COMMON INTEREST COMMUNITY NO. 111

SHADY GROVE RESORT

I, David A. Anderson, do hereby certify that the work was undertaken by me or reviewed and approved by me for this common interest community plat Common Interest Community No. 111, SHADY GROVE RESORT, being located upon:

Lots 1, 2, 3 and 4 of SNODGRASS'S BASSWOOD GROVE, according to the recorded plat thereof, Otter Tail County, Minnesota.

AND

All that part of Government Lot 1, Section 26, Township 135 North, Range 39 West of the 5th Principal Meridian, Otter Tail County, Minnesota, described as follows:

Commencing at the Northwest corner of said Government Lot 1; thence on an assumed bearing of South along the west line of said Government Lot 1, a distance of 1487.00 feet to a point hereinafter referred to as Point A; thence South 89 degrees 57 minutes 00 seconds East parallel with the north line of said Government Lot 1, a distance of 174.00 feet; thence on a bearing of South a distance of 13.05 feet; thence South 86 degrees 06 minutes 58 seconds East a distance of 59.14 feet to the southwesterly corner of that tract of land conveyed to Dennis and Patricia Saunders by Quit Claim Deed Document No. 851326, on file in the Office of the Recorder of said County, said point is the point of beginning of the land to be described; thence North 86 degrees 06 minutes 58 seconds West a distance of 59.14 feet; thence North 85 degrees 39 minutes 45 seconds West a distance of 174.50 feet to the afore mentioned Point A; thence on a bearing of South along said west line of Government Lot 1, a distance of 394.44 feet; thence South 85 degrees 29 minutes 37 seconds East a distance of 33.10 feet to a found iron monument in concrete; thence continuing South 85 degrees 29 minutes 37 seconds East a distance of 202.37 feet to a found iron monument in concrete; thence continuing South 85 degrees 29 minutes 37 seconds East a distance of 25 feet more or less, to the shoreline of Rush Lake; thence northerly along said shoreline to the intersection with the southerly line of said tract of land in Document No. 851326; thence North 87 degrees 56 minutes 34 seconds West along said southerly line, a distance of 120 feet more or less, to the point of beginning.

Subject to Rush Lake Loop (former T.H. No. 78) road right-of-way over, under and across the westerly 33.00 feet of the above described tract.

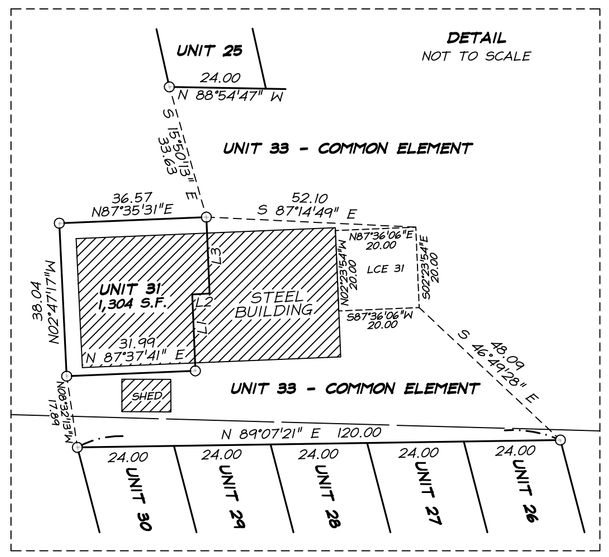
And said common interest community plat fully and accurately depicts all information required by Minnesota Statutes Section 515 B.2-110.

