

CERTIFICATE OF SURVEY

PARTS OF SECTIONS 1, 11, & 12,
ALL IN TOWNSHIP 141 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA

PROPOSED DESCRIPTIONS:

TRACT 1

Those parts of the Southwest Quarter of the Southwest Quarter, Section 1 and of Government Lot 1, Section 2, all in Township 141 North, Range 31 West Cass County, Minnesota, described as follows: Commencing at the northwest corner of said Southwest Quarter of the Southwest Quarter; thence South 05 degrees 39 minutes 06 seconds East, assigned bearing, along the west line of said Southwest Quarter of the Southwest Quarter, 85.75 feet to the easterly right of way line of the 1904 Additional Acquired Railroad Right of way line; thence North 25 degrees 53 minutes 43 seconds West, along said easterly right of way line, 95.85 feet to the north line of said Government Lot 1; thence North 88 degrees 28 minutes 12 seconds West, along said north line, 37.18 feet to the easterly line of the parcel described in Doc. No. A000573526 of record said County, to the point of beginning of the tract to be herein described; thence South 88 degrees 28 minutes 12 seconds East, along said north line, 37.18 feet to said easterly right of way line; thence South 25 degrees 53 minutes 43 seconds East, along said right of way line, 95.85 feet to said west line; thence North 05 degrees 39 minutes 06 seconds West, along said west line, 85.75 feet to said northwest corner; thence South 88 degrees 08 minutes 11 seconds East, along the north line of said Southwest Quarter of the Southwest Quarter 526.63 feet to the centerline of the Christmas Point Road; thence southwesterly along said centerline 160.05 feet along a non-tangential curve concave to the southeast, having a radius of 300.00 feet, a central angle of 30 degrees 34 minutes 02 seconds and the chord bears South 18 degrees 51 minutes 55 seconds West for a chord distance of 158.16 feet; thence South 03 degrees 34 minutes 55 seconds West, tangent to said curve, along said centerline 149.06 feet; thence southerly along said centerline 163.87 feet along a tangential curve concave to the east, having a radius of 750.00 feet and a central angle of 12 degrees 31 minutes 08 seconds to a point hereinafter referred to as Point "A"; thence continue southerly along said centerline and said 750.00 foot radius curve, for a distance of 57.43 feet; with a central angle of 04 degrees 23 minutes 15 seconds; thence South 13 degrees 19 minutes 28 seconds East, tangent to said curve, along said centerline 138.45 feet; thence southerly along said centerline 213.61 feet along a tangential curve concave to the west, having a radius of 330.00 feet and a central angle of 37 degrees 05 minutes 14 seconds to a point hereinafter referred to as Point "B"; thence from said Point "A" South 88 degrees 46 minutes 01 seconds West 208.34 feet; thence South 01 degrees 13 minutes 59 seconds East 400.51 feet to the intersection with a line bearing South 88 degrees 46 minutes 01 seconds West from said Point "B"; thence South 88 degrees 46 minutes 01 seconds West, 80.71 feet to a point distant 329.11 feet from said Point "B" as measured along last described bearing; thence South 84 degrees 43 minutes 13 seconds West 67 feet, more or less, to the shoreline of Leech Lake; thence northerly along said shoreline to said west line; thence North 05 degrees 39 minutes 06 seconds West, along said west line, 229 feet, more or less, to the westerly right of way line of the former Railroad; thence northwesterly along said westerly right of way line 133.27 feet along a non-tangential curve concave to the southwest, having a radius of 1382.39 feet, a central angle of 05 degrees 31 minutes 26 seconds and the chord bears North 23 degrees 08 minutes 05 seconds West for a chord distance of 133.22 feet; thence North 25 degrees 56 minutes 04 seconds West, tangent to said curve, along said westerly right of way line, 118.67 feet to said easterly line of the parcel described in Doc. No. A000573526; thence North 00 degrees 40 minutes 21 seconds West, along last said easterly line 274.81 feet; thence North 25 degrees 53 minutes 43 seconds West, along last said easterly line 36.83 feet to the point of beginning.

