

PROPOSED PARCEL A
 AREA = +/- 57,254 SQ FT 1.31 ACRES
 BUILDABLE AREA = 27,149 SQ FT

PROPOSED PARCEL B
 AREA = +/- 110,439 SQ FT 2.53 ACRES
 BUILDABLE AREA = 63,523 SQ FT

EXISTING LEGAL DESCRIPTION: (PER DOCUMENT # A000675775)

Lot Five (5), Enger's Hardwood Shores, Cass County, Minnesota.

PROPOSED PARCEL A LEGAL DESCRIPTION:

That part of Lot 5, Enger's Hardwood Shores, Cass County, Minnesota, lying northerly of the following described line: Commencing at the most westerly corner of said Lot 5; thence North 39 degrees 57 minutes 08 seconds East, assumed bearing, along the westerly line of said Lot 5, a distance of 140.00 feet; thence North 13 degrees 47 minutes 35 seconds East, along the westerly line of said Lot 5, a distance of 87.26 feet to the point of beginning of the line to be described; thence South 65 degrees 15 minutes 05 seconds East, a distance of 339.07 feet; thence South 78 degrees 13 minutes 51 seconds East, a distance of 143 feet more or less to the shore of Blackwater Lake and said line there terminating.

PROPOSED PARCEL B LEGAL DESCRIPTION:

That part of Lot 5, Enger's Hardwood Shores, Cass County, Minnesota, lying southerly of the following described line: Commencing at the most westerly corner of said Lot 5; thence North 39 degrees 57 minutes 08 seconds East, assumed bearing, along the westerly line of said Lot 5, a distance of 140.00 feet; thence North 13 degrees 47 minutes 35 seconds East, along the westerly line of said Lot 5, a distance of 87.26 feet to the point of beginning of the line to be described; thence South 65 degrees 15 minutes 05 seconds East, a distance of 339.07 feet; thence South 78 degrees 13 minutes 51 seconds East, a distance of 143 feet more or less to the shore of Blackwater Lake and said line there terminating.

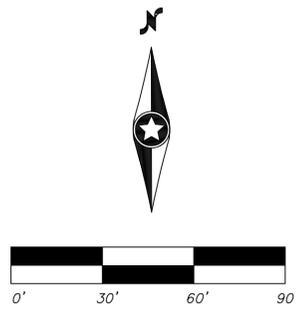
BLACKWATER LAKE
 RECREATIONAL DEVELOPMENT LAKE

LEGEND

- WETLAND DELINEATED
- POWER POLE
- DENOTES FOUND MONUMENT
- DENOTES SET 1/2"x14" IRON PIPE WITH CAP # 50319
- DENOTES TELEPHONE BOX

GENERAL NOTES

1. No search for easements or restrictions, recorded or unrecorded, was made by the Surveyor.
2. Bearings shown are based upon the Cass County Coordinate System.
3. 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.
4. The wetlands were delineated by Brinks Wetland Service on 9/28/23.
5. Total area of subject property: +/- 167,693 Sq. Ft. / 3.84 Acres.
6. PID - 51-492-0145
7. For the purpose of this survey only a portion of the property was contoured to define the top of bluff.



Lakes Area SURVEYING LLC
 24314 SMILEY ROAD, SUITE C
 NISSWA, MN 56465
 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: 10/4/23 License No. 50319

| Revisions: | Crew: |
|------------|-------------------------|
| 10-19-23 | EAN |
| | Checked: PDH |
| | Drawn: TTS |
| | Record Drawing by/date: |

Prepared for:
Jerome Gustafson
 707 28th St NW
 Hackensack, MN 56452

ENGER'S HARDWOOD SHORES
 Cass County, Minnesota

Date: 10/4/23

CERTIFICATE OF SURVEY