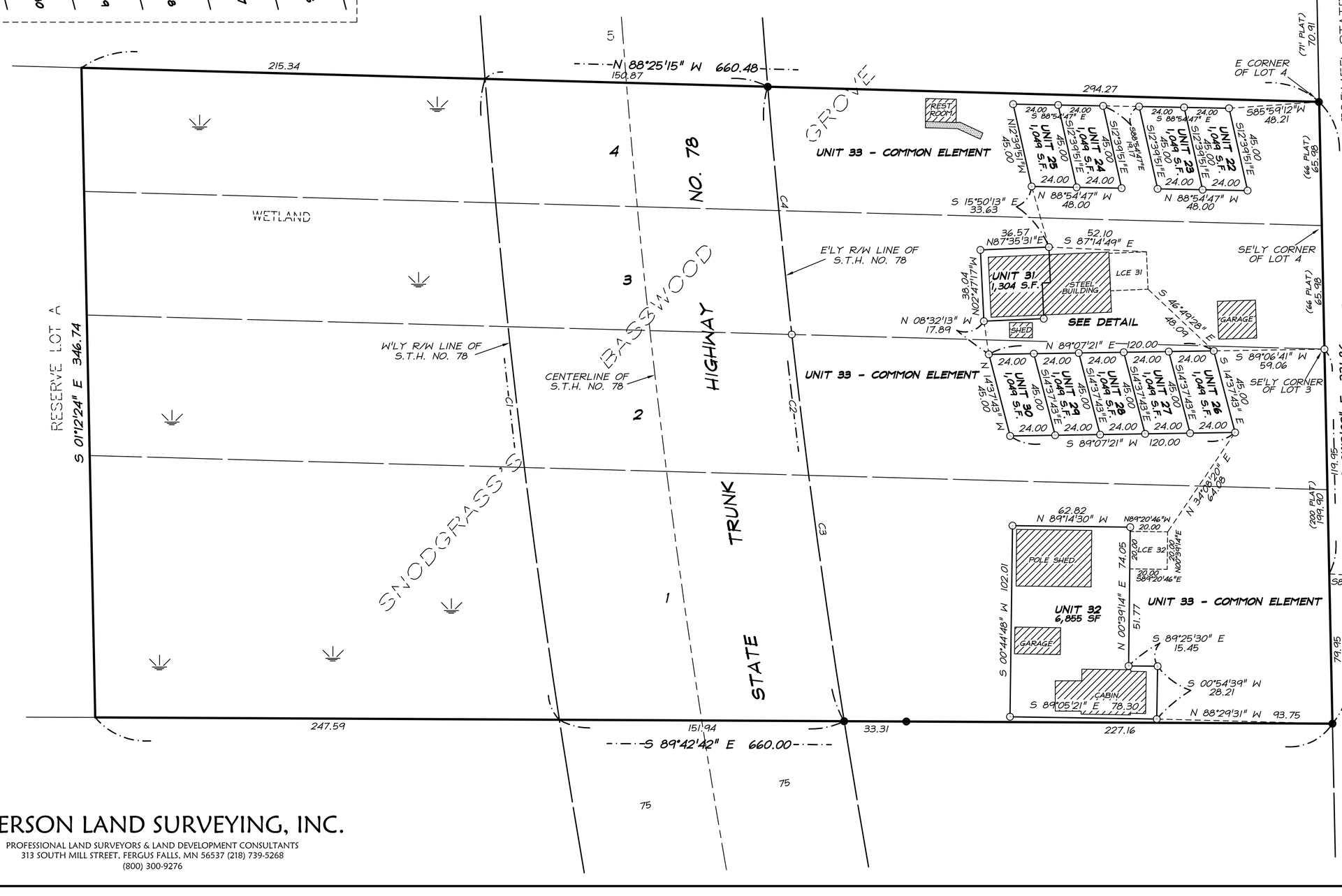
Dated this _____ day of _____, 2024.