TRACT 4

That part of the Southwest Quarter of the Southwest Quarter, Section 1, Township 141 North, Range 31 West Cass County, Minnesota, described as follows: Commencing at the northwest corner of said Southwest Quarter of the Southwest Quarter; thence South 88 degrees 08 minutes 11 seconds East, along the north line of said Southwest Quarter of the Southwest Quarter 526.63 feet to the centerline of the Christmas Point Road; thence southwesterly along said centerline 160.05 feet along a non-tangential curve concave to the southeast, having a radius of 300.00 feet, a central angle of 30 degrees 34 minutes 02 seconds and the chord bears South 18 degrees 51 minutes 55 seconds West for a chord distance of 158.16 feet; thence South 03 degrees 34 minutes 55 seconds West, tangent to said curve, along said centerline 149.06 feet; thence southerly along said centerline 163.87 feet along a tangential curve concave to the east, having a radius of 750.00 feet and a central angle of 12 degrees 31 minutes 08 seconds to a point hereinafter referred to as Point "A"; thence continue southerly along said centerline and said 750.00 foot radius curve, for a distance of 57.43 feet; with a central angle of 04 degrees 23 minutes 15 seconds; thence South 13 degrees 19 minutes 28 seconds East, tangent to said curve, along said centerline 138.45 feet; thence southerly along said centerline 213.61 feet along a tangential curve concave to the west, having a radius of 330.00 feet and a central angle of 37 degrees 05 minutes 14 seconds to a point hereinafter referred to as Point "B"; thence from said Point "A" South 88 degrees 46 minutes 01 seconds West 208.34 feet; thence South 01 degrees 13 minutes 59 seconds East 400.51 feet to the intersection with a line bearing South 88 degrees 46 minutes 01 seconds West from said Point "B"; thence South 88 degrees 46 minutes 01 seconds West, 80.71 feet to a point distant 329.11 feet from said Point "B" as measured along last described bearing; thence South 84 degrees 43 minutes 13 seconds West, 67 feet, more or less, to the shoreline of Leech Lake; thence northerly along said shoreline to said west line; thence North 05 degrees 39 minutes 06 seconds West, along said west line, 229 feet, more or less, to the westerly right of way line of the former Railroad; thence northwesterly along said westerly right of way line 133.27 feet along a non-tangential curve concave to the southwest, having a radius of 1382.39 feet, a central angle of 05 degrees 31 minutes 26 seconds and the chord bears North 23 degrees 08 minutes 05 seconds West for a chord distance of 133.22 feet; thence North 25 degrees 56 minutes 04 seconds West, tangent to said curve, along said westerly right of way line, 118.67 feet to said easterly line of the parcel described in Doc. No. A000573526; thence North 00 degrees 40 minutes 21 seconds West, along last said easterly line 274.81 feet; thence North 25 degrees 53 minutes 43 seconds West, along last said easterly line 36.83 feet to the point of beginning.

TRACT 2

Those parts of the Southwest Quarter of the Southwest Quarter, Section 1 and of Government Lot 1, Section 12, all in Township 141 North, Range 31 West Cass County, Minnesota, described as follows: Commencing at the northwest corner of said Southwest Quarter of the Southwest Quarter; thence South 88 degrees 08 minutes 11 seconds East, assigned bearing along the north line of said Southwest Quarter of the Southwest Quarter 526.63 feet to the centerline of the Christmas Point Road; thence southwesterly along said centerline 160.05 feet along a non-tangential curve concave to the southeast, having a radius of 300.00 feet, a central angle of 30 degrees 34 minutes 02 seconds and the chord bears South 18 degrees 51 minutes 55 seconds West for a chord distance of 158.16 feet; thence South 03 degrees 34 minutes 55 seconds West, tangent to said curve, along said centerline 149.06 feet; thence southerly along said centerline 221.30 feet along a tangential curve concave to the east, having a radius of 750.00 feet and a central angle of 16 degrees 54 minutes 23 seconds; thence South 13 degrees 19 minutes 28 seconds East, tangent to said curve, along said centerline 138.45 feet; thence southerly along said centerline 213.61 feet along a tangential curve concave to the west, having a radius of 330.00 feet and a central angle of 37 degrees 05 minutes 14 seconds; thence South 88 degrees 46 minutes 01 seconds West, not tangent to said curve, 329.11 feet to the point of beginning of the tract to be herein described; thence North 88 degrees 46 minutes 01 seconds East 329.11 feet to said centerline; thence South 25 degrees 45 minutes 46 seconds West, along said centerline 336.85 feet; thence South 22 degrees 53 minutes 53 seconds West, along said centerline 225.84 feet; thence southerly along said centerline 318.67 feet along a tangential curve concave to the east, having a radius of 800.00 feet and a central angle of 37 degrees 05 minutes 14 seconds; thence South 00 degrees 04 minutes 31 seconds West, tangent to said curve, along said centerline 354.23 feet; thence southerly along said centerline 96.59 feet along a tangential curve concave to the west, having a radius of 700.00 feet and a central angle of 07 degrees 54 minutes 21 seconds; thence North 88 degrees 39 minutes 16 seconds West, not tangent to said curve, 273.10 to a point hereinafter referred to as Point "C"; thence northerly 340.73 feet along a non-tangential curve concave to the east, having a radius of 1400.00 feet, a central angle of 13 degrees 56 minutes 40 seconds and the chord bears North 11 degrees 37 minutes 52 seconds East for a chord distance of 339.89 feet; thence North 18 degrees 36 minutes 12 seconds East, tangent to said curve, 362.21 feet; thence northerly 458.10 feet along a tangential curve concave to the west, having a radius of 1432.39 feet and a central angle of 18 degrees 19 minutes 27 seconds; thence North 89 degrees 43 minutes 15 seconds West, not tangent to said curve, 73 feet, more or less, to the shoreline of Leech Lake; thence northerly along said shoreline to the intersection with a line that bears thence South 84 degrees 43 minutes 13 seconds West from the point of beginning; thence North 84 degrees 43 minutes 13 seconds East 67 feet, more or less, to the point of beginning.

