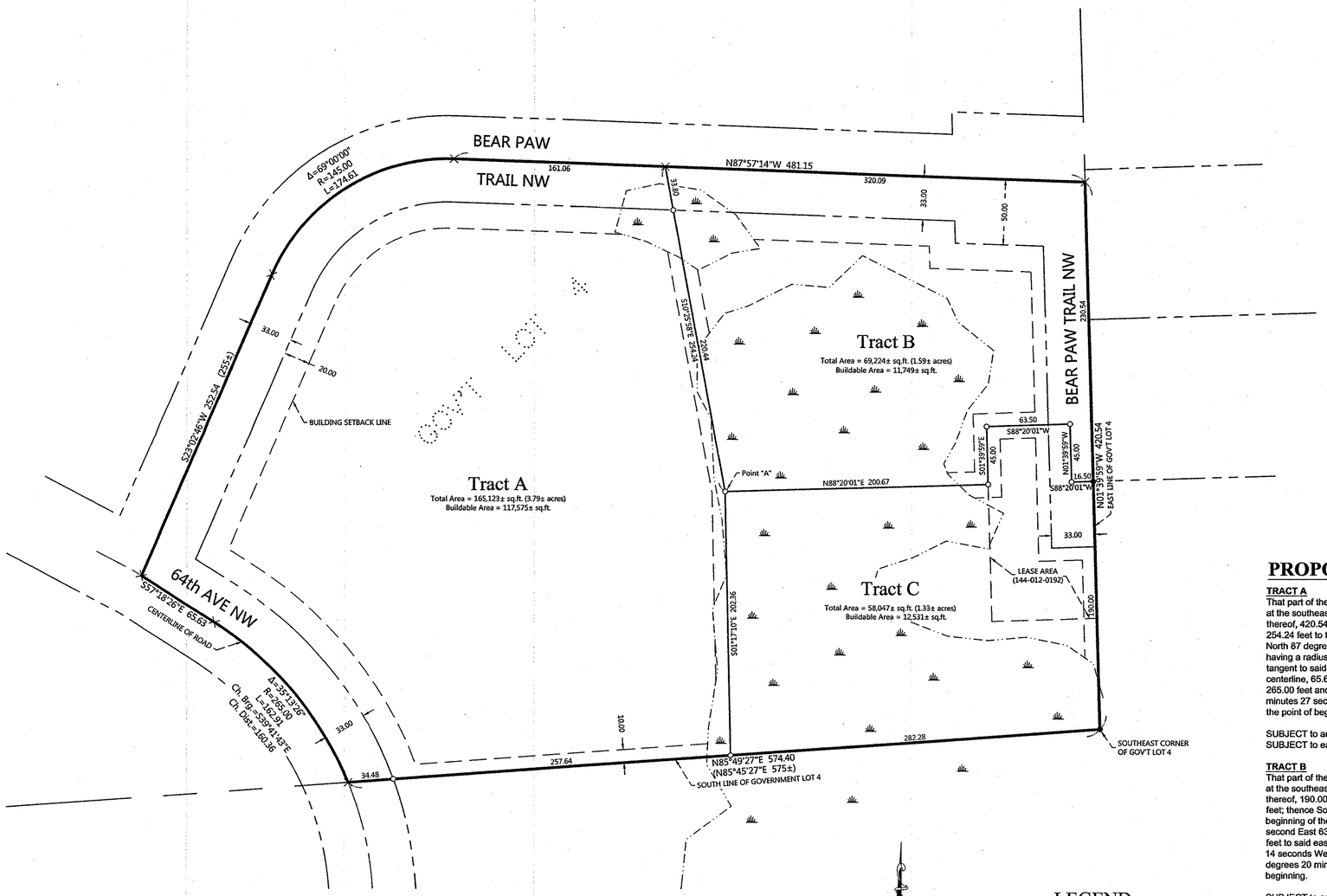
# CERTIFICATE OF SURVEY

**PART OF GOVERNMENT LOT 4,**
**SECTION 8, TOWNSHIP 140 NORTH, RANGE 31 WEST,**
**CASS COUNTY, MINNESOTA**




ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE EAST LINE OF GOVERNMENT LOT 4TO HAVE AN ASSIGNED BEARING OF N 01°39'59" W.

