PART OF GOVERNMENT LOT 3,



_____ N 95°58'58" E

LEGAL DESCRIPTION DOCUMENT #A000486403
The unplatted portion of Government Lot 3, less the south 400 feet, Sec. 9 Twp. 139 R. 26 Subject to the existing casement for township road and less casement of service trail to Lots 27 through 33 inclusive of Sabin's Eastburn Addition of Sec. 9 Twp. 139 R. 26.

EASEMENT DESCRIPTION 1

A 66.00 foot wide easement for ingress, egress and utility purposes over, under and across part of Government Lot 3, Section 9, Township 139 North, Range 26 West, Cass County, Minnesotta, Cass County, Cass Co A 60.00 foot wide easement for ingress, egress and utility purposes over, under and across part of Government Lot 3, Section 9, Iownship 1.9 North, Range 2.6 west, Lass County, winnesora, the centerline of said desarement is described as follows: Commencing at the northeast corner of said overnment Lot 3; thence South 86 degrees 50 minutes 16 seconds West, assumed bearing, along the north line of said Government Lot 3 for a distance of 91.02 feet to the point of beginning of the centerline to be herein described; thence South 47 degrees 50 minutes 19 seconds West 125.38 feet; thence southwesterly 186.63 feet along a tangential curve concave to the southeast having a radius of 182.00 feet and a central angle of 58 degrees 45 minutes 12 seconds; thence South 10 degrees 51 minutes 33 seconds East tangent to said curve 70.46 feet; thence southwesterly 205.43 feet along a tangential curve concave to the northwest having a radius of 150.00 feet and a central angle of 78 degrees 28 minutes 03 seconds; thence South 67 degrees 36 minutes 10 seconds West tangent to said last described curve 246.15 feet; thence South 63 degrees 25 minutes 18 seconds West 96.00 feet, more or less, to the East line of SABIN'S EASTBURN ADDITION, according to the recorded plat thereof, said county and said described centerline there terminating.

The sidelines of said easement shall be prolonged or shortened to terminate on said north line and said east line.

A 16.00 foot wide easement for ingress, egress and utility purposes over, under and across part of Government Lot 3, Section 9, Township 139 North, Range 26 West, Cass County, Minnesota, the centerline of said easement is described as follows: Commencing at the northeast corner of said Government Lot 3; thence South 86 degrees 50 minutes 16 seconds West, assumed bearing, along the north line of said Government Lot 3 for a distance of 91.02 feet; thence South 42 degrees 50 minutes 56 seconds West 36.94 feet; thence South 47 degrees 53 minutes 19 seconds West 125.38 feet; thence South 87 degrees 50 minutes 19 seconds West 125.38 feet; thence South 87 degrees 50 minutes 19 seconds West 105.38 feet; thence South 87 degrees 50 minutes 19 seconds West 105.38 feet; thence South 87 degrees 50 minutes 19 seconds West 105.38 feet; thence South 87 degrees 50 minutes 19 seconds West 105.38 feet; thence South 87 degrees 50 minutes 19 seconds West 105.38 feet; thence South 87 degrees 50 minutes 19 seconds West 105.38 feet; thence South 87 degrees 50 minutes 19 seconds West 105.38 feet; thence South 87 degrees 50 minutes 19 seconds West 105.38 feet; thence South 87 degrees 50 minutes 19 seconds West 105.38 feet; thence South 87 degrees 50 minutes 19 seconds West 105.38 feet; thence South 87 degrees 50 minutes 19 seconds West 105.38 feet; thence South 87 degrees 50 minutes 19 seconds West 105.38 feet; thence South 87 degrees 50 minutes 19 seconds West 105.38 feet; thence South 87 degrees 50 minutes 19 seconds West 105.38 feet; thence South 87 degrees 50 minutes 19 seconds West 105.38 feet; thence South 87 degrees 50 minutes 19 seconds West 105.38 feet; thence South 87 degrees 50 minutes 19 seconds West 105.38 feet; thence South 87 degrees 50 minutes 19 seconds West 105.38 feet; thence South 87 degrees 50 minutes 19 seconds West 105.38 feet; thence South 87 degrees 50 minutes 19 seconds West 105.38 feet; thence South 87 degrees 50 minutes 19 seconds West 105.38 feet; thence South 87 degrees 50 minutes 19 seconds West 105.38 feet; thence South 87 degrees 50 minutes 19 seconds West 105.38 feet; thence South 87 degrees 50 minutes 19 seconds West 105.38 feet; thence South 87 degrees 50 minutes 19 seconds West 105.3 econd West 254.40 feet; thence South 87 degrees 19 minutes 52 seconds West 49.15 feet, more or less, to the east line of SABIN'S EASTBURN ADDITION, according to the recorded plat

The sidelines of said easement shall be prolonged or shortened to terminate on the westerly right-of-way line of Eastburn Road NE and said east line.

