

Certificate of Survey

The Southeast Quarter of
Section 1, Section 135 North, Range 30 West,
Cass County, Minnesota.

Owner: Hunts Point Shooting Preserve LLC
7243 21st Avenue SW
Pequot Lakes, MN 56472

Property Address: 2114 76th Street SW
Pequot Lakes, MN 56472

Parcel Number: 17-001-4001

Tract A Legal Description

That part of the Southeast Quarter of Section 1, Township 135 North, Range 30 West, Cass County, Minnesota, described as follows:

Beginning at the southeast corner of said Section 1; thence North 89 degrees 58 minutes 01 seconds West, bearings are based on the Cass County coordinate system, along the south line of said Southeast Quarter, a distance of 204.71 feet; thence North 06 degrees 03 minutes 54 seconds West, a distance of 346.96 feet to the intersection with the north line of the South 345.00 feet of said Southeast Quarter; thence South 85 degrees 58 minutes 01 seconds East, along said north line, a distance of 49.78 feet; thence North 16 degrees 46 minutes 36 seconds East, a distance of 203.63 feet to the intersection with the north line of the South 540.00 feet of said Southeast Quarter; thence South 89 degrees 58 minutes 01 seconds East, along said north line, a distance of 135.28 feet to the intersection with the east line of said Southeast Quarter; thence South 00 degrees 15 minutes 49 seconds West, along said east line, a distance of 540.01 feet to the point of beginning.

Said tract contains 2.5 acres, more or less, and is subject to all restrictions, reservations and easements of record, if any.

Tract B Legal Description

The Southeast Quarter of Section 1, Township 135 North, Range 30 West, Cass County, Minnesota, except that part described as follows:

Beginning at the southeast corner of said Section 1; thence North 89 degrees 58 minutes 01 seconds West, bearings are based on the Cass County coordinate system, along the south line of said Southeast Quarter, a distance of 204.71 feet; thence North 06 degrees 03 minutes 54 seconds West, a distance of 346.96 feet to the intersection with the north line of the South 345.00 feet of said Southeast Quarter; thence South 85 degrees 58 minutes 01 seconds East, along said north line, a distance of 49.78 feet; thence North 16 degrees 46 minutes 36 seconds East, a distance of 203.63 feet to the intersection with the north line of the South 540.00 feet of said Southeast Quarter; thence South 89 degrees 58 minutes 01 seconds East, along said north line, a distance of 135.28 feet to the intersection with the east line of said Southeast Quarter; thence South 00 degrees 15 minutes 49 seconds West, along said east line, a distance of 540.01 feet to the point of beginning.