Subject to and together with a 16.00 foot wide easement for ingress and egress over and across those parts of said Southwest Quarter of the Southwest Quarter, said Government Lot 1, and Government Lot 2, Section 11, said Township and Range, the centerline of which is described as follows: Commencing at said Point "C"; thence northerly 340.73 feet along a non-tangential curve concave to the east, having a radius of 1400.00 feet, a central angle of 13 degrees 56 minutes 40 seconds and the chord bears North 11 degrees 37 minutes 52 seconds East for a chord distance of 339.89 feet; thence North 18 degrees 36 minutes 12 seconds East, tangent to said curve, 362.21 feet; thence northerly 458.10 feet along a tangential curve concave to the west, having a radius of 1432.39 feet and a central angle of 18 degrees 19 minutes 27 seconds and said centerline there terminating.

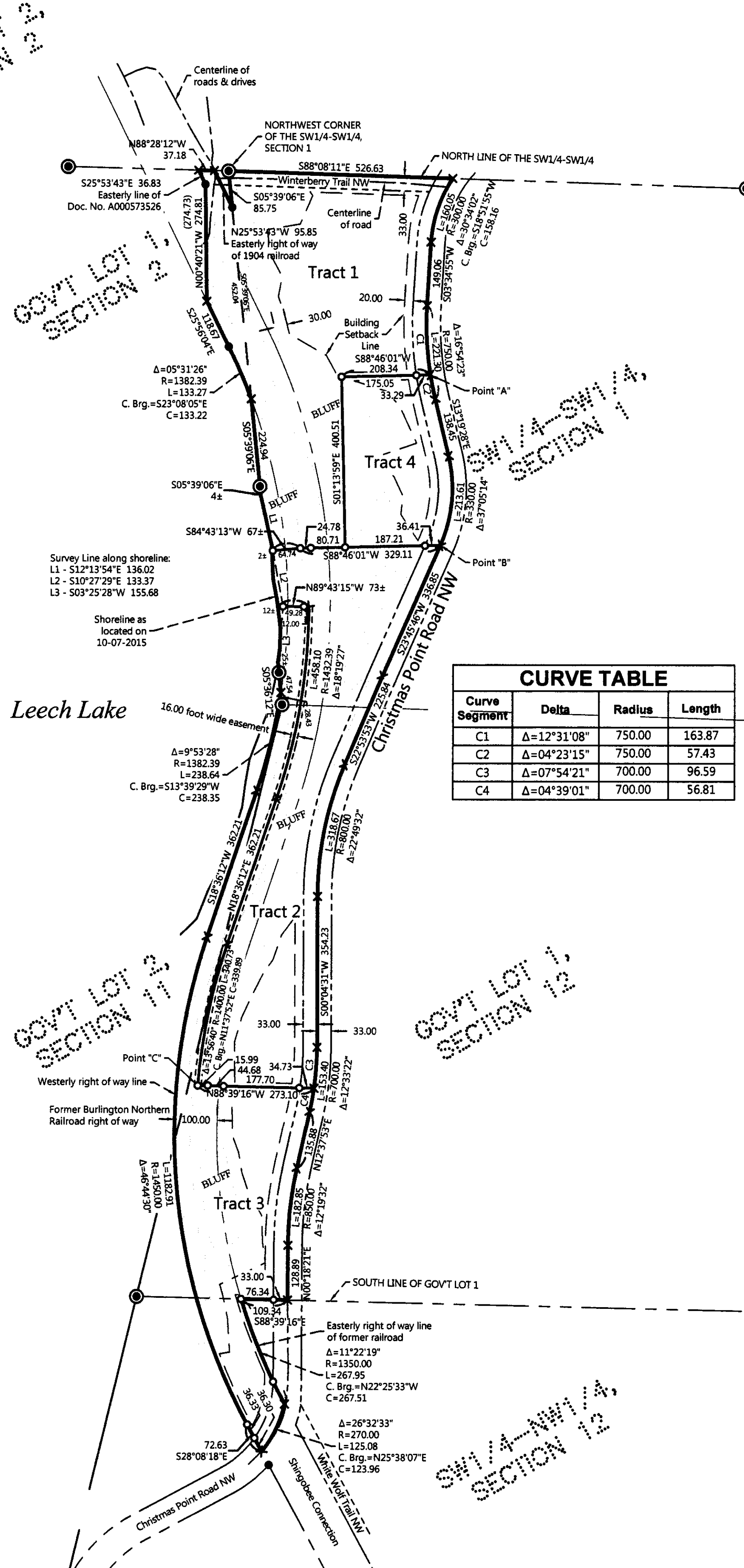
SUBJECT TO EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD.
SUBJECT TO CHRISTMAS POINT ROAD RIGHT OF WAY.

