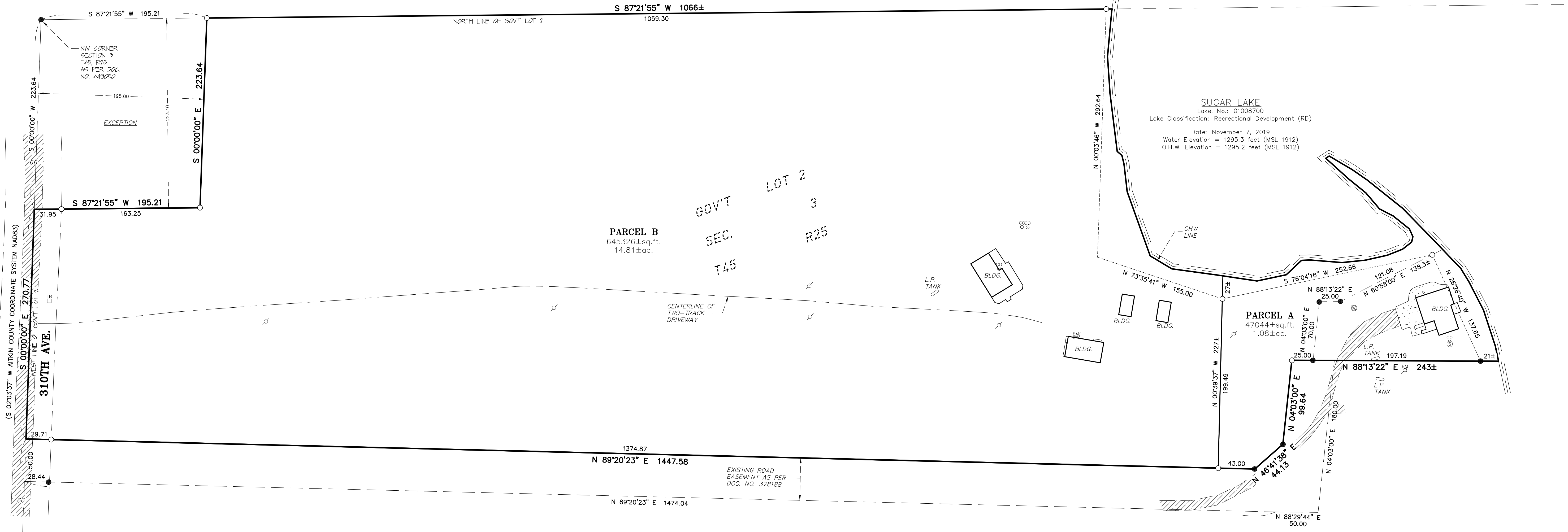


# CERTIFICATE OF SURVEY



**EXISTING DESCRIPTION A - (As Per Doc. No. 378188 - Wilkinson Parcel No.: 21-0-002800)**

That part of Government Lot 2 of Section 3, Township 45, Range 25, described as follows: Beginning at the northwest corner of said Government Lot 2; thence on an assumed bearing of South along the West line of said Government Lot 2 a distance of 544.41 feet; thence North 89 degrees 20 minutes 23 seconds East a distance of 1474.04 feet; thence North 88 degrees 29 minutes 44 seconds East a distance of 50.00 feet; thence North 04 degrees 03 minutes East a distance of 180.00 feet to the actual point of beginning of the tract to be described; thence South 88 degrees 13 minutes 22 seconds West a distance of 25.00 feet; thence North 04 degrees 03 minutes East a distance of 70.00 feet; thence North 88 degrees 13 minutes 22 seconds East a distance of 25.00 feet; thence North 60 degrees 58 minutes East a distance of 138.3 feet, more or less, to the shore line of Sugar Lake; thence southerly along said shore line to its intersection with a line bearing North 88 degrees 13 minutes 22 seconds East from the actual point of beginning; thence South 88 degrees 13 minutes 22 seconds West a distance of 222.55 feet, more or less, to the actual point of beginning.