PROPOSED BOUNDARY DESCRIPTIONS:

TRACT A
That part of Government Lot 3, Section 9, Township 139 North, Range 26 West, Cass County, Minnesota, described as follows: Commencing at the northeast corner of said Government Lot 3; thence South 86 degrees 50 minutes 16 seconds West, assumed bearing, along the north line of said Government Lot 3 for a distance of 91.02 feet to the point of beginning of the tract to be herein described; thence South 42 degrees 50 minutes 56 seconds West 36.94 feet; thence South 47 degrees 53 minutes 19 seconds West 125.38 feet; thence southwesterly 112.07 feet along a tangential curve concave to the southeast having a radius of 182.00 feet and a central angle of 35 degrees 16 minutes 55 seconds; thence South 70 degrees 40 minutes 40 seconds West not tangent to said curve 46.65 feet; thence South 83 degrees 44 minutes 01 second West 254.40 feet; thence South 87 degrees 19 minutes 52 seconds West 49.15 feet, more or less, to the east line of SABIN'S EASTBURN ADDITION, according to the recorded plat thereof, said county; thence North 06 degrees 27 minutes 25 seconds East along said east line 226.07 feet to said north line; thence North 86 degrees 50 minutes 16 seconds East along said north line 495.04 feet, more or less, to the point of beginning.

Subject to easements, restrictions and reservations of record,

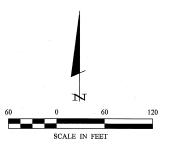
TRACT B
That part of Government Lot 3, Section 9, Township 139 North, Range 26 West, Cass County, Minnesota, described as follows: Commencing at the northeast corner of said Government Lot 3; thence South 86 degrees 50 minutes 16 seconds West, assumed bearing, along the north line of said Government Lot 3 for a distance of 91.02 feet; thence South 42 degrees 50 minutes 56 seconds West 36.94 feet; thence South 47 degrees 53 minutes 19 seconds West 125.38 feet; thence southwesterly 112.07 feet along a tangential curve concave to the southeast having a radius of 182.00 feet and a central angle of 35 degrees 16 minutes 55 seconds; thence South 70 degrees 40 minutes 40 seconds West not tangent to said curve 46.65 feet; thence South 83 degrees 44 minutes 01 second West 104.02 feet; thence South 87 degrees 10 minutes 101 second West 104.02 feet; thence South 87 degrees 10 minutes 101 second West 104.02 feet; thence South 87 degrees 10 minutes 101 second West 104.02 feet; thence South 87 degrees 10 minutes 101 second West 104.02 feet; thence South 87 degrees 10 minutes 101 second West 104.02 feet; thence South 87 degrees 10 minutes 101 second West 104.02 feet; thence South 87 degrees 10 minutes 101 second West 104.02 feet; thence South 87 degrees 10 minutes 101 second West 104.02 feet 104. degrees 19 minutes 52 seconds West 49.15 feet to the east line of SABIN'S EASTBURN ADDITION, according to the recorded plat thereof, said county; thence South 06 degrees 27 minutes 25 seconds West along said east line 404.00 feet; thence North 63 degrees 25 minutes 18 seconds East 96.00 feet; thence North 67 degrees 36 minutes 10 seconds East 79.38 feet to the intersection with a line bearing South 06 degrees 27 minutes 25 seconds West from the point of beginning; thence North 06 degrees 27 minutes 25 seconds East 344.06 feet, more or less, to the

