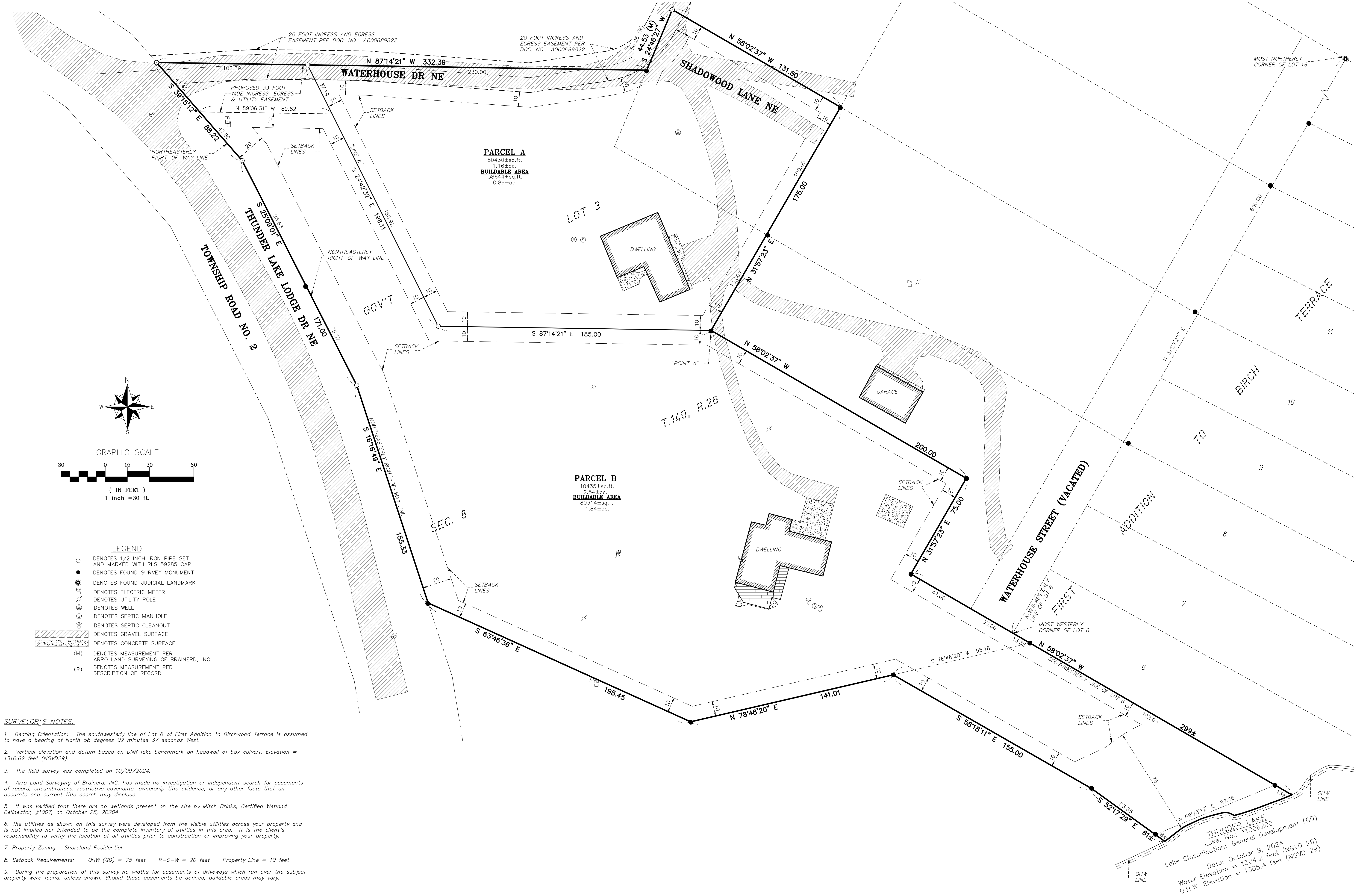


CERTIFICATE OF SURVEY



**SURVEYOR'S NOTES:**

- Bearing Orientation: The southwesterly line of Lot 6 of First Addition to Birchwood Terrace is assumed to have a bearing of North 58 degrees 02 minutes 37 seconds West.
- Vertical elevation and datum based on DNR lake benchmark on headwall of box culvert. Elevation = 1310.62 feet (NGVD29).
- The field survey was completed on 10/09/2024.
- 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.
- It was verified that there are no wetlands present on the site by Mitch Brinks, Certified Wetland Delineator, #1007, on October 28, 2024.
- 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.
- Property Zoning: Shoreland Residential
- Setback Requirements: OHW (GD) = 75 feet R-O-W = 20 feet Property Line = 10 feet
- During the preparation of this survey no widths for easements of driveways which run over the subject property were found, unless shown. Should these easements be defined, buildable areas may vary.