Together with an easement for road purposes over the following described tract: Beginning at the Northwest corner of said Government Lot 2; thence on an assumed bearing of South along the West line of said Government Lot 2 a distance of 544.41 feet to the actual point of beginning of the easement to be described; thence North 89 degrees 20 minutes 23 seconds East a distance of 1474.04 feet; thence North 88 degrees 29 minutes 44 seconds East a distance of 50.00 feet; thence North 04 degrees 03 minutes East a distance of 180.00 feet; thence South 88 degrees 13 minutes 22 seconds West a distance of 50.00 feet; thence South 04 degrees 03 minutes West a distance of 99.64 feet; thence South 46 degrees 41 minutes 38 seconds West a distance of 44.13 feet; thence South 89 degrees 20 minutes 23 seconds West a distance of 1447.58 feet to the West line of said Government Lot 2; thence South along said West line a distance of 50.00 feet to the actual point of beginning.

**EXISTING DESCRIPTION B - (As Per Doc. No. 432877 - Barke Parcel No.: 21-0-003201)**

That part of Government Lot Two (2), Section Three (3), Township Forty-five (45), Range Twenty-five (25), described as follows: Beginning at the Northwest corner of said Government Lot 2; thence on an assumed bearing of South along the West Line of said Government Lot 2 a distance of 494.41 feet; thence North 89 degrees 20 minutes 23 seconds East a distance of 1474.04 feet; thence North 46 degrees 41 minutes 38 seconds East a distance of 44.13 feet; thence North 04 degrees 03 minutes East a distance of 99.64 feet; thence North 88 degrees 13 minutes 22 seconds East a distance of 25.00 feet; thence North 60 degrees 58 minutes East a distance of 138.3 feet, more or less, to the shore line of Sugar Lake; thence Northwesterly, Southwesterly and Northerly along said shore line to its intersection with the North line of said Government Lot 2; thence Westerly along said North line to the point of beginning; except the North 223.4 feet of the West 195.0 feet of said Government Lot 2.

**PROPOSED DESCRIPTION A - (Bruce Wilkinson)**

That part of Government Lot 2 of Section 3, Township 45, Range 25, Aitkin County, Minnesota, described as follows: Commencing at the northwest corner of said Government Lot 2; thence of South 00 degrees 00 minutes 00 seconds East, assumed bearing, along the west line of said Government Lot 2, a distance of 494.41 feet; thence North 89 degrees 20 minutes 23 seconds East, a distance of 1404.58 feet, to the point of beginning; thence continue North 89 degrees 20 minutes 23 seconds East, a distance of 43.00 feet; thence North 46 degrees 41 minutes 38 seconds East, a distance of 44.13 feet; thence North 04 degrees 03 minutes 00 seconds East, a distance of 99.64 feet; thence North 88 degrees 13 minutes 22 seconds East, a distance of 243 feet, more or less, to the shore line of Sugar Lake; thence Northwesterly, Southwesterly and Westerly along said shore line to its intersection with a line bearing North 00 degrees 39 minutes 37 seconds West, from the point of beginning; thence South 00 degrees 39 minutes 37 seconds East, a distance of 227 feet, more or less, to the point of beginning.

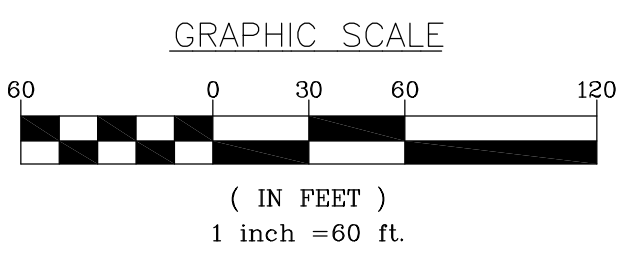
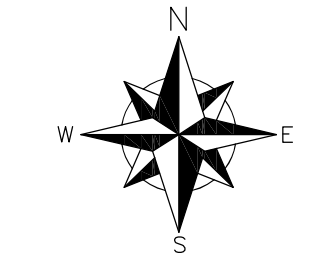
Together with an easement for road purposes over the following described tract: Beginning at the Northwest corner of said Government Lot 2; thence on an assumed bearing of South along the West line of said Government Lot 2 a distance of 544.41 feet to the actual point of beginning of the easement to be described; thence North 89 degrees 20 minutes 23 seconds East a distance of 1474.04 feet; thence North 88 degrees 29 minutes 44 seconds East a distance of 50.00 feet; thence North 04 degrees 03 minutes East a distance of 180.00 feet; thence South 88 degrees 13 minutes 22 seconds West a distance of 50.00 feet; thence South 04 degrees 03 minutes West a distance of 99.64 feet; thence South 46 degrees 41 minutes 38 seconds West a distance of 44.13 feet; thence South 89 degrees 20 minutes 23 seconds West a distance of 1447.58 feet to the West line of said Government Lot 2; thence South along said West line a distance of 50.00 feet to the actual point of beginning.

