

CERTIFICATE OF SURVEY
 OF PART OF LOT 3
 SUNSET BEACH
 AITKIN COUNTY, MINNESOTA

TRACT 'A'

THAT PART OF LOT 3, SUNSET BEACH, ACCORDING TO THE PLAT OF RECORD ON FILE IN THE OFFICE OF THE COUNTY RECORDER, IN AND FOR AITKIN COUNTY, MINNESOTA DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 8, SELMAR'S ADDITION TO SUNSET BEACH, ACCORDING TO THE PLAT OF RECORD ON FILE IN THE OFFICE OF THE COUNTY RECORDER, IN AND FOR SAID COUNTY AND STATE, THENCE SOUTH 81 DEGREES 26 MINUTES 18 SECONDS EAST, ASSUMED BEARING, 66.04 FEET ALONG THE NORTH LINE OF SAID LOT 3, THENCE SOUTH 06 DEGREES 26 MINUTES 21 SECONDS WEST 35.02 FEET TO THE SOUTH LINE OF THE NORTH 35.00 FEET OF SAID LOT 3, THENCE NORTH 81 DEGREES 26 MINUTES 18 SECONDS WEST 33.02 FEET ALONG SAID SOUTH LINE OF THE NORTH 35.00 FEET, THENCE SOUTH 06 DEGREES 26 MINUTES 21 SECONDS WEST 103.07 FEET, THENCE NORTH 81 DEGREES 26 MINUTES 18 SECONDS WEST 439.01 FEET, MORE OR LESS, TO THE SHORE OF MILLE LACS LAKE; THENCE NORTHERLY ALONG SAID SHORE TO ITS INTERSECTION WITH THE SOUTH LINE OF THE NORTH 35.00 FEET OF SAID LOT 3, THENCE SOUTH 81 DEGREES 26 MINUTES 18 SECONDS EAST 397.14 FEET, MORE OR LESS, ALONG SAID SOUTH LINE OF THE NORTH 35.00 FEET TO ITS INTERSECTION WITH THE SOUTHERLY PROJECTION OF THE WEST LINE OF THE 66 FOOT ROAD, SAID SELMAR'S ADDITION TO SUNSET BEACH; THENCE NORTH 06 DEGREES 26 MINUTES 21 SECONDS EAST 35.02 FEET ALONG SAID SOUTHERLY PROJECTION TO THE POINT OF BEGINNING.

SUBJECT TO A 33.00 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS PURPOSES ACROSS THAT PART OF SAID LOT 3 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 8, SAID SELMAR'S ADDITION TO SUNSET BEACH, THENCE SOUTH 81 DEGREES 26 MINUTES 18 SECONDS EAST 33.02 FEET ALONG THE NORTH LINE OF SAID LOT 3, THENCE SOUTH 06 DEGREES 26 MINUTES 21 SECONDS WEST 138.09 FEET, THENCE NORTH 81 DEGREES 26 MINUTES 18 SECONDS WEST 33.02 FEET, THENCE NORTH 06 DEGREES 26 MINUTES 21 SECONDS EAST 138.09 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AN EASEMENT DESCRIBED IN THE DEED FILED AS DOCUMENT NO. 423586 IN THE AITKIN COUNTY RECORDER'S OFFICE.

SUBJECT TO ANY OTHER EASEMENTS, RESTRICTIONS OR RESERVATIONS OF RECORD.

TRACT 'B'

THAT PART OF LOT 3, SUNSET BEACH, ACCORDING TO THE PLAT OF RECORD ON FILE IN THE OFFICE OF THE COUNTY RECORDER, IN AND FOR AITKIN COUNTY, MINNESOTA DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 8, SELMAR'S ADDITION TO SUNSET BEACH, ACCORDING TO THE PLAT OF RECORD ON FILE IN THE OFFICE OF THE COUNTY RECORDER, IN AND FOR SAID COUNTY AND STATE, THENCE SOUTH 81 DEGREES 26 MINUTES 18 SECONDS EAST, ASSUMED BEARING, 33.02 FEET ALONG THE NORTH LINE OF SAID LOT 3, THENCE SOUTH 06 DEGREES 26 MINUTES 21 SECONDS WEST 138.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 06 DEGREES 26 MINUTES 21 SECONDS WEST 138.10 FEET TO THE SOUTH LINE OF THE NORTH 276.00 FEET OF SAID LOT 3, THENCE NORTH 81 DEGREES 26 MINUTES 18 SECONDS WEST 478.85 FEET, MORE OR LESS, ALONG THE SOUTH LINE OF THE NORTH 276.00 FEET OF SAID LOT 3 TO THE SHORE OF MILLE LACS LAKE; THENCE NORTHERLY ALONG SAID SHORE TO ITS INTERSECTION WITH A LINE BEARING NORTH 81 DEGREES 26 MINUTES 18 SECONDS WEST FROM THE POINT OF BEGINNING, THENCE SOUTH 81 DEGREES 26 MINUTES 18 SECONDS EAST 439.01 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TOGETHER WITH A 33.00 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS PURPOSES ACROSS THAT PART OF SAID LOT 3 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 8, SELMAR'S ADDITION TO SUNSET BEACH, THENCE SOUTH 81 DEGREES 26 MINUTES 18 SECONDS EAST 33.02 FEET ALONG THE NORTH LINE OF SAID LOT 3, THENCE SOUTH 06 DEGREES 26 MINUTES 21 SECONDS WEST 138.09 FEET, THENCE NORTH 81 DEGREES 26 MINUTES 18 SECONDS WEST 33.02 FEET, THENCE NORTH 06 DEGREES 26 MINUTES 18 SECONDS EAST 138.09 FEET TO THE POINT OF BEGINNING.