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 30th day of October, 2024.

By: Jared A. Spald, Minnesota License No. 59285



**ADMINISTRATIVE**

**SUBDIVISION SURVEY**

Part of Gov't Lot 3  
Sec. 8, T.140, R.26  
Cass County, MN

**CLIENT:**

**Scott Waterhouse**  
5319 Waterhouse Dr. NE  
Remer, MN 56672

DRAWN BY:	JAS	CHECKED BY:	FEEL
APPROVED BY:	JAS	JOB NUMBER:	24-1848
NO.	DATE	BY	REVISION DESCRIPTION
01	1/27/25	JAS	ADD PRO. EASEMENT

**THUNDER LAKE**  
Lake No.: 11006200  
Lake Classification: General Development (GD)  
Date: October 9, 2024  
Water Elevation = 1304.2 feet (NGVD 29)  
O.H.W. Elevation = 1305.4 feet (NGVD 29)

CERTIFICATE OF SURVEY

EXISTING DESCRIPTION –(Parcel No.: 42–008–2430)

That part of Government Lot 3, Section 8, Township 140 North, Range 26 West, Cass County, Minnesota, described as follows: Beginning at the most westerly corner of Lot 6, First Addition to Birchwood Terrace, according to the recorded plat thereof; thence on an assumed bearing of North 58 degrees 02 minutes 37 seconds West a distance of 80.00 feet along the extension of the southwesterly line of said Lot 6; thence North 31 degrees 57 minutes 23 seconds East and parallel with the Northwesterly line of said Lot 6 a distance of 75.00 feet; thence North 58 degrees 02 minutes 37 seconds West and parallel with the southwesterly line of said Lot 6 a distance of 200.00 feet; thence North 31 degrees 57 minutes 23 seconds East and parallel with the Northwesterly line of said Lot 6 a distance of 175.00 feet; thence North 58 degrees 02 minutes 37 seconds West and parallel with the southwesterly line of said Lot 6 a distance of 131.80 feet; thence South 24 degrees 46 minutes 27 seconds West a distance of 56.26 feet; thence North 87 degrees 14 minutes 21 seconds West a distance of 332.39 feet to the Northeasterly right–of–way line of Township Road No. 2; thence South 39 degrees 15 minutes 12 seconds East along said Northeasterly right–of–way line of Township Road No. 2 a distance of 88.22 feet; thence South 25 degrees 09 minutes 01 seconds East along said Northeasterly right–of–way line of Township Road No. 2 a distance of 171.00 feet; thence South 16 degrees 16 minutes 49 seconds East along said Northeasterly right of way line of Township Road No. 2 a distance of 155.33 feet; thence South 63 degrees 46 minutes 34 seconds East a distance of 195.45 feet; thence North 78 degrees 48 minutes 20 seconds East a distance of 236.19 feet to a point on the Southwesterly line of said Lot 6, First Addition to Birchwood Terrace a distance of 13.35 feet Southeasterly from the most Westerly corner of said Lot 6; thence North 58 degrees 02 minutes 37 seconds West along the Southwesterly line of said Lot 6 to the most Westerly corner of said Lot 6, the point of beginning.

AND INCLUDING

That part of Government Lot Three (3), Section Eight (8), Township One Hundred Forty (140) North, Range Twenty–six (26) West, Cass County, Minnesota, described as follows: Beginning at the most Westerly corner of Lot 6, First Addition to Birchwood Terrace, according to the recorded plat thereof on file and of record in the Office of the Cass County, Minnesota, Recorder; thence on an assumed bearing of South 58 degrees 02 minutes 37 seconds East, a distance of 13.35 feet along the Southwesterly line of said Lot 6, to the point of beginning of the land to be herein described; thence on an assumed bearing of South 78 degrees 48 minutes 20 seconds West a distance of 95.18 feet; thence South 58 degrees 18 minutes 11 seconds East a distance of 155 feet; thence South 52 degrees 17 minutes 29 seconds East a distance of 67.50 feet, more or less, to the shore of Thunder Lake; thence Northeasterly along said shore of Thunder Lake to the Southwesterly line of said Lot 6, First Addition to Birchwood Terrace, according to the recorded plat thereof; thence North 58 degrees 02 minutes 37 seconds West along the Southwesterly line of said Lot 6, to the point of beginning and there terminating.