TRACT 3

Those parts of the Southwest Quarter of the Southwest Quarter, Section 1, that part of Government Lot 2, Section 11, that part of the Southwest Quarter of the Northwest Quarter, Section 12, and that part of Government Lot 1, Section 12, all in Township 141 North, Range 31 West Cass County, Minnesota, described as follows: Commencing at the northwest corner of said Southwest Quarter of the Southwest Quarter; thence South 88 degrees 08 minutes 11 seconds East, assigned bearing along the north line of said Southwest Quarter of the Southwest Quarter 526.63 feet to the centerline of the Christmas Point Road; thence southwesterly along said centerline 160.05 feet along a non-tangential curve concave to the southeast, having a radius of 300.00 feet, a central angle of 30 degrees 34 minutes 02 seconds and the chord bears South 18 degrees 51 minutes 55 seconds West for a chord distance of 158.16 feet; thence South 03 degrees 34 minutes 55 seconds West, tangent to said curve, along said centerline 149.06 feet; thence southerly along said centerline 221.30 feet along a tangential curve concave to the east, having a radius of 750.00 feet and a central angle of 16 degrees 54 minutes 23 seconds; thence South 13 degrees 19 minutes 28 seconds East, tangent to said curve, along said centerline 138.45 feet; thence southerly along said centerline 213.61 feet along a tangential curve concave to the west, having a radius of 330.00 feet and a central angle of 37 degrees 05 minutes 14 seconds; thence South 22 degrees 53 minutes 53 seconds West, along said centerline 225.84 feet; thence southerly along said centerline 318.67 feet along a tangential curve concave to the east, having a radius of 800.00 feet and a central angle of 37 degrees 05 minutes 14 seconds; thence South 00 degrees 04 minutes 31 seconds West, tangent to said curve, along said centerline 354.23 feet; thence southerly along said centerline 96.59 feet along a tangential curve concave to the west, having a radius of 700.00 feet and a central angle of 07 degrees 54 minutes 21 seconds to the point of beginning of the tract to be herein described; thence North 88 degrees 39 minutes 16 seconds West, not tangent to said curve, 273.10 to a point hereinafter referred to as Point "C"; thence northerly 340.73 feet along a non-tangential curve concave to the east, having a radius of 1400.00 feet, a central angle of 13 degrees 56 minutes 40 seconds and the chord bears North 11 degrees 37 minutes 52 seconds East for a chord distance of 339.89 feet; thence North 18 degrees 36 minutes 12 seconds East, tangent to said curve, 362.21 feet; thence northerly 458.10 feet along a tangential curve concave to the west, having a radius of 1432.39 feet and a central angle of 18 degrees 19 minutes 27 seconds; thence North 89 degrees 43 minutes 15 seconds West, not tangent to said curve, 73 feet, more or less, to the shoreline of Leech Lake; thence southerly along said shoreline to the intersection with the west line of said Southwest Quarter of the Southwest Quarter; thence South 05 degrees 39 minutes 06 seconds West, along said west line, 73 feet, more or less, to the westerly right of way line of the former Railroad; thence southerly along said westerly right of way line 238.64 feet along a non-tangential curve concave to the west, having a radius of 1382.39 feet, a central angle of 09 degrees 53 minutes 28 seconds and the chord bears South 13 degrees 39 minutes 29 seconds West for a chord distance of 238.35 feet; thence South 18 degrees 36 minutes 12 seconds West, tangent to said curve, along said west line, 326.21 feet; thence southeasterly along said westerly right of way line 1182.91 feet along a tangential curve concave to the northeast, having a radius of 1450.00 feet and a central angle of 46 degrees 44 minutes 30 seconds; thence South 28 degrees 08 minutes 18 seconds East, tangent to said curve, along said westerly right of way line, 72.63 feet to said centerline of Christmas Point Road; thence northeasterly along said centerline 125.08 feet along a non-tangential curve concave to the northwest, having a radius of 270.00 feet, a central angle of 26 degrees 32 minutes 33 seconds and the chord bears North 25 degrees 38 minutes 07 seconds East for a chord distance of 123.96 feet to the easterly right of way line of the former Railroad; thence northwesterly along said easterly right of way line 267.95 feet along a non-tangential curve concave to the northeast, having a radius of 1350.00 feet, a central angle of 11 degrees 22 minutes 19 seconds and the chord bears North 22 degrees 25 minutes 33 seconds West for a chord distance of 267.51 feet to the south line of said Government Lot 1; thence South 88 degrees 39 minutes 16 seconds East, not tangent to said curve, along said south line, 109.34 feet to said centerline of the Christmas Point Road; thence North 00 degrees 18 minutes 21 seconds East, along said centerline 128.89 feet; thence northerly along said centerline 182.85 feet along a tangential curve concave to the east, having a radius of 850.00 feet and a central angle of 12 degrees 19 minutes 32 seconds; thence North 12 degrees 37 minutes 53 seconds East, tangent to said curve, along said centerline 135.88 feet; thence northerly along said centerline 58.81 feet along a tangential curve concave to the west, having a radius of 700.00 feet and a central angle of 04 degrees 39 minutes 01 seconds, to the point of beginning.

