CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 1, SECTION 7, TOWNSHIP 142 NORTH, RANGE 31 WEST, CASS COUNTY, MINNESOTA

NORTHERLY RIGHT OF WAY
OF FORMER RAILROAD

CENTERLINE OF 16.00

Tract B

Δ=5°30'14" R=1770.37 L=170.07 (170.17) Ch. Brg.=N83°59'04"W Ch. Dist.=170.00

4-18-2012

SOUTHERLY RIGHT OF WAY
OF FORMER RAILROAD

27.71

SOUTH LINE OF GOV'T LOT 1

SOUTHERLY RIGHT OF WAY LINE

Tract A

_____ 150.00 _____

Δ=9°08'06" R=1970.37 L=314.15

PIN #38-107-4104

LEECH LAKE

PAUL BUNYAN TRAIL

(Former Burlington Northern Railroad)

CENTERLINE OF ROAD

LEGEND

DENOTES IRON MONUMENT

SET & MARKED BY LICENSE

DENOTES MONUMENT FOUND

DENOTES CALCULATED

DENOTES PLAT AND/OR

业 / DENOTES WETLAND(S)

C.S.A.H. NO. 38

SCALE IN FEET

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON

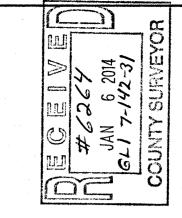
THE SOUTH LINE OF GOVERNMENT LOT 1 TO HAVE AN

ASSIGNED BEARING OF S 87°34'34" W.

General Development Classification

PIN #38-107-4102

Ch. Brg.=S79°23'50"E Ch. Dist.=125.12





Obtained from the Cass County Recorders office (Doc. No. A000576017)

That part of Government Lot 1, Section 7, Township 142, Bange 31, described as follows: Commencing at the SE corner of said Government Lot 1, the point of beginning, thence south 87 degrees, 59 minutes, 17 seconds West 344.55 feet, along the south line of said Government Lot 1, thence north 5 degrees, 41 minutes, 15 seconds east 679.42 feet, more or less, to the shore of Leech Lake; thence southeasterly slong said shore to the east boundary of said Government Lot 1, thence south on the east boundary line of said Government Lot 1, 546.21 feet, more or less, to the point of beginning, LESS that part of Government Lot 1, Section 7, Township 142 North, Range 31 West of the 5th Principal Meridian in Cass County, Minnesota, described as follows: commencing at a point where the east line of Government Lot 1 intersects the northerly right-ofway line of the Burlington Northern Railway, thence westerly along said right-of-way line a distance of 170 feet, thence north 5 degrees, 41 minutes, 15 seconds east to the shore line of Lesch Lake, thence southeasterly meandering along the shoreline of Leech Lake to the east line of said Government Lot 1, thence south along said line to the point of beginning.

Subject to the right of way for CSAN #38, right of way for township road, and

That part of Government Lot 1, Section 7, Township 142
North, Range 31 West, Cass County, Minnesota, described as follows: Commencing at the Southeast corner of said Government Lot 1; thence North 0 degrees 24 minutes 43 seconds West, assumed bearing along the west line thereof 461.17 feet to the northerly right of way line of the former Burlington Northern Railroad; thence westerly 170.17 feet along said northerly right of way line along a nontangential curve, concave to the north, having a radius of 1770.37 feet, a central angle of 5 degrees 30 minutes 14 seconds and the chord bears North 83 degrees 59 minutes 04 seconds West for a chord distance of 170.00 feet to the point of beginning of the tract to be herein described; thence continue westerly along said 1770.37 foot radius curve 125.16 feet, central angle of 4 degrees 93 minutes 03 seconds and the chord bears North 79 degrees 12 minutes 29 seconds West for a chord distance of 125,14 feet; thence South 5 degrees 02 minutes 36 seconds West, not tangent to said curve, 60.54 feet; thence easterly 125.12 feet along a nontangential curve, concave te the north, having a radius of 1830.37 feet, a central angle of 3 degrees 55 minutes 00 seconds and the chord bears South 79 degrees 23 minutes 50 seconds East for a chord distance of 125.10 feet; thence North 5 degrees 02 minutes 36 seconds East, not tangent to said curve, 60.12 feet to the point of beginning. That part of Government Lot 1, Section 7, Township 142

Obtained from the Cass County Recorders office (Doc. No. A000574179) PIN #38-107-4102

The land referred to in this Commitment is described as follows:

That part of Government Lot 1, Section 7, Township 142, Range 31, described as follows:

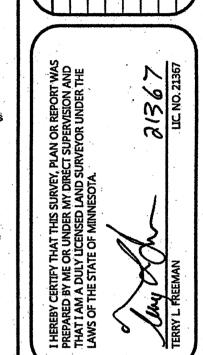
That part of the East 550.00 feet of Government Lot 1, Section 7, Township 142 North, Range 31 West, Cass County, Minnesota, which lies Northerly of the Northerly right-of-way line of the former Burlington Northern Railroad and Westerly of the following described line

Commencing at the Southeast corner of said Government Lot 1; thence South 87 degrees 59 minutes 17 seconds West assumed bearing along the South line thereof 344.55 feet to the point of beginning of the line to be described; thence North 5 degrees 41 minutes 15 seconds East 680 feet, more or less, to the shore line of