PROPOSED DESCRIPTION –(PARCEL “A”)

That part of Government Lot Three (3), Section Eight (8), Township One Hundred–forty (140), Range Twenty–six (26), Cass County, Minnesota, described as follows: Commencing at the most westerly corner of Lot 6, First Addition to Birchwood Terrace, according to the recorded plat thereof; thence North 58 degrees 02 minutes 37 seconds West, assumed bearing, along the northwesterly projection of the southwesterly line of said Lot 6 a distance of 80.00 feet; thence North 31 degrees 57 minutes 23 seconds East and parallel with the Northwesterly line of said Lot 6 a distance of 75.00 feet; thence North 58 degrees 02 minutes 37 seconds West and parallel with the southwesterly line of said Lot 6 a distance of 200.00 feet; thence North 31 degrees 57 minutes 23 seconds East and parallel with the Northwesterly line of said Lot 6 a distance of 175.00 feet; thence North 58 degrees 02 minutes 37 seconds West and parallel with the southwesterly line of said Lot 6 a distance of 131.80 feet; thence South 24 degrees 46 minutes 27 seconds West 44.53 feet; thence North 87 degrees 14 minutes 21 seconds West 230.00 feet to the intersection with a line that bears North 24 degrees 42 minutes 32 seconds East 198.11 feet to a point that is North 87 degrees 14 minutes 21 seconds West 185.00 feet from the point of beginning; thence South 24 degrees 42 minutes 32 seconds East 198.11 feet to a point that is North 87 degrees 14 minutes 21 seconds West 185.00 feet from the point of beginning; thence South 87 degrees 14 minutes 21 seconds East 185.00 feet to the point of beginning.

Said parcel contains 1.16 acres of land, more or less, and is subject to existing easements of record.

PROPOSED DESCRIPTION –(PARCEL “B”)

That part of Government Lot Three (3), Section Eight (8), Township One Hundred Forty (140), Range Twenty–six (26), Cass County, Minnesota, described as follows: Beginning at the most westerly corner of Lot 6, First Addition to Birchwood Terrace, according to the recorded plat thereof; thence North 58 degrees 02 minutes 37 seconds West, assumed bearing, along the Northwesterly projection of the Southwesterly line of said Lot 6 a distance of 80.00 feet; thence North 31 degrees 57 minutes 23 seconds East and parallel with the Northwesterly line of said Lot 6 a distance of 75.00 feet; thence North 58 degrees 02 minutes 37 seconds West and parallel with the southwesterly line of said Lot 6 a distance of 200.00 feet; thence North 31 degrees 57 minutes 23 seconds East and parallel with the Northwesterly line of said Lot 6 a distance of 175.00 feet; thence North 58 degrees 02 minutes 37 seconds West and parallel with the southwesterly line of said Lot 6 a distance of 131.80 feet; thence South 24 degrees 46 minutes 27 seconds West 44.53 feet; thence North 87 degrees 14 minutes 21 seconds West a distance of 332.39 feet to the Northeasterly right–of–way line of Township Road No. 2; thence South 39 degrees 15 minutes 12 seconds East along said Northeasterly right–of–way line of Township Road No. 2 a distance of 88.22 feet; thence South 25 degrees 09 minutes 01 seconds East along said Northeasterly right–of–way line of Township Road No. 2 a distance of 171.00 feet; thence South 16 degrees 16 minutes 49 seconds East along said Northeasterly right of way line of Township Road No. 2 a distance of 155.33 feet; thence South 63 degrees 46 minutes 34 seconds East 195.45 feet to the intersection with a line that bears South 78 degrees 48 minutes 20 seconds West from a point that is 13.35 feet Southeasterly from the most Westerly corner of said Lot 6 as measured along the Southwesterly line of said Lot 6; thence North 78 degrees 48 minutes 20 seconds East 141.01 feet; thence South 58 degrees 18 minutes 11 seconds East 155.00 feet; thence South 52 degrees 17 minutes 29 seconds East to the shore of Thunder Lake; thence northeasterly along the shore of said Thunder Lake to the southwesterly line of said Lot 6; thence North 58 degrees 02 minutes 37 seconds West along the Southwesterly line of said Lot 6 a distance of 219 feet, more or less, to the point of beginning.