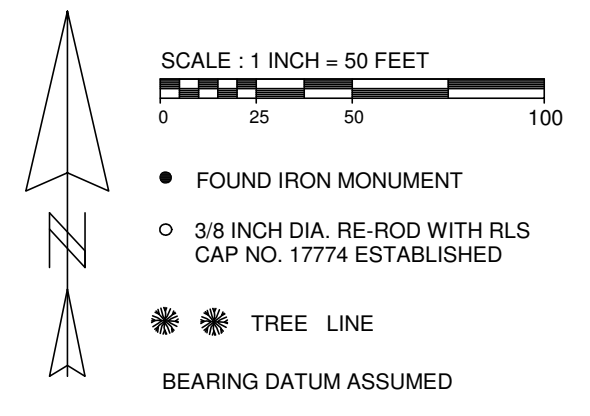
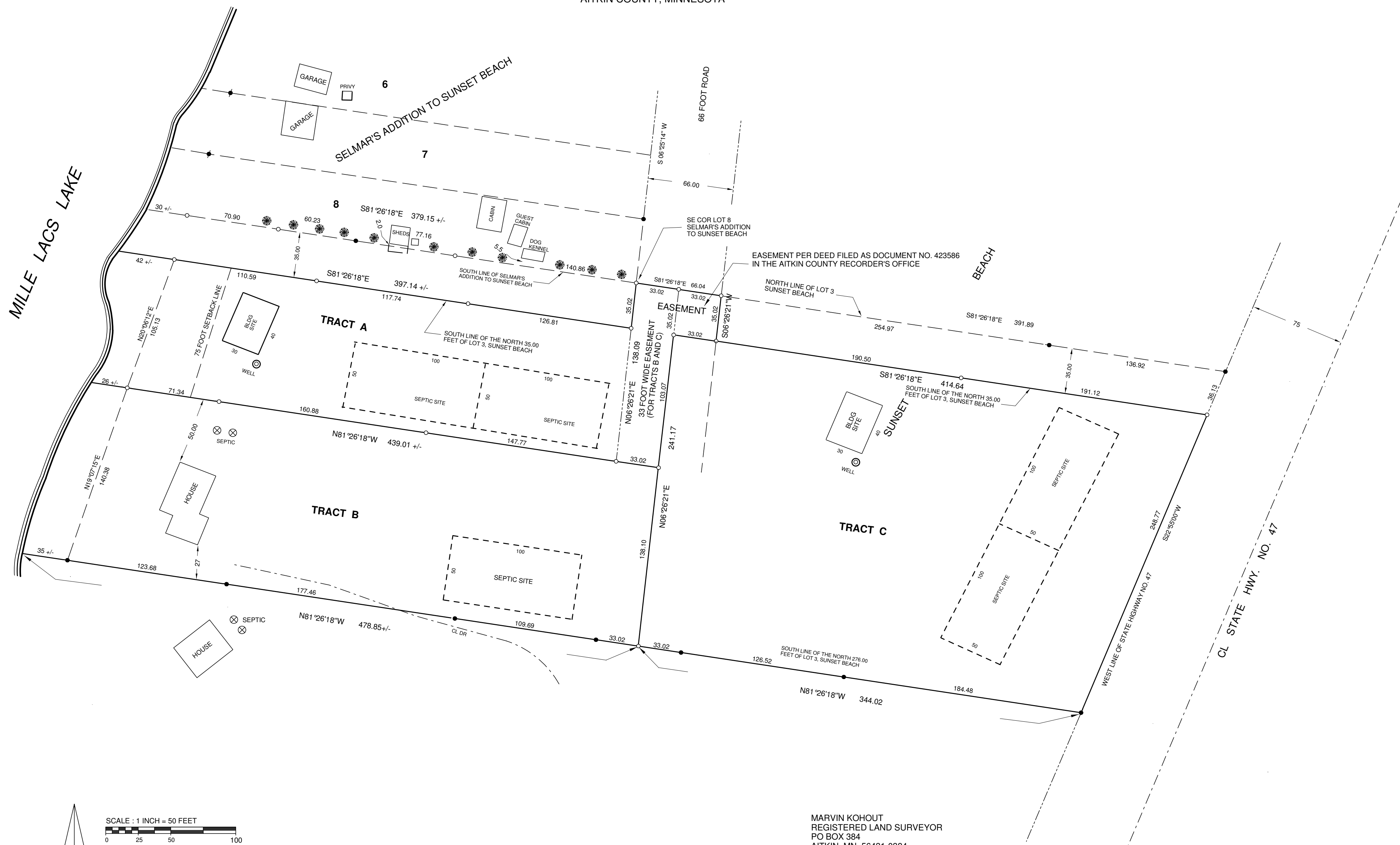
SUBJECT TO ANY EASEMENTS, RESTRICTIONS OR RESERVATIONS OF RECORD.