## LEGEND

- ○ DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- ● DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- (123.45) DENOTES PLAT AND/OR DEEDED MEASURE
- DENOTES DELINEATED WETLAND(S) by Ben Meister, May 2012

## EXISTING DESCRIPTION:

split from 16-008-0001 split to 16-008-4401
Transfer Entered: April 04, 2012
Sharon K. Anderson, County Auditor-Treasurer
by _____ Deputy

Tx:402472
A0005793336
OFFICE OF COUNTY RECORDER
CASS COUNTY MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
04/04/2012 03:40:06 PM
AS DOC #: A0005793336
PAGES: 3 FEES: $46.00
KATHRYN M. NORBY
COUNTY RECORDER

RECEIVED
#6974
JUL 13 2012
COUNTY SURVEYOR

Patent No. 11229

UNIVERSITY LAND

The State of Minnesota to all to whom these presents shall come, Greeting:

WHEREAS the land hereinafter described as part of the land granted by the United States to the State of Minnesota as University Land under Acts of Congress, approved February 19, 1851, February 26, 1857 and July 8, 1870 for the support of a University, and was sold as provided by law, and on the10th day of, February, 2012.

Bear Paw Preserve General Partnership

made full payment to the State therefore, and in accordance with the provisions of law are now entitled to a conveyance thereof from the State:

NOW THEREFORE, In consideration of the premises and pursuant to the statutes in such case made and provided, the State of Minnesota does hereby grant, bargain, sell, and convey unto the said

Bear Paw Preserve General Partnership

Their heirs and assigns, forever, the following described land in the County of Cass, in said State, to wit:

See attached Exhibit A.

Subject to all easements and licenses of record; and reserving to the State of Minnesota all minerals and mineral rights in said land as provided by law. Subject to Department of Natural Resources easements; 155-028-0089, 155-026-0007, 155-026-0092,155-026-0259.

THIS CONVEYANCE IS MADE PURSUANT TO LAWS OF MINNESOTA 2011, CHAPTER 98, SECTION 13.

FURTHER, PURSUANT TO MINNESOTA STATUTE SECTION 103F.535, SUBD.1, THE ABOVE DESCRIBED PROPERTY CONVEYED BY THIS DEED IS NOT ELIGIBLE FOR ENROLLMENT IN A STATE OF MINNESOTA FUNDED PROGRAM PROVIDING COMPENSATION FOR CONSERVATION OF MARGINAL LAND OR WETLANDS.

TO HAVE AND TO HOLD the same unto the said

Bear Paw Preserve General Partnership

Their heirs and assigns forever.

CASS COUNTY, MN # 494
Deed tax $ 2,299.00
Date 4/4/2012 By CW

IN TESTIMONY WHEREOF, I, Kathy A. Lewis, as Assistant Director, Division of Lands and Minerals, of the Department of Natural Resources of the State of Minnesota have caused these letters to be made patent and the great seal of said State to be affixed hereto in the City of St. Paul, this 26th day of March 2012.

THE SELLER CERTIFIES THAT THE SELLER DOES NOT KNOW OF ANY WELLS ON THE DESCRIBED REAL PROPERTY.

Kathy A. Lewis, Assistant Director
Division of Lands and Minerals

I hereby certify that taxes for the year 2012 payable on I.D. # 16-008-0001 have been paid.
Sharon K. Anderson
Cass County Auditor-Treasurer
By CW, Deputy 4/4/2012

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EXHIBIT A

That part of Government Lot 4, Section 8, Township 140 North, Range 31 West, Cass County, Minnesota, bounded by the following described lines:

Beginning at the southeast corner of said Government Lot 4; thence North 01 degree 39 minutes 59 seconds West on an assumed bearing along the east line of said Government Lot 4 a distance of 420.54 feet; thence North 87 degrees 57 minutes 14 seconds West a distance of 481.15 feet; thence southwesterly along a tangential curve concave to the southeast having a radius of 145.00 feet, a central angle of 69 degrees 00 minutes 00 seconds, for a distance of 174.61 feet; thence South 23 degrees 02 minutes 46 seconds West, tangent to said curve, a distance of 255 feet, more or less, to the point of intersection with the centerline of the old County Road; thence southeasterly and southerly a distance of 230 feet, more or less, along said centerline to the point of intersection with the south line of said Government Lot 4; thence North 85 degrees 45 minutes 27 seconds East a distance of 575 feet, more or less, along said south line to the point of beginning.

Together with all hereditaments and appurtenances belonging thereto, subject to easements, covenants, conditions and restrictions of record, if any.