LESS AND EXCEPT:

That part of Government Lot Three (3), Section Eight (8), Township One Hundred–forty (140), Range Twenty–six (26), Cass County, Minnesota, described as follows: Commencing at the most westerly corner of Lot 6, First Addition to Birchwood Terrace, according to the recorded plat thereof; thence North 58 degrees 02 minutes 37 seconds West, assumed bearing, along the northwesterly projection of the southwesterly line of said Lot 6 a distance of 80.00 feet; thence North 31 degrees 57 minutes 23 seconds East and parallel with the Northwesterly line of said Lot 6 a distance of 75.00 feet; thence North 58 degrees 02 minutes 37 seconds West and parallel with the southwesterly line of said Lot 6 a distance of 200.00 feet to the point of beginning; thence North 31 degrees 57 minutes 23 seconds East and parallel with the Northwesterly line of said Lot 6 a distance of 175.00 feet; thence North 58 degrees 02 minutes 37 seconds West and parallel with the southwesterly line of said Lot 6 a distance of 131.80 feet; thence South 24 degrees 46 minutes 27 seconds West 44.53 feet; thence North 87 degrees 14 minutes 21 seconds West 230.00 feet to the intersection with a line that bears North 24 degrees 42 minutes 32 seconds West from a point that is North 87 degrees 14 minutes 21 seconds West 185.00 feet from the point of beginning; thence South 24 degrees 42 minutes 32 seconds East 198.11 feet to a point that is North 87 degrees 14 minutes 21 seconds West 185.00 feet from the point of beginning; thence South 87 degrees 14 minutes 21 seconds East 185.00 feet to the point of beginning.

Said parcel contains 2.54 acres of land, more or less, and is subject to existing easements of record.

PROPOSED EASEMENT DESCRIPTION –(33 foot wide)

A perpetual 33.00 foot wide ingress, egress and utility easement, over, under and across that part of Government Lot Three (3), Section Eight (8), Township One Hundred–forty (140), Range Twenty–six (26), Cass County, Minnesota described as follows: Commencing at the most westerly corner of Lot 6, First Addition to Birchwood Terrace, according to the recorded plat thereof; thence North 58 degrees 02 minutes 37 seconds West, assumed bearing, along the northwesterly projection of the southwesterly line of said Lot 6 a distance of 80.00 feet; thence North 31 degrees 57 minutes 23 seconds East and parallel with the Northwesterly line of said Lot 6 a distance of 75.00 feet; thence North 58 degrees 02 minutes 37 seconds West and parallel with the southwesterly line of said Lot 6 a distance of 200.00 feet to a point hereafter referred to as Point A; thence North 31 degrees 57 minutes 23 seconds East and parallel with the Northwesterly line of said Lot 6 a distance of 175.00 feet; thence North 58 degrees 02 minutes 37 seconds West and parallel with the southwesterly line of said Lot 6 a distance of 131.80 feet; thence South 24 degrees 46 minutes 27 seconds West 44.53 feet; thence North 87 degrees 14 minutes 21 seconds West 230.00 feet to the intersection with a line that bears North 24 degrees 42 minutes 32 seconds West from a point that is North 87 degrees 14 minutes 21 seconds West 185.00 feet from said Point A, said Line hereafter referred to as Line A, also being the point of beginning; thence continuing North 87 degrees 14 minutes 21 seconds West 102.39 feet to the northeasterly right–of–way line of Township Road No. 2; thence South 39 degrees 15 minutes 12 seconds East along said right–of–way line 44.42 feet; thence South 88 degrees 06 minutes 31 seconds East 89.82 feet to said Line A; thence North 24 degrees 42 minutes 32 seconds West along said Line A 37.19 feet to the point of beginning.

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 30th day of October, 2024.

By: Jared A. Spald, Minnesota License No. 59265



ADMINISTRATIVE

SUBDIVISION SURVEY

Part of Gov’t Lot 3

Sec. 8, T.140, R.26

Cass County, MN

CLIENT:

Scott Waterhouse

5319 Waterhouse Dr. NE

Remer, MN 56672

DRAWN BY:	JAS	CHECKED BY:	JEL
APPROVED BY:	JAS	JOB NUMBER:	24-184B
NO.	1	DATE	1/27/25
BY	JAS	REVISION	DESCRIPTION
OT		ADD	PRO. EASEMENT