NOTES

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE EAST LINE OF GOVERNMENT LOT 13, TO HAVE AN ASSUMED BEARING OF S00°24'25"W.

THIS SURVEY WAS BASED ON A DESCRIPTION PROVIDED BY THE CLIENT. NEITHER A TITLE COMMITMENT NOR A TITLE POLICY HAS BEEN FURNISHED TO THE SURVEYOR FOR THE PREPARATION OF THIS SURVEY.

NO SPECIFIC TITLE SEARCH FOR EXISTENCE OR NON-EXISTENCE OF RECORDED OR UN-RECORDED EASEMENTS HAS BEEN CONDUCTED BY THE SURVEYOR AS A PART OF THIS SURVEY.

BASE MAP IS A PORTION OF A SURVEY COMPLETED BY LANDECKER & ASSOCIATES INC., LAST DATED FEBRUARY 25, 1999.

TOTAL GROSS AREA OF PARCEL A IS 198,700 SQUARE FEET OR 4.562 ACRES.
TOTAL AREA OF 66' WIDE ROAD EASEMENT IN PARCEL A IS 11,000 SQUARE FEET OR 0.254 ACRES.
TOTAL NET AREA OF PARCEL B IS 187,650 QUARE FEET OR 4.308 ACRES.

PROPERTY DESCRIPTION

PARCEL "A"

That part of Government Lot 13, Section 30 Township 142 North, Range 28 West, Cass County, Minnesota, described as follows:

Commencing at the northeast corner of said Government Lot 13, thence South 2 degrees 42 minutes 25 seconds West, assumed bearing along the east line thereof, a distance of 483.85 feet to the point of beginning of the land to be described: thence North 0 degrees 24 minutes 25 seconds East along said east line a distance of 148.96 feet; thence North 89 degrees 10 minutes 18 seconds West a distance of 561.57 feet; thence North 27 degrees 59 minutes 50 seconds West a distance of 24.82 feet; thence North 89 degrees 08 minutes 35 seconds West a distance of 1257.29 feet, more or less, to the shoreline of Leech Lake; thence southerly along said shoreline to the intersection with a line bearing North 89 degrees 15 minutes 55 seconds West from the point of beginning; thence South 89 degrees 12 minutes 35 seconds East 1,252 feet, more or less, to the point of beginning.

Together with a 12 foot wide access easement over, under and across part of Government Lot 13, Section 30, Township 142 North, Range 28 West, Cass County, Minnesota, the centerline of said easement being described as follows:

Commencing at the northeast corner of said Government Lot 13; thence South 2 degrees 24 minutes 25 seconds West, assumed bearing along the east line thereof, a distance of 236.69 feet; thence North 89 degrees 10 minutes 18 seconds West a distance of 561.57 feet; thence North 27 degrees 59 minutes 50 seconds West a distance of 24.82 feet; thence North 89 degrees 08 minutes 35 seconds West a distance of 1244.68 feet to the point of beginning of the centerline to be described; thence North 47 degrees 21 minutes 16 seconds East 13.80 feet; thence North 49 degrees 00 minutes 05 seconds East a distance of 47.06 feet; thence North 52 degrees 09 minutes 55 seconds East a distance of 52.36 feet; thence North 56 degrees 31 minutes 14 seconds East a distance of 55.71 feet; thence North 63 degrees 37 minutes 45 seconds East a distance of 36.20 feet to a point in the centerline of an existing road as now laid out and traveled and centerline there terminating. Sidelines of said easement are extended and shortened to terminate at the easterly and westerly extensions of a line bearing North 89 degrees 08 minutes 35 seconds West from said described easterline point of beginning and at said centerline of an existing road as now laid out and traveled

Subject to a 12 foot wide access easement over, under and across part of Government Lot 13, Section 30, Township 142 North, Range 28 West, Cass County, Minnesota, the centerline being described as follows:

Commencing at the northeast corner of said Government Lot 13; thence South 0 degrees 24 minutes 25 seconds West, assumed bearing along the east line thereof, a distance of 236.69 feet; thence North 89 degrees 10 minutes 18 seconds West a distance of 561.57 feet; thence North 27 degrees 59 minutes 50 seconds West a distance of 24.82 feet; thence North 89 degrees 08 minutes 35 seconds West a distance of 254.68 feet to the point of beginning of the centerline to be described; thence South 47 degrees 57 minutes 16 seconds West a distance of 37.74 feet; thence westerly along a distance of 75.60 feet along a tangential curve concave to the north, having a radius of 50.00 feet and a central angle of 86 degrees 43 minutes 49 seconds, thence North 43 degrees 31 minutes 52 seconds West a distance of 87.61 feet to a line bearing North 89 degrees 08 minutes 35 seconds West from said described centerline point of beginning and said centerline there terminating. Sidelines of said easement are extended and shortened to terminate at the easterly and westerly extension of a line bearing North 89 degrees 08 minutes 35 seconds West from said described centerline point of beginning.

Also subject to a green belt and traffic zone easement over, under and across that part of Government Lot 13, Section 30, Township 142 North, Range 28 West, Cass County, Minnesota, described as follows:

Commencing at the northeast corner of said Government Lot 13, thence South 0 degrees 24 minutes 25 seconds West, assumed bearing along the east line thereof, a distance of 236.69 feet; thence North 89 degrees 10 minutes 18 seconds West a distance of 561.57 feet; thence North 27 degrees 59 minutes 50 seconds West a distance of 24.82 feet; thence North 89 degrees 08 minutes 35 seconds West a distance of 556.00 feet to the point of beginning of the easement to be described; thence continuing North 89 degrees 08 minutes 35 seconds West a distance of 43.00 feet; thence South 10 degrees 27 minutes 43 seconds West a distance of 33.57 feet; thence South 4 degrees 23 minutes 32 seconds West a distance of 53.87 feet; thence South 89 degrees 12 minutes 29 seconds East a distance of 56.69 feet; thence North 24 degrees 49 minutes 05 seconds East a distance of 31.71 feet; thence North 10 degrees 46 minutes 54 seconds East a distance of 89.46 feet to the point of beginning.

Also subject to an easement for the free and unencumbered use of a well sewer system and all appurtenant structures thereto as presently located and denoted per a survey by James R. Hill, Inc. dated July 8, 2002 and signed by J. Gary Ryan, L.S. No. 11529, said easement to also include reasonable pedestrian, vehicular and construction traffic to be mutually determined by benefited parties. Said parties being the owners of Parcel "A" and Parcel "B" as shown and described on said James R. Hill, Inc. survey.

Also subject to and together with an easement for the free and unencumbered use of a septic ground system and all appurtenant structures thereto as presently located and denoted per a survey by James R. Hill, Inc. dated July 8, 2002 and signed by J. Gary Ryan, L.S. No. 11529, said easement to include reasonable pedestrian, vehicular and construction traffic to be mutually determined by benefited parties. Said parties being the owners of Parcel "A" and Parcel "B" as shown and described on said James R. Hill, Inc. survey.