Commencing at the Southeast corner of said Government Lot 1; thence North 0 degrees 24 minutes 43 seconds West, assumed bearing along the East line thereof 461.17 feet to the Northerly right-of-way line of the former Burlington Northern Railroad; thence Westerly 295.23 feet along said Northerly right-of-way line along a nontangential curve, concave to the North, having a radius of 1770.37 feet, a central angle of 9 degrees 33 minutes 17 seconds and the chord bears North 81 degrees 57 minutes 34 seconds West for a chord distant 294.89 feet to the point of beginning of the tract to be herein described; thence continuing along said 1770.37 foot radius curve Northwesterly 271.32 feet, central angle of 8 degrees 46 minutes 51 seconds and the chord bears North 72 degrees 47 minutes 32 seconds West for a chord distance of 271.05 feet; thence South 0 degrees 34 minutes 29 seconds East, not tangent to said curve, 64.62 feet, thence Southeasterly 264.31 feet along a nontangential curve concave to the North, having a radius of 1830.37 feet, a central angle of 8 degrees 16 minutes 26 seconds and the chord bears South 73 degrees 18 minutes 08 seconds East for a chord distance of 264.08 feet; thence North 5 degrees 02 minutes 36 seconds East, not tangent to said curve, 60.54 feet to the point of beginning.

Subject to and together with the following described easement

An easement for ingress and egress 20.00 feet in width over and across Government Lot 5, Section 8 and Government Lot 1, Section 7, all in Township 142 North, Range 31 West, Cass County, Minnesota, the centerline of which is described as follows: Commencing at the Southeast corner of said Government Lot 1 and assuming the East line thereof to bear North 0 degrees 24 minutes 43 seconds West; thence North 1 degree 26 minutes 52 seconds West 276.64 feet to the point of beginning of the centerline to be herein described; thence North 2 degrees 18 minutes 39 seconds West 87.37 feet; thence Northwesterly 58.31 feet along a tangential curve concave to the Southwest, having a radius of 40.00 feet and a central angle of 83 degrees 31 minutes 34 seconds; thence North 85 degrees 50 minutes 13 seconds West, tangent to said curve 24.68 feet; thence North 89 degrees 22 minutes 00 seconds West 73.48 feet; thence North 83 degrees 07 minutes 55 seconds West 59.27 feet; thence North 72 degrees 44 minutes 51 seconds West 78.40 feet; thence North 81 degrees 32 minutes 06 seconds West 116.84 feet; thence North 72 degrees 08 minutes 51 seconds West 108.08 feet; thence North 68 degrees 23 minutes 35 seconds West 138.00 feet; thence North 61 degrees 01 minutes 21 seconds West 98.58 feet; thence North 51 degrees 11 minutes 48 seconds West 13.34 feet to the Southerly line of the North 60.00 feet of the former Burlington Northern Railroad and said centerline there terminating. The Southerly line of the North Southerly line of said 20.00 foot wide easement shall be prolonged to intersect said Southerly line of the North





PROPOSED DESCRIPTIONS:

That part of the Government Lot 1, Section 7, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the southeast corner of said Government Lot 1: thence South 87 degrees 34 minutes 34 seconds West, assigned bearing, along the south line thereof, 156.85 feet to the point of beginning of the tract to be herein described; thence continue South 87 degrees 34 minutes 34 seconds West, along said south line, 151.28 feet; thence North 05 degrees 02 minutes 36 seconds East 317.17 feet to the south right of way line of the Paul Bunyan Trail (formerly Burlington Northern Railroad); thence southeasterly along said right of way line to the intersection with a line bearing North 05 degrees 02 minutes 36 seconds East from the point of beginning; thence South 05 degrees 02 minutes 36 seconds West 284.94 feet to the point of beginning.

SUBJECT to easements, restrictions, and reservations of record. SUBJECT to C.S.A.H. No. 38.

TOGETHER with a 16.00 foot wide easement.

Note: Tract A is a nonconforming parcel on its own and must be attached to Pin #38-107-4102.

That part of the Government Lot 1, Section 7, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows: BEGINNING at the southeast comer of said Government Lot 1; thence South 87 degrees 34 minutes 34 seconds West, assigned bearing. along the south line thereof, 156.85 feet; thence North 05 degrees 02 minutes 36 seconds East 284.94 feet to the south right of way line of the Paul Bunyan Trail (formerly Burlington Northern Railroad); thence southeasterly along said right of way line to the east line of said Government Lot 1; thence South 00 degrees 24 minutes 43 seconds East, along said east line to the point of

SUBJECT to easements, restrictions, and reservations of record.

SUBJECT to C.S.A.H. No. 38. SUBJECT to a 16.00 foot wide easement.

Note: Tract B is a nonconforming parcel on its own and must be attached to Pin #38-107-4104.

16.00 FOOT WIDE EASEMENT

A 16.00 foot wide easement for ingress and egress over and across that part of Government Lot 1, Section 7, Township 142 North, Range 31 West, Cass County, Minnesota, the centerline of said 16.00 foot wide easement is described as follows: COMMENCING at the southeast corner of said Government Lot 1; thence South 87 degrees 34 minutes 34 seconds West, assigned bearing, along the south line thereof, 156.85 feet; thence North 05 degrees 02 minutes 36 seconds East 120.96 feet to the point of beginning of the easement to be herein described: thence North 65 degrees 18 minutes 15 seconds East 97.22 feet; thence North 56 degrees 44 minutes 56 seconds East 106.77 feet to the east line of said Government Lot 1 and said described centerline there terminating.

The sidelines of said 16.00 foot wide easement shall be prolonged or shortened to terminate on a line bearing North 05 degrees 02 minutes 36 seconds East and South 05 degrees 02 minutes 36 seconds West from the above described point of beginning and on said east line of Government

SURVEY OF CERTIFICATE

JOB NO. 12-037 DATE: <u>04-27-2012</u>