

LEGAL DESCRIPTION: (PER DOCUMENT # A000662673)

That part of Government Lot Three (3), Section Twenty-five (25), Township One Hundred Thirty-nine (139), Range Thirty-one (31), lying Easterly of County Road 116 as now laid out and constructed, described as follows: Commencing at the Northwest corner of said Government Lot 3; thence South 87 degrees 27 minutes 56 seconds East 696.04 feet, initial bearing assigned, along the North line of said Government Lot 3 to the Easterly right of way line of said County Road 116; thence South 17 degrees 59 minutes 34 seconds West 116.52 feet along said Easterly right of way line to the point of beginning of the land to be described; thence continuing South 17 degrees 59 minutes 34 seconds West 283.48 feet, along said right of way line; thence South 75 degrees 14 minutes 23 seconds East 365 feet, more or less, to the water's edge of Pine Mountain Lake; thence Northerly along said water's edge of Pine Mountain Lake to the line that bears South 72 degrees 13 minutes 35 seconds East from the point of beginning; thence North 72 degrees 13 minutes 35 seconds West 370.00 feet, more or less, to the point of beginning; and that part of Government Lot Three (3), Section Twenty-five (25), Township One Hundred Thirty-nine (139), Range Thirty-one (31) West of the Fifth Principal Meridian, lying Westerly of the Easterly right of way line of County Road 116 as now laid out and constructed, described as follows: Beginning at the Northwest corner of said Government Lot 3; thence South 87 degrees 27 minutes 56 seconds East 696.04 feet, initial bearing assigned, along the North line of said Government Lot 3 to said Easterly right of way line of County Road 116; thence South 17 degrees 59 minutes 34 seconds West 400.00 feet along said Easterly right of way line; thence North 87 degrees 27 minutes 56 seconds West 581.67 feet to the West line of said Government Lot 3; thence North 1 degree 22 minutes 54 seconds East 385.61 feet to the point of beginning.

GENERAL NOTES

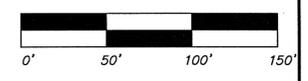
- No search for easements or restrictions, recorded or unrecorded, was made by the Surveyor.
- Bearings shown are based upon the Cass County Coordinate System.
- The underground utilities shown have been located from field survey information. The surveyor makes no guarantees that the utilities shown comprise all such utilities in the area, either in service or abandoned.
- The Wetlands were delineated by Brinks Wetland Service on 5/3/23.
- The septic compliance and suitability were completed by Ray Shrupp in May of 2023.

PROPOSED PARCEL A LEGAL DESCRIPTION

That part of Government Lot 3, Section 25, Township 139, Range 31, Cass County Minnesota, described as follows: Commencing at the Northwest corner of Government Lot 3; thence South 87 degrees 27 minutes 56 seconds East, assumed bearing along the North line of said Government Lot 3, a distance of 696.04 feet; thence South 17 degrees 59 minutes 34 seconds West, a distance of 116.52 feet to the point of beginning; thence return North 17 degrees 59 minutes 34 seconds East, a distance of 116.52 feet; thence return North 87 degrees 27 minutes 56 seconds West, a distance of 696.04 feet to said Northwest corner of Government Lot 3; thence South 01 degree 22 minutes 54 seconds West along the West line of said Government Lot 3, a distance of 386.61 feet; thence South 87 degrees 27 minutes 56 seconds East, a distance of 581.67 feet; thence North 17 degrees 59 minutes 34 seconds East, a distance of 183.48 feet; thence South 72 degrees 13 minutes 35 seconds East, a distance of 357 feet more or less to the shore of Pine Mountain Lake; thence Northeasterly along the shore of Pine Mountain Lake to the intersection with a line that bears South 72 degrees 13 minutes 35 seconds East from the point of beginning; thence North 72 degrees 18 minutes 11 seconds West, a distance of 385 feet more or less to the point of beginning.

PROPOSED PARCEL B LEGAL DESCRIPTION

That part of Government Lot 3, Section 25, Township 139, Range 31, Cass County Minnesota, described as follows: Commencing at the Northwest corner of Government Lot 3; thence South 87 degrees 27 minutes 56 seconds East, assumed bearing along the North line of said Government Lot 3, a distance of 696.04 feet; thence South 17 degrees 59 minutes 34 seconds West, a distance of 216.52 feet to the point of beginning; thence continue South 17 degrees 59 minutes 34 seconds West, a distance of 183.48 feet; thence South 75 degrees 14 minutes 23 seconds East, a distance of 361 feet more or less to the shore of Pine Mountain Lake; thence Northeasterly along the shore of Pine Mountain Lake to the intersection with a line that bears South 72 degrees 18 minutes 11 seconds East from the point of beginning; thence North 72 degrees 18 minutes 11 seconds West, a distance of 357 feet more or less to the point of beginning.



Lakes Area SURVEYING LLC.
 24314 SMILEY ROAD, SUITE C
 NISSWA, MN 56468
 OFFICE (218) 961-0090

I hereby certify that this plan 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 T. Strus
 Terry T. Strus
 Date: 4/20/23 License No. 50319

Revisions:

Crew: EAN
 Checked: PDH
 Drawn: TTS
 Record Drawing by/date: TTS

Prepared for:
Cary Shoutz
 544 Pine Mountain Lake Rd.
 Backus, MN 56435

**Part of Gov't Lot 3
 Sec. 25, Twp. 139,
 Rge. 31**
 Cass County, Minnesota

Date: 4/20/23 23-060 CTF01.dwg

CERTIFICATE OF SURVEY