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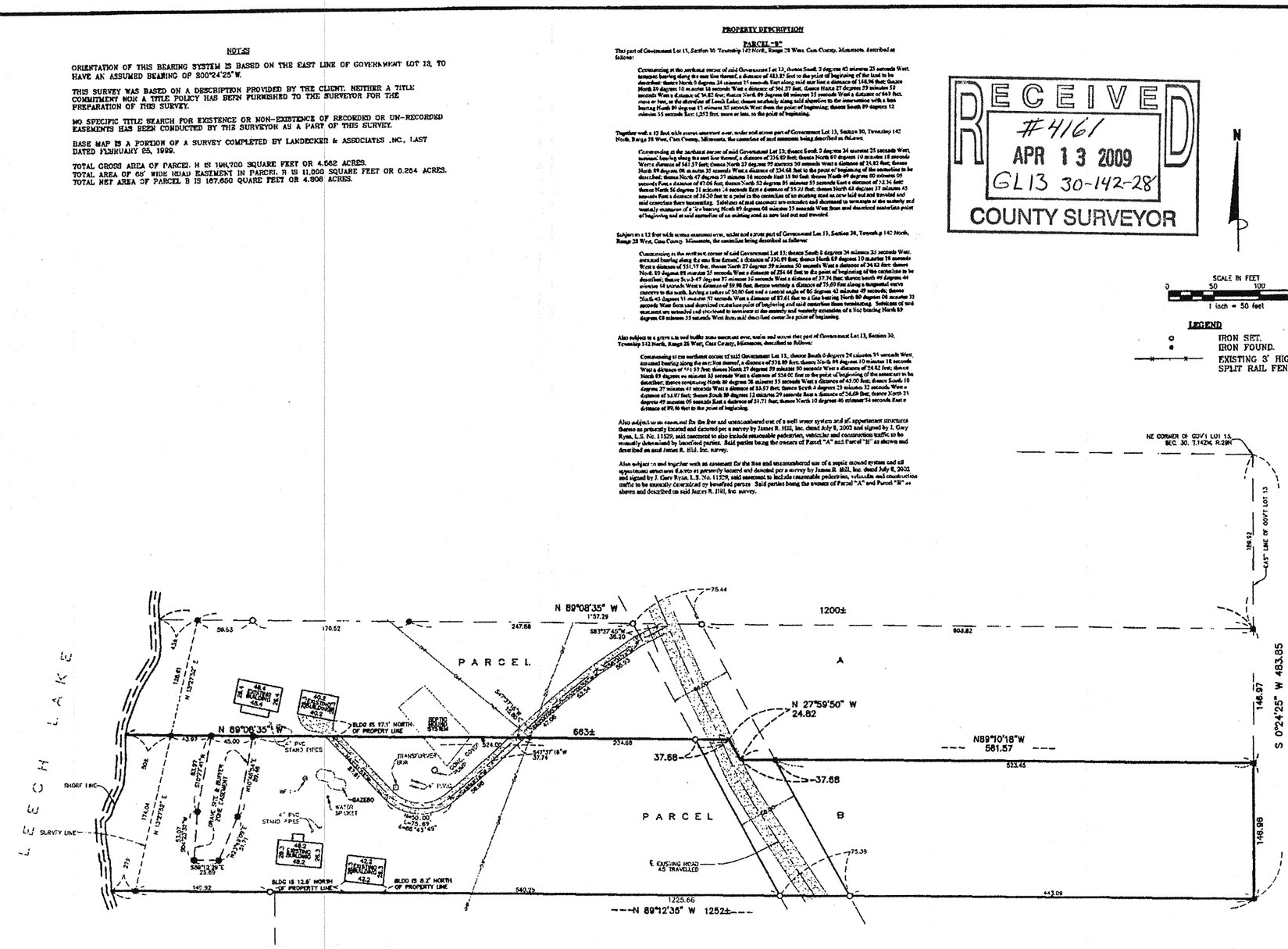
COUNTY SURVEYOR



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.

Signed this 16th day of July, 2002. For: James R. Hill, Inc.

By: _____
J. Gary Ryan, Land Surveyor, Licence No. 11529

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. Cty. Rd. 42, Suite 120, Burnsville MN 55337
PHONE: (952)890-0544 FAX: (952)890-0244
EMAIL: JRHINC@JRHINC.COM

CERTIFICATE OF SURVEY

PREPARED FOR:
DAN REILAND

Part of Government Lot 13, Section 30, Township 142 North, Range 28 West, Cass County, Minnesota.

DRAWN BY: PF
DATE: 7/8/02
REVISIONS
BOOK/PAGE
CONTROL NO.
CAD FILE: 9788S.DWG
PROJECT NO.: 9788
FILE NO.: 1-02-1778
SHEET 1 OF 1

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