TRACT 'C'

THAT PART OF LOT 3, SUNSET BEACH, ACCORDING TO THE PLAT OF RECORD ON FILE IN THE OFFICE OF THE COUNTY RECORDER, IN AND FOR AITKIN COUNTY, MINNESOTA DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 8, SELMAR'S ADDITION TO SUNSET BEACH, ACCORDING TO THE PLAT OF RECORD ON FILE IN THE OFFICE OF THE COUNTY RECORDER, IN AND FOR SAID COUNTY AND STATE, THENCE SOUTH 81 DEGREES 26 MINUTES 18 SECONDS EAST, ASSUMED BEARING, 33.02 FEET ALONG THE NORTH LINE OF SAID LOT 3, THENCE SOUTH 06 DEGREES 26 MINUTES 21 SECONDS WEST 35.02 FEET TO THE SOUTH LINE OF THE NORTH 35.00 FEET OF SAID LOT 3, THE POINT OF BEGINNING, THENCE SOUTH 81 DEGREES 26 MINUTES 18 SECONDS EAST 414.64 FEET ALONG SAID SOUTH LINE OF THE NORTH 35.00 FEET TO THE WEST LINE OF STATE HIGHWAY NUMBER 47, THENCE SOUTH 22 DEGREES 55 MINUTES 00 SECONDS WEST 248.77 FEET ALONG THE WEST LINE OF SAID HIGHWAY TO THE SOUTH LINE OF THE NORTH 276.00 FEET OF SAID LOT 3, THENCE NORTH 81 DEGREES 26 MINUTES 18 SECONDS WEST 343.96 FEET ALONG THE SOUTH LINE OF THE NORTH 276.00 FEET OF SAID LOT 3 TO THE LINE THAT BEARS SOUTH 06 DEGREES 26 MINUTES 21 SECONDS WEST FROM THE POINT OF BEGINNING, THENCE NORTH 06 DEGREES 26 MINUTES 21 SECONDS EAST 241.17 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 33 FOOT WIDE EASEMENT ACROSS THAT PART OF SAID LOT 3 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER CORNER OF LOT 8, SELMAR'S ADDITION TO SUNSET BEACH, THENCE SOUTH 81 DEGREES 26 MINUTES 18 SECONDS EAST 33.02 FEET ALONG THE NORTH LINE OF SAID LOT 3, THENCE SOUTH 06 DEGREES 26 MINUTES 21 SECONDS WEST 138.09 FEET, THENCE NORTH 81 DEGREES 26 MINUTES 18 SECONDS WEST 33.02 FEET, THENCE NORTH 06 DEGREES 26 MINUTES 21 SECONDS EAST 138.09 FEET TO THE POINT OF BEGINNING.

SUBJECT TO ANY EASEMENTS, RESTRICTIONS OR RESERVATIONS OF RECORD.



MARVIN KOHOUT
 REGISTERED LAND SURVEYOR
 PO BOX 384
 AITKIN, MN 56431-0384
 1-218-927-5452

I HEREBY CERTIFY THAT THIS SURVEY PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

 /s/ Marvin R. Kohout
 DATE 12/13/2018 REG. NO. 17774