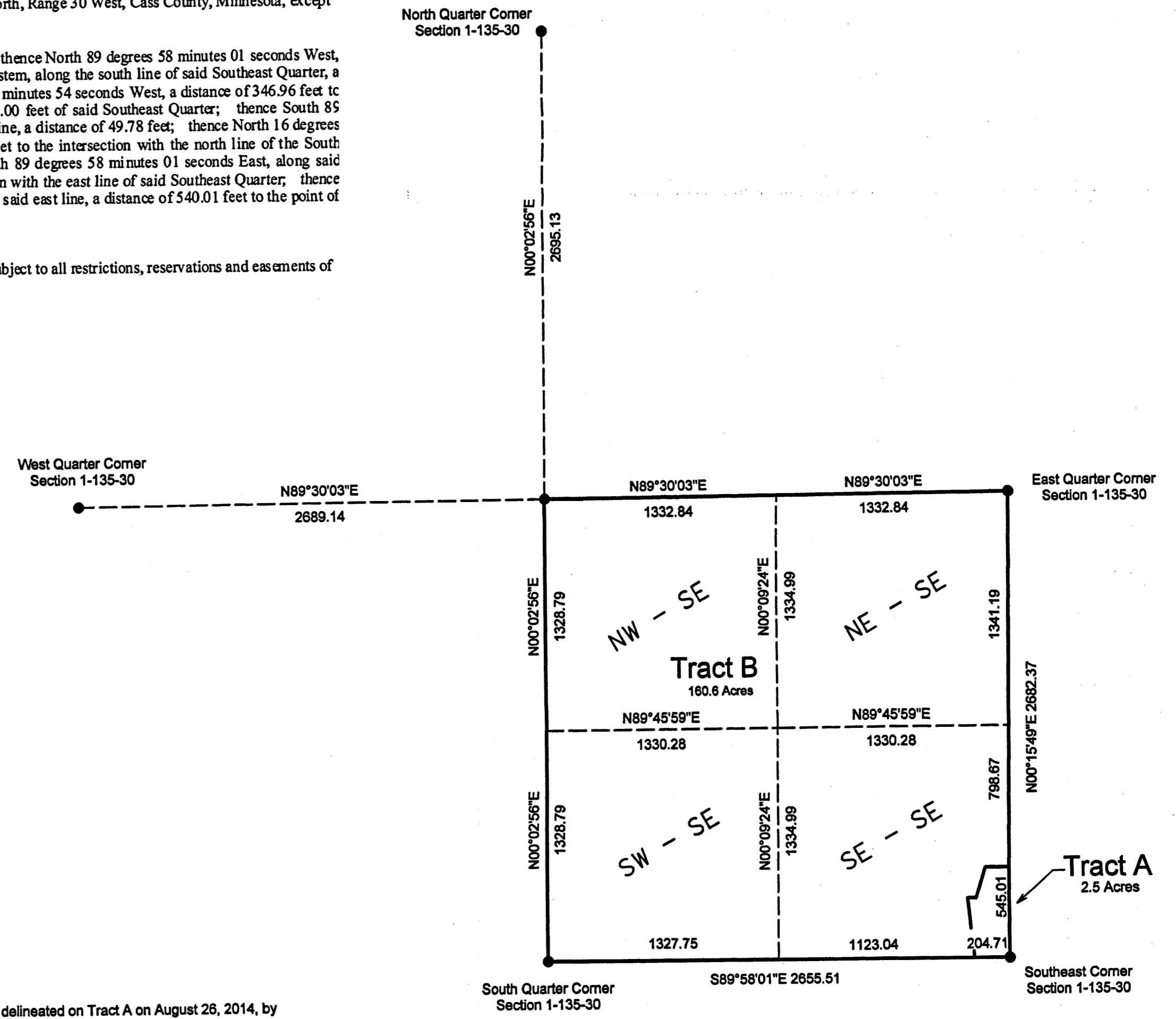
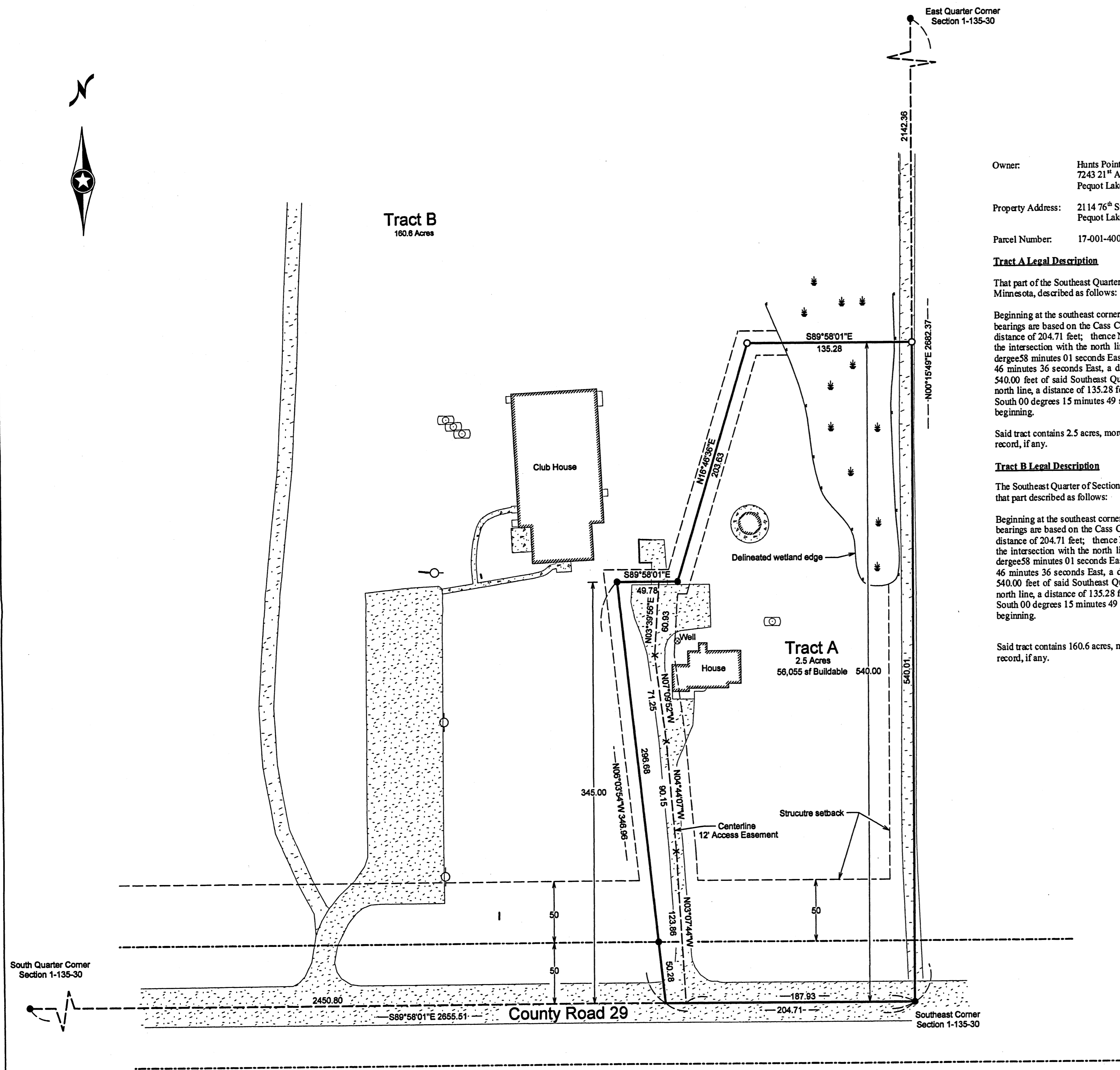
Said tract contains 160.6 acres, more or less, and is subject to all restrictions, reservations and easements of record, if any.