Said parcel contains 1.0 acres of land, more or less, and is subject to existing easements of record.

**PROPOSED DESCRIPTION B - (Leslie Barke)**

That part of Government Lot Two (2), Section Three (3), Township Forty-five (45), Range Twenty-five (25), Aitkin County, Minnesota, described as follows: Beginning at the Northwest corner of said Government Lot 2; thence of South 00 degrees 00 minutes 00 seconds East, assumed bearing, along the west line of said Government Lot 2, a distance of 494.41 feet; thence North 89 degrees 20 minutes 23 seconds East, a distance of 1404.58 feet; thence North 00 degrees 39 minutes 37 seconds West, a distance of 227 feet, more or less, to the shore line of Sugar Lake; thence Westerly and Northerly along said shore line to its intersection with the north line of said Government Lot 2; thence South 87 degrees 21 minutes 55 seconds West, along said north line, a distance of 1261 feet, more or less, to the point of beginning. Except the North 223.4 feet of the West 195.0 feet of said Government Lot 2.

Said parcel contains 14.8 acres of land, more or less, and is subject to existing easements of record.



- LEGEND**
- DENOTES 1/2 INCH IRON PIPE SET AND MARKED WITH RLS 46165 CAP.
  - DENOTES FOUND SURVEY MONUMENT
  - ☐ DENOTES TELEPHONE PEDESTAL
  - ⊕ DENOTES ELECTRIC METER
  - ⊘ DENOTES UTILITY POLE
  - ⊙ DENOTES WELL
  - ⊕ DENOTES SEPTIC MANHOLE
  - ⊙ DENOTES SEPTIC CLEANOUT
  - ▨ DENOTES GRAVEL SURFACE
  - ▩ DENOTES CONCRETE SURFACE

**SURVEYOR'S NOTES:**

1. Bearing Orientation: The west line of Government Lot 2 of Section 3, Township 45, Range 25 is assumed to have a bearing of South 00 degrees 00 minutes 00 seconds East.
2. Vertical elevation and datum based on DNR lake benchmark.
3. The field survey was completed on 11/15/2019.
4. Arro Land Surveying of Brainerd, INC. has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
5. Wetlands may exist on subject property but were not identified in the preparation of this survey.
6. The utilities as shown on this survey were developed from the visible utilities across your property and is not implied nor intended to be the complete inventory of utilities in this area. It is the client's responsibility to verify the location of all utilities prior to construction or improving your property.
7. Property Zoning: Shoreland and Farm Residential
8. Shoreland Zoning Setback Requirements:  
RD OHW Line = 100 feet      Road R/W = 30 feet  
Private Road Easement = 30 feet      Property Line = 10 feet
9. Farm Residential Setback Requirements:  
Township Road R/W = 30 feet      Side Yard = 20 feet
10. It is the client's responsibility to verify zoning and setback requirements prior to construction or improving your property.

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.

Dated this 18th day of November, 2019

By: *Mark T. Downing*  
Mark T. Downing, Minnesota License No. 46165



**BOUNDARY LINE**  
**ADJUSTMENT SURVEY**  
Part of Gov't Lot 2  
Sec. 3, T45, R25  
Aitkin County, MN

**CLIENT:**  
**Bruce Wilkinson**  
27880 310th Ave.  
Aitkin, MN 56431

DRAWN BY:	MTD	CHECKED BY:	EEL
APPROVED BY:	MTD	JOB NUMBER:	19-2019
NO.	DATE	BY	REVISION DESCRIPTION