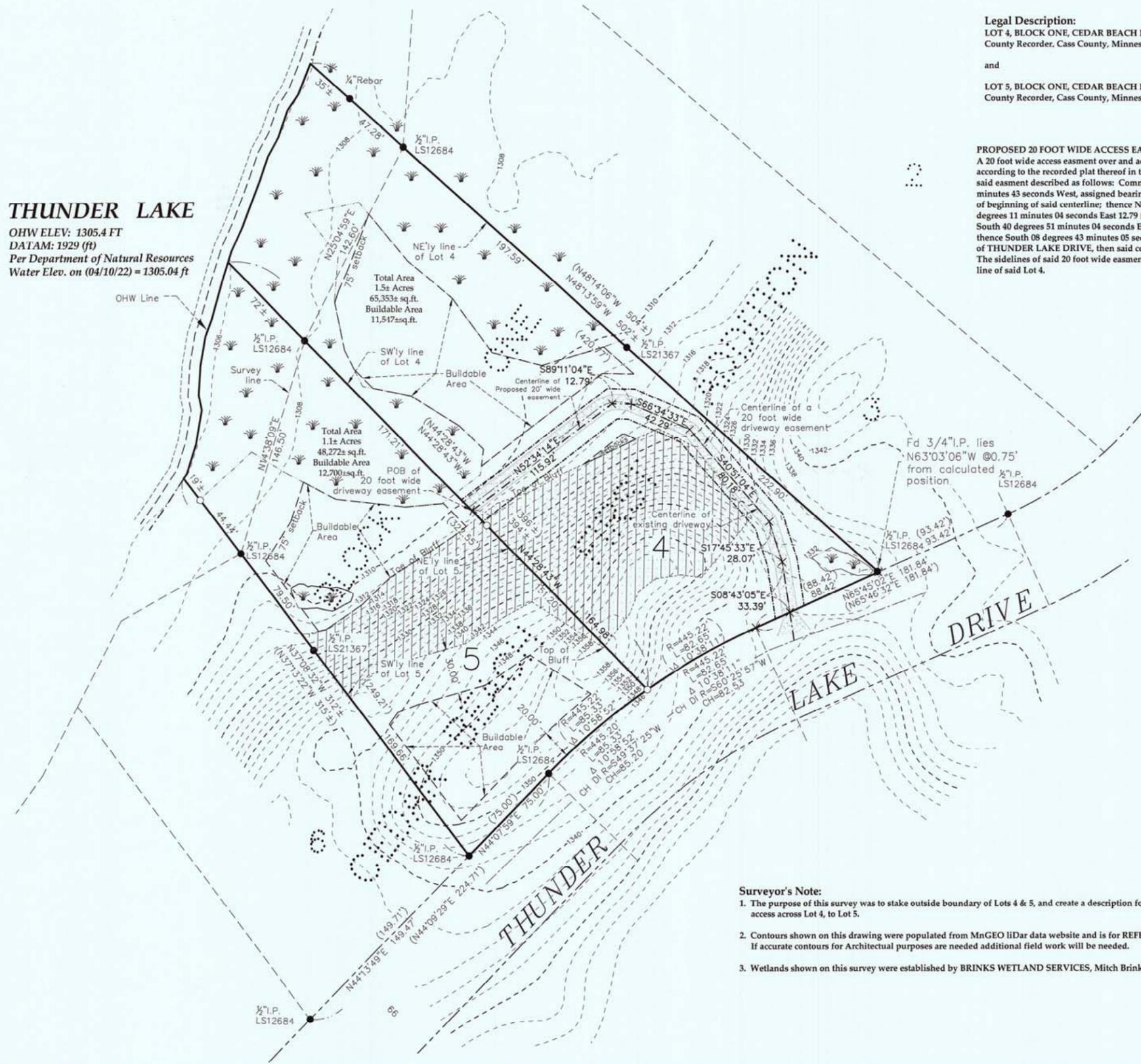
LOT 5, BLOCK ONE, CEDAR BEACH FIRST ADDITION, according to the recorded plat thereof in the office of the County Recorder, Cass County, Minnesota.

PROPOSED 20 FOOT WIDE ACCESS EASEMENT

A 20 foot wide access easement over and across that part of Lot 4, Block One, CEDAR BEACH FIRST ADDITION, according to the recorded plat thereof in the office of County Recorder, Cass County, Minnesota, the centerline of said easment described as follows: Commencing at the most southerly corner of said Lot 4, thence North 44 degrees 28 minutes 43 seconds West, assigned bearing, along the southwest line of said Lot 4, a distance of 164.98 feet, to the point of beginning of said centerline; thence North 52 degrees 34 minutes 14 seconds East 115.92 feet; thence South 89 degrees 11 minutes 04 seconds East 12.79 feet; thence South 66 degrees 34 minutes 33 seconds East 42.29 feet; thence South 40 degrees 51 minutes 04 seconds East 80.18 feet; thence South 17 degrees 45 minutes 33 seconds East 28.07 feet; thence South 08 degrees 43 minutes 05 seconds East 33.39 feet, to the southeasterly line, a.k.a. northerly right of way line of THUNDER LAKE DRIVE, then said centerline terminates. The sidelines of said 20 foot wide easment shall be prolonged or shortened at the southwesterly line and southeasterly line of said Lot 4.

THUNDER LAKE

OHW ELEV: 1305.4 FT
DATUM: 1929 (ft)
Per Department of Natural Resources
Water Elev. on (04/10/22) = 1305.04 ft



THE BEARING ORIENTATION OF THIS SURVEY IS BASED ON THE SOUTHWESTERLY LINE OF LOT 4, BLOCK ONE, CEDAR BEACH FIRST ADDITION IS ASSIGNED TO BEAR N44°28'43"W.

LEGEND

- DENOTES IRON MONUMENT FOUND
- DENOTES SET 3/4"x18" IRON PIPE W/PLASTIC CAP STAMPED "45353"
- × DENOTES CALCULATED POSITION
- (325.00) DENOTES DEED OR PLAT MEASURE
- DENOTES EXISTING DRIVEWAY
- DENOTES BLUFF AREA
- DENOTES DELINEATED WETLAND

- Surveyor's Note:**
- The purpose of this survey was to stake outside boundary of Lots 4 & 5, and create a description for legal access across Lot 4, to Lot 5.
 - Contours shown on this drawing were populated from MnGEO lidar data website and is for REFERENCE used only. If accurate contours for Architectural purposes are needed additional field work will be needed.
 - Wetlands shown on this survey were established by BRINKS WETLAND SERVICES, Mitch Brinks, (#1007).

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 05-02-2022 LIC. NO. 45353