Subject to and together with a 16.00 foot wide easement for ingress and egress over and across those parts of said Southwest Quarter of the Southwest Quarter, said Government Lot 1, and said Government Lot 2, the centerline of which is described as follows: Commencing at said Point "C"; thence northerly 340.73 feet along a non-tangential curve concave to the east, having a radius of 1400.00 feet, a central angle of 13 degrees 56 minutes 40 seconds and the chord bears North 11 degrees 37 minutes 52 seconds East for a chord distance of 339.89 feet; thence North 18 degrees 36 minutes 12 seconds East, tangent to said curve, 362.21 feet; thence northerly 458.10 feet along a tangential curve concave to the west, having a radius of 1432.39 feet and a central angle of 18 degrees 19 minutes 27 seconds and said centerline there terminating.

SUBJECT TO EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD.
SUBJECT TO CHRISTMAS POINT ROAD RIGHT OF WAY.



Curve Segment	Delta	Radius	Length
C1	Δ=12°31'08"	750.00	163.87
C2	Δ=04°23'15"	750.00	57.43
C3	Δ=07°54'21"	700.00	96.59
C4	Δ=04°39'01"	700.00	56.81

Tract	Total Area (sq. ft.)	Buildable Area (sq. ft.)
1	323,653	113,679
4	95,055	20,457
2	267,887	36,332
3	230,415	47,611

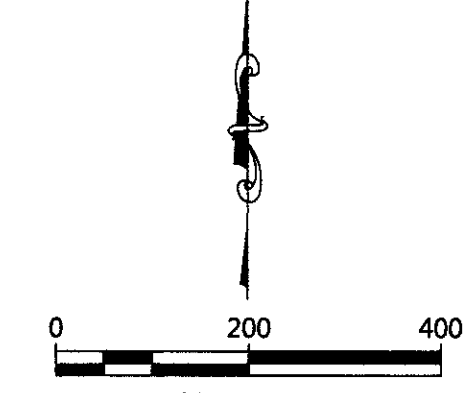
Building Setbacks:
30 feet from top or bottom of bluff
20 feet from road right of way
10 feet from easement
10 feet for property line

NOTES:

- Zoning for subject tract = Shoreland Residential.
- Parcel ID's for subject tract = 38-001-0001, 38-001-3301, and 38-12-2201.
- The National Wetland Inventory mappings do not indicate any wetlands on the subject property. No field verification or wetland delineation has been done.
- All lines marked with flagging are only an approximation of the true boundary lines and are not to be used as an exact boundary location. Flagged lines should not be used for the establishment of improvements. To mark true boundary lines, additional monumentation would be required.
- Northern Engineering and Consulting, Inc. was not given nor has conducted a current title search for the subject property. Therefore the information contained in a title search may or may not be accurately shown on this certificate.

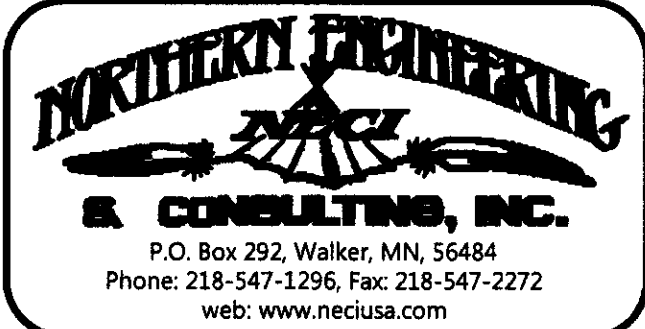
LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- ⊙ DENOTES G.L.O. MONUMENT FOUND
- ✕ DENOTES CALCULATED POSITION
- ▬ DENOTES BLUFF AREA



JOB NO. 15-172
DATE: 07-08-2016
SHEET NO. 1 OF 1

CERTIFICATE OF SURVEY
Island View Holdings, LLC
17075 Co. Rd. 13
Nevis, MN 56467



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.
TERRY L. FREEMAN
4/17/18
LIC. NO. 21367

NO.	DATE	DESCRIPTION	BY
1	04-17-2018	Tracts 1A and 1B	WAG

4/25/2018, 8046

CERTIFICATE OF SURVEY

PARTS OF SECTIONS 1, 11, & 12,
ALL IN TOWNSHIP 141 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA

PROPOSED DESCRIPTIONS:

TRACT 1

Those parts of the Southwest Quarter of the Southwest Quarter, Section 1 and of Government Lot 1, Section 2, all in Township 141 North, Range 31 West Cass County, Minnesota, described as follows: Commencing at the northwest corner of said Southwest Quarter of the Southwest Quarter; thence South 05 degrees 39 minutes 06 seconds East, assigned bearing, along the west line of said Southwest Quarter of the Southwest Quarter, 85.75 feet to the easterly right of way line of the 1904 Additional Acquired Railroad Right of Way line; thence North 25 degrees 53 minutes 43 seconds West, along said easterly right of way line, 95.85 feet to the north line of said Government Lot 1; thence North 88 degrees 28 minutes 12 seconds West, along said north line, 37.18 feet to the easterly line of the parcel described in Doc. No. A000573526 of record said County, to the point of beginning of the tract to be herein described; thence South 88 degrees 28 minutes 12 seconds East, along said north line, 37.18 feet to said easterly right of way line; thence South 25 degrees 53 minutes 43 seconds East, along said right of way line, 95.85 feet to said west line; thence North 05 degrees 39 minutes 06 seconds West, along said west line, 85.75 feet to said northwest corner; thence South 88 degrees 08 minutes 11 seconds East, along the north line of said Southwest Quarter of the Southwest Quarter, 526.83 feet to the centerline of the Christmas Point Road; thence southwesterly along said centerline 160.05 feet along a non-tangential curve concave to the southeast, having a radius of 300.00 feet, a central angle of 30 degrees 34 minutes 02 seconds and the chord bears South 18 degrees 51 minutes 55 seconds West for a chord distance of 158.16 feet; thence South 03 degrees 34 minutes 55 seconds West, tangent to said curve, along said centerline 149.06 feet; thence southerly along said centerline 221.30 feet along a tangential curve concave to the east, having a radius of 750.00 feet and a central angle of 16 degrees 54 minutes 23 seconds; thence South 13 degrees 19 minutes 28 seconds East, tangent to said curve, along said centerline 138.45 feet; thence southerly along said centerline 213.61 feet along a tangential curve concave to the west, having a radius of 330.00 feet and a central angle of 37 degrees 05 minutes 14 seconds; thence South 88 degrees 46 minutes 01 second West, not tangent to said curve, 329.11 feet; thence South 84 degrees 43 minutes 13 seconds West 67 feet, more or less, to the shoreline of Leech Lake; thence northerly along said shoreline to said west line; thence North 05 degrees 39 minutes 06 seconds West, along said west line, 229 feet, more or less, to the westerly right of way line of the former Railroad; thence northwesterly along said westerly right of way line 133.27 feet along a non-tangential curve concave to the southwest, having a radius of 1382.39 feet, a central angle of 05 degrees 31 minutes 25 seconds and the chord bears North 23 degrees 08 minutes 05 seconds West for a chord distance of 133.22 feet; thence North 25 degrees 53 minutes 43 seconds West, tangent to said curve, along said westerly right of way line, 118.87 feet to said easterly line of the parcel described in Doc. No. A000573526; thence North 00 degrees 40 minutes 21 seconds West, along last said easterly line 274.81 feet; thence North 25 degrees 53 minutes 43 seconds West, along last said easterly line 36.83 feet to the point of beginning.

SUBJECT to easements, restrictions, and reservations of record.

SUBJECT to Christmas Point Road right of way.

TRACT 2

Those parts of the Southwest Quarter of the Southwest Quarter, Section 1 and of Government Lot 1, Section 12, all in Township 141 North, Range 31 West Cass County, Minnesota, described as follows: Commencing at the northwest corner of said Southwest Quarter of the Southwest Quarter; thence South 88 degrees 08 minutes 11 seconds East, assigned bearing along the north line of said Southwest Quarter of the Southwest Quarter 526.83 feet to the centerline of the Christmas Point Road; thence southwesterly along said centerline 160.05 feet along a non-tangential curve concave to the southeast, having a radius of 300.00 feet, a central angle of 30 degrees 34 minutes 02 seconds and the chord bears South 18 degrees 51 minutes 55 seconds West for a chord distance of 158.16 feet; thence South 03 degrees 34 minutes 55 seconds West, tangent to said curve, along said centerline 149.06 feet; thence southerly along said centerline 221.30 feet along a tangential curve concave to the east, having a radius of 750.00 feet and a central angle of 16 degrees 54 minutes 23 seconds; thence South 13 degrees 19 minutes 28 seconds East, tangent to said curve, along said centerline 138.45 feet; thence southerly along said centerline 213.61 feet along a tangential curve concave to the west, having a radius of 330.00 feet and a central angle of 37 degrees 05 minutes 14 seconds; thence South 88 degrees 46 minutes 01 second West, not tangent to said curve, 329.11 feet to the point of beginning of the tract to be herein described; thence North 88 degrees 46 minutes 01 second East 329.11 feet to said centerline; thence South 23 degrees 45 minutes 46 seconds West, along said centerline 336.85 feet; thence South 22 degrees 53 minutes 53 seconds West, along said centerline 225.84 feet; thence southerly along said centerline 318.67 feet along a tangential curve concave to the east, having a radius of 800.00 feet and a central angle of 22 degrees 49 minutes 32 seconds; thence South 00 degrees 40 minutes 21 seconds West, tangent to said curve, along said centerline 354.23 feet; thence southerly along said centerline 96.59 feet along a tangential curve concave to the west, having a radius of 700.00 feet and a central angle of 07 degrees 54 minutes 21 seconds; thence North 88 degrees 39 minutes 16 seconds West, not tangent to said curve, 273.10 to a point hereinafter referred to as Point "A"; thence northerly 340.73 feet along a non-tangential curve concave to the east, having a radius of 1400.00 feet, a central angle of 13 degrees 58 minutes 40 seconds and the chord bears North 11 degrees 37 minutes 52 seconds East for a chord distance of 339.89 feet; thence North 19 degrees 36 minutes 12 seconds East, tangent to said curve, 362.21 feet; thence northerly 458.10 feet along a tangential curve concave to the west, having a radius of 1432.39 feet and a central angle of 18 degrees 19 minutes 27 seconds; thence North 89 degrees 43 minutes 15 seconds West, not tangent to said curve, 73 feet, more or less, to the shoreline of Leech Lake; thence northerly along said shoreline to the intersection with a line that bears thence South 84 degrees 43 minutes 13 seconds West from the point of beginning; thence North 84 degrees 43 minutes 13 seconds East 67 feet, more or less, to the point of beginning.