## PROPOSED DESCRIPTIONS:

**TRACT A**
That part of the Government Lot 4, Section 8, Township 140 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the southeast corner of said Government Lot 4; thence North 01 degree 39 minutes 59 seconds West, assigned bearing, along the east line thereof, 420.54 feet; thence North 87 degrees 57 minutes 14 seconds West 320.09 feet; thence South 10 degrees 25 minutes 58 seconds East 254.24 feet to the point of beginning of the tract to be herein described; thence North 10 degrees 25 minutes 58 seconds West 254.24 feet; thence North 87 degrees 57 minutes 14 seconds West 161.06 feet; thence southwesterly 174.61 feet, along a tangential curve, concave to the southeast, having a radius of 145.00 feet and a central angle of 69 degrees 00 minutes 00 seconds; thence South 23 degrees 02 minutes 46 seconds West, tangent to said curve, 252.54 feet to the centerline of 64th Avenue Northwest; thence South 57 degrees 18 minutes 26 seconds East, along said centerline, 65.63 feet; thence southeasterly 162.91 feet, along said centerline and a tangential curve, concave to the southwest, having a radius of 265.00 feet and a central angle of 35 degrees 13 minutes 26 seconds to the south line of said Government Lot 4; thence North 85 degrees 49 minutes 27 seconds East, along said south line, 292.12 feet to the intersection with a line bearing South 01 degree 17 minutes 10 seconds East from the point of beginning; thence North 01 degree 17 minutes 10 seconds West 202.36 feet to the point of beginning.

SUBJECT to and TOGETHER with 64th Avenue NW and Bear Paw Trail NW right of ways.
SUBJECT to easements, restrictions, and reservations of record.

**TRACT B**
That part of the Government Lot 4, Section 8, Township 140 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the southeast corner of said Government Lot 4; thence North 01 degree 39 minutes 59 seconds West, assigned bearing, along the east line thereof, 190.00 feet; thence South 88 degrees 20 minutes 01 second West 16.50 feet; thence North 01 degree 39 minutes 59 seconds West 45.00 feet; thence South 88 degrees 20 minutes 01 second West 63.50 feet; thence South 01 degree 39 minutes 59 seconds East 45.00 feet to the point of beginning of the tract to be herein described; then North 01 degree 39 minutes 59 seconds West 45.00 feet; thence North 88 degrees 20 minutes 01 second East 63.50 feet; thence South 01 degree 39 minutes 59 seconds East 45.00 feet; thence North 88 degrees 20 minutes 01 second East 16.50 feet to said east line; thence North 01 degree 39 minutes 59 seconds West, along said east line, 230.54 feet; thence North 87 degrees 57 minutes 14 seconds West 320.09 feet; thence South 10 degrees 25 minutes 58 seconds East 254.24 feet to the intersection with a line bearing South 88 degrees 20 minutes 01 second West from the point of beginning; thence North 88 degrees 20 minutes 01 second East 200.67 feet to the point of beginning.

SUBJECT to and TOGETHER with Bear Paw Trail NW right of way.
SUBJECT to easements, restrictions, and reservations of record.
Subject tract is a non-conforming tract on it's own and must be attached to an adjacent parcel.

**TRACT C**
That part of the Government Lot 4, Section 8, Township 140 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the southeast corner of said Government Lot 4; thence North 01 degree 39 minutes 59 seconds West, assigned bearing, along the east line thereof, 420.54 feet; thence North 87 degrees 57 minutes 14 seconds West 320.09 feet; thence South 10 degrees 25 minutes 58 seconds East 254.24 feet to a point hereinafter referred to as Point "A"; thence BEGINNING at the southeast corner of said Government Lot 4; thence North 01 degree 39 minutes 59 seconds West, along said east line, 190.00 feet; thence South 88 degrees 20 minutes 01 second West 16.50 feet; thence North 01 degree 39 minutes 59 seconds West 45.00 feet; thence South 88 degrees 20 minutes 01 second West 63.50 feet; thence South 01 degree 39 minutes 59 seconds East 45.00 feet, to the intersection with a line bearing North 88 degrees 20 minutes 01 second East from said Point "A"; thence South 88 degrees 20 minutes 01 second West 200.67 feet to said Point "A"; thence South 01 degree 17 minutes 10 seconds East 202.36 feet to the south line of said Government Lot 4; thence North 85 degrees 49 minutes 27 seconds East, along said south line, 282.28 feet to the point of beginning.

SUBJECT to and TOGETHER with Bear Paw Trail NW right of way.
SUBJECT to easements, restrictions, and reservations of record.
Subject tract is a non-conforming tract on it's own and must be attached to an adjacent parcel.

| NO. | DATE | DESCRIPTION | BY |
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