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That part of Government Lot 3, Section 9, Township 139 North, Range 26 West, Cass County, Minnesota, described as follows: Commencing at the northeast corner of said Government Lot 3; thence South 86 degrees 50 minutes 16 seconds West, assumed bearing, along the north line of said Government Lot 3 for a distance of 91.02 feet; thence South 42 degrees 50 minutes 56 seconds West 36.94 feet; thence South 47 degrees 53 minutes 19 seconds West 125.38 feet; thence southwesterly 112.07 feet along a tangential curve concave to the southeast having a radius of 182.00 feet and a central angle of 35 degrees 16 minutes 55 seconds; thence South 70 degrees 40 minutes 40 seconds West not tangent to said curve 46.65 feet; thence South 83 degrees 14 minutes 01 second West 150.38 feet to the point of beginning of the tract to be herein described; thence North 83 degrees 44 minutes 01 second East 150.38 feet to the point of beginning of the tract to be herein described; thence North 83 degrees 44 minutes 01 second East 150.38 feet to the point of beginning of the tract to be herein described; thence North 83 degrees 44 minutes 01 second East 150.38 feet to the point of beginning of the tract to be herein described; thence North 83 degrees 42 minutes 01 second East 150.38 feet to the point of beginning of the tract to be herein described; thence North 83 degrees 42 minutes 01 second East 150.38 feet; thence North 70 degrees 40 minutes 01 second East 150.38 feet; thence South 10 degrees 51 minutes 01 second East 150.38 feet; thence South 10 degrees 51 minutes 01 second East 150.38 feet; thence South 10 degrees 10 minutes 01 second East 150.38 feet; thence South 10 degrees 10 minutes 01 second East 150.38 feet; thence South 10 degrees 10 minutes 01 second East 150.38 feet; thence South 10 degrees 10 minutes 01 second East 150.38 feet; thence South 10 degrees 10 minutes 01 second East 150.38 feet; thence South 10 degrees 10 minutes 01 second East 150.38 feet; thence South 10 degrees 10 minutes 01 second East 150.38 feet; thence South 10 degrees 10 minutes 01 second East 150.38 feet; thence South 10 degrees 10 minutes 01 second East 150.38 feet to the point 10 degrees 10 minutes 10 second East 150.38 feet to the point 10 degrees 10 minutes 10 second East 150.38 feet to the point 10 degrees 70.46 feet; thence southwesterly 205.43 feet along a tangential curve concave to the northwest having a radius of 150.00 feet and a central angle of 78 degrees 28 minutes 03 seconds; thence South 67 degrees 36 minutes 10 seconds West tangent to said last described curve 166.77 feet to the intersection with a line bearing South 06 degrees 27 minutes 25 seconds West from the point of beginning; thence North 06 degrees 27 minutes 25 seconds East 344,06 feet, more or less, to the point of beginning.

TRACT D
That part of Government Lot 3, Section 9, Township 139 North, Range 26 West, Cass County, Minnesota, described as follows: Beginning at the northeast corner of said Government Lot 3; thence South 86 degrees 50 minutes 16 seconds West, assumed bearing, along the north line of said Government Lot 3 for a distance of 91.02 feet; thence South 42 degrees 50 minutes 56 seconds West 36.94 feet; thence South 47 degrees 53 minutes 19 seconds West 125.38 feet; thence southwesterly 186.63 feet along a tangential curve concave to the southeast having a radius of 182.00 feet and a central angle of 58 degrees 45 minutes 12 seconds; thence South 10 degrees 51 minutes 53 seconds East tangent to said curve 70.46 feet; thence southwesterly 205.43 feet 182.00 feet and a central angle of 36 degrees 45 minutes 12 seconds; thence South 10 degrees 51 minutes 23 seconds East tangent to said curve 70.46 feet; thence South 67 degrees 26 minutes 10 seconds West tangent to said last described curve 246.15 feet; thence South 67 degrees 25 minutes 18 seconds West 96.00 feet, more or less, to the east line of SABIN'S EASTBURN ADDITION, according to the recorded plat thereof, said county; thence South 66 degrees 27 minutes 25 seconds West along said east line 30.38 feet; thence South 37 degrees 30 minutes 22 seconds West along said east line 215.59 feet; thence South 600 degrees 22 minutes 45 seconds East along said east line 215.11 feet, more or less, to the north line of the south 400.00 feet of said Government Lot 3; thence North 85 degrees 58 minutes 58 seconds East along last described on orth line 895.90 feet to the cast line of said Government Lot 3; thence North 06 degrees 27 minutes 05 seconds West along said east line 923.81 feet, more or less, to the point of beginning.

Subject to easements, restrictions and reservations of record



NOTES:

- 1. Zoning for subject tract = "Shoreland Shoreland Residential".
 2. Wetland delineation was completed on 10-15 & 11-6, 2012 by Ben Meister, Meister Environmental, LLC. MN Certification Number 1031
- 3. Parcel ID of subject parcel: 12-009-4101 (Tract D) & 12-009-4102 (Tracts A, B & C). 4. The property address of PID #12-009-4102 is 1779 Eastburn Road NE

LEGEND

DENOTES EDGE OF EXISTING GRAVEL SET MARKED BY LICENSE DENOTES WET LAND(S)

BY