Subject to and together with a 16.00 foot wide easement for ingress and egress over and across those parts of said Southwest Quarter of the Southwest Quarter, said Government Lot 1, and Government Lot 2, Section 11, said Township and Range, the centerline of which is described as follows: Commencing at said Point "A"; thence northerly 340.73 feet along a non-tangential curve concave to the east, having a radius of 1400.00 feet, a central angle of 13 degrees 58 minutes 40 seconds and the chord bears North 11 degrees 37 minutes 52 seconds East for a chord distance of 339.89 feet; thence North 19 degrees 36 minutes 12 seconds East, tangent to said curve, 362.21 feet; thence northerly 458.10 feet along a tangential curve concave to the west, having a radius of 1432.39 feet and a central angle of 18 degrees 19 minutes 27 seconds and said centerline there terminating.

SUBJECT to easements, restrictions, and reservations of record.

SUBJECT to Christmas Point Road right of way.

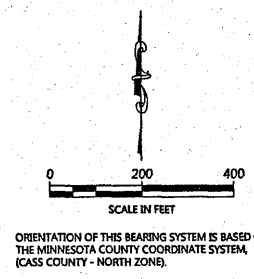
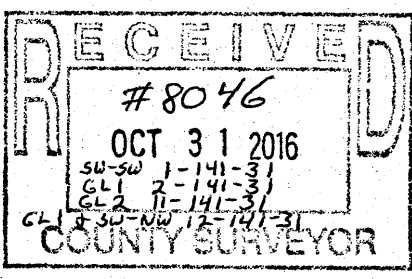
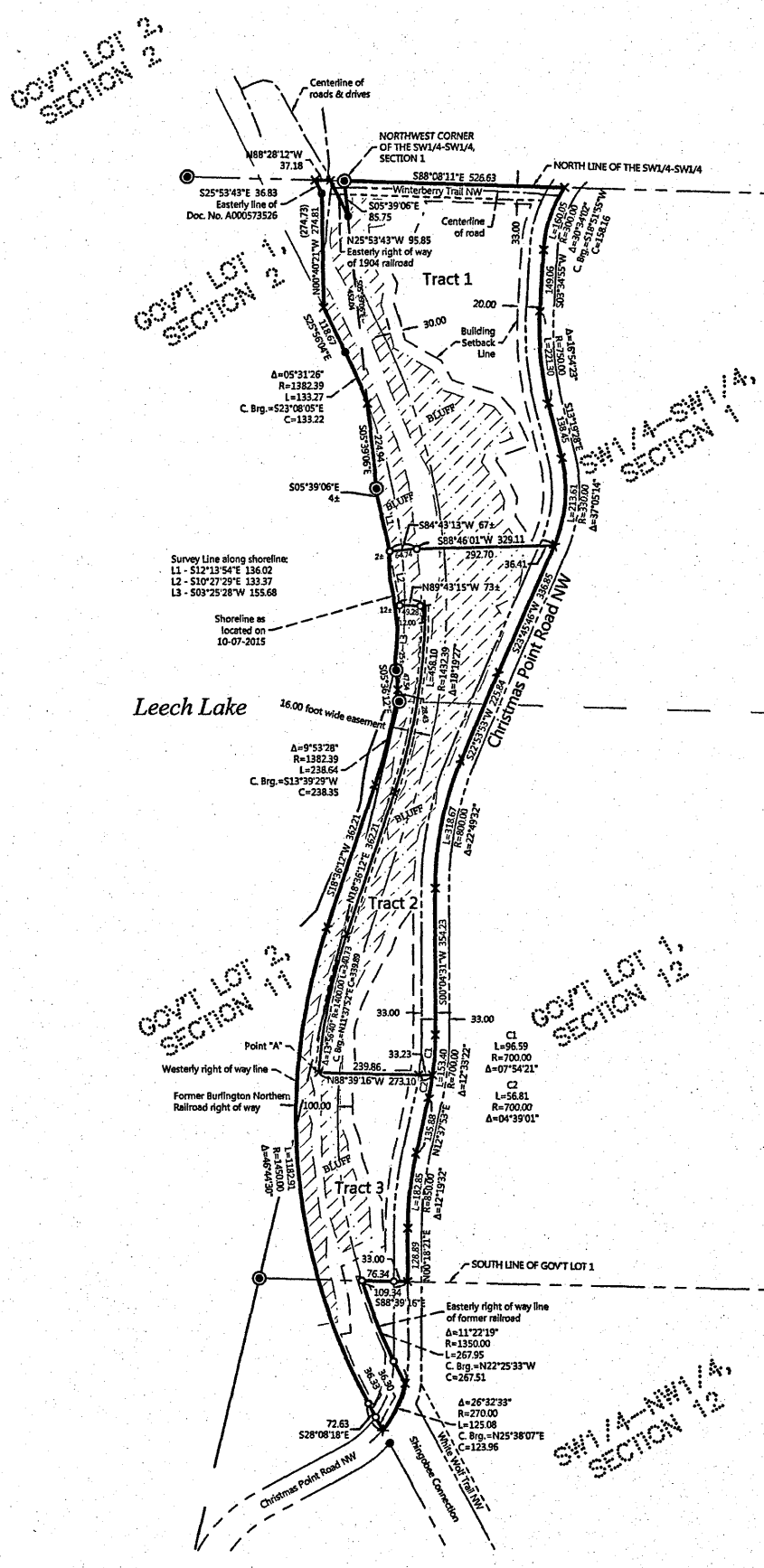
TRACT 3