Proposed Access Easement Description

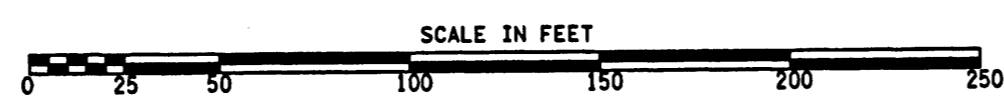
A 12.00-foot wide easement for ingress and egress across a portion of the Southeast Quarter of Section 1, Township 135 North, Range 30 West, Cass County Minnesota, the centerline of said easement is described as follows:

Commencing at the southeast corner of said Section 1; thence North 89 degrees 58 minutes 01 seconds West, bearings are based on the Cass County coordinate system, along the south line of said Southeast Quarter, a distance of 187.93 feet to the point of beginning of the centerline to be described; thence North 03 degrees 07 minutes 44 seconds West, a distance of 123.86 feet; thence North 04 degrees 44 minutes 07 seconds West, a distance of 90.15 feet; thence North 07 degrees 09 minutes 52 seconds West, a distance of 71.25 feet; thence North 03 degrees 39 minutes 56 seconds East, a distance of 60.93 feet to the intersection with the north line of the South 345.00 feet of said Southeast Quarter, and said centerline there terminating.

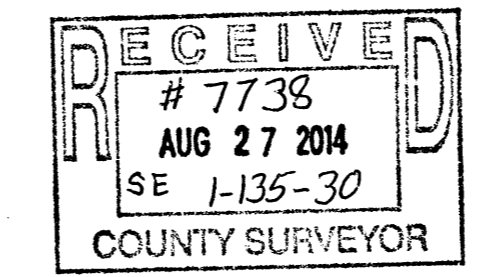
The side lines of said easement are to be prolonged or shortened to terminate on said south line of said Southeast Quarter, and said north line of the South 345.00 feet of said Southeast Quarter.



● Denotes iron monument found
○ Denotes 1/2" iron pipe set and marked by License No. 23668
Orientation of this bearing system is the North American Datum of 1983.



Wetlands were delineated on Tract A on August 26, 2014, by Kyle Cherna, Minnesota certified wetland delineator #1190.



No.	Date	REVISIONS

Client Name: Jim Wills
I HEREBY CERTIFY THAT THIS PLAN, SURVEY, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
SIGNATURE: [Signature] DATE: 8-27-2014
JAMES KRAMER, MN LICENSE NUMBER 23668
PROJECT NO. WILLJ1401