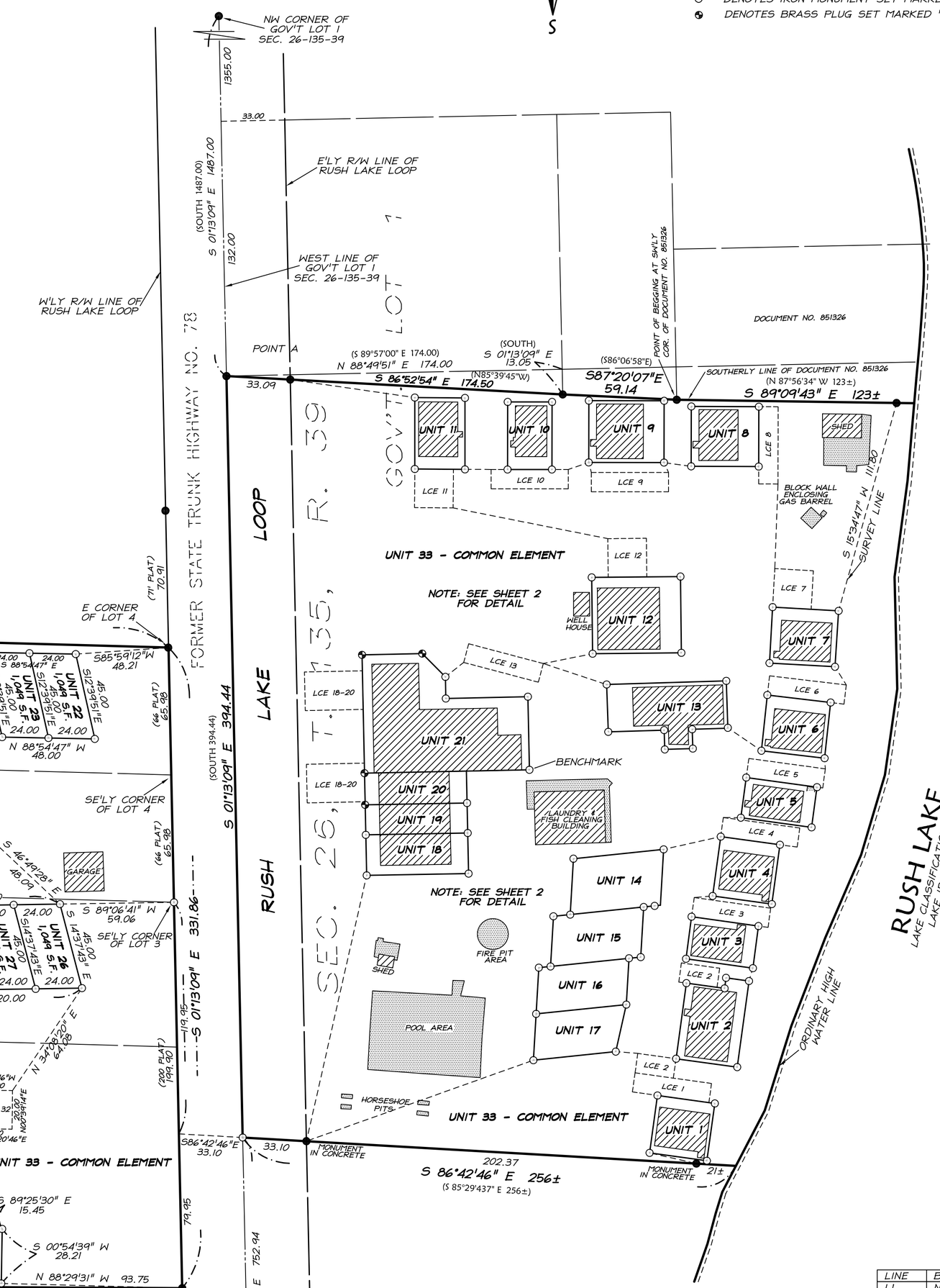
_____
David A. Anderson
Professional Land Surveyor
Minnesota License No. 13620

STATE OF MINNESOTA
COUNTY OF OTTER TAIL
The foregoing instrument was acknowledged before me this _____ day of _____, 2024 by David A. Anderson, Professional Land Surveyor

_____
Notary Public, Otter Tail County, Minnesota
My Commission Expires _____







BENCHMARK: TOP IRON MONUMENT AT SOUTHEAST CORNER OF UNIT 21 = 1325.24 FEET (NAVD-1988).
ORDINARY HIGH WATER ELEVATION = 1323.1 FEET (NAVD-1988).

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 02°24'29" W	19.03
L2	N 87°35'31" E	4.33
L3	N 02°24'29" W	19.03

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	4647.39	4°14'43"	344.34	S 06°36'30" E	344.26
C2	4497.39	4°20'44"	341.11	S 06°51'42" E	341.03
C3	4497.39	2°39'12"	208.28	S 07°42'28" E	208.26
C4	4497.39	1°41'32"	132.83	S 05°32'05" E	132.82

N E S W

40 20 0 40 80 120
SCALE IN FEET

SCALE: 1 INCH = 40 FEET
BEARINGS ARE BASED ON OTTER TAIL COUNTY COORDINATES 2011 ADJUSTMENT AS DETERMINED BY THE MNDOT CORS/VRS NETWORK.
($ 89°57'00" E 174.00) DENOTES DEED BEARING - ASSUMED DATUM.
● DENOTES IRON MONUMENT FOUND.
○ DENOTES IRON MONUMENT SET MARKED "PLS 13620".
DENOTES BRASS PLUG SET MARKED "PLS 13620".

ANDERSON LAND SURVEYING, INC.
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