Those parts of the Southwest Quarter of the Southwest Quarter, Section 1, of Government Lot 2, Section 11, and of Government Lot 1, Section 12, all in Township 141 North, Range 31 West Cass County, Minnesota, described as follows: Commencing at the northwest corner of said Southwest Quarter of the Southwest Quarter 526.83 feet to the centerline of the Christmas Point Road; thence southwesterly along said centerline 160.05 feet along a non-tangential curve concave to the southeast, having a radius of 300.00 feet, a central angle of 30 degrees 34 minutes 02 seconds and the chord bears South 18 degrees 51 minutes 55 seconds West for a chord distance of 158.16 feet; thence South 03 degrees 34 minutes 55 seconds West, tangent to said curve, along said centerline 149.06 feet; thence southerly along said centerline 221.30 feet along a tangential curve concave to the east, having a radius of 750.00 feet and a central angle of 16 degrees 54 minutes 23 seconds; thence South 13 degrees 19 minutes 28 seconds East, tangent to said curve, along said centerline 138.45 feet; thence southerly along said centerline 213.61 feet along a tangential curve concave to the west, having a radius of 330.00 feet and a central angle of 37 degrees 05 minutes 14 seconds; thence South 88 degrees 46 minutes 01 second West, not tangent to said curve, 329.11 feet; thence South 84 degrees 43 minutes 13 seconds West 67 feet, more or less, to the shoreline of Leech Lake; thence northerly along said shoreline to the intersection with a line that bears thence South 84 degrees 43 minutes 13 seconds West from the point of beginning; thence North 84 degrees 43 minutes 13 seconds East 67 feet, more or less, to the point of beginning; thence North 18 degrees 36 minutes 12 seconds East, tangent to said curve, 362.21 feet; thence northerly 458.10 feet along a tangential curve concave to the west, having a radius of 1432.39 feet and a central angle of 18 degrees 19 minutes 27 seconds; thence North 89 degrees 43 minutes 15 seconds West, not tangent to said curve, 73 feet, more or less, to the shoreline of Leech Lake; thence northerly along said shoreline to the intersection with a line that bears thence South 05 degrees 39 minutes 06 seconds West from the point of beginning; thence South 05 degrees 39 minutes 06 seconds West, along said west line, 85.75 feet to the centerline of the Christmas Point Road; thence southwesterly along said centerline 160.05 feet along a non-tangential curve concave to the southeast, having a radius of 300.00 feet, a central angle of 30 degrees 34 minutes 02 seconds and the chord bears South 18 degrees 51 minutes 55 seconds West for a chord distance of 158.16 feet; thence South 03 degrees 34 minutes 55 seconds West, tangent to said curve, along said centerline 149.06 feet; thence southerly along said centerline 221.30 feet along a tangential curve concave to the east, having a radius of 750.00 feet and a central angle of 16 degrees 54 minutes 23 seconds; thence South 13 degrees 19 minutes 28 seconds East, tangent to said curve, along said centerline 138.45 feet; thence southerly along said centerline 213.61 feet along a tangential curve concave to the west, having a radius of 330.00 feet and a central angle of 37 degrees 05 minutes 14 seconds; thence South 88 degrees 46 minutes 01 second West, not tangent to said curve, 329.11 feet to the point of beginning of the tract to be herein described; thence North 88 degrees 39 minutes 16 seconds West, not tangent to said curve, 273.10 to a point hereinafter referred to as Point "A"; thence northerly 340.73 feet along a non-tangential curve concave to the east, having a radius of 1400.00 feet, a central angle of 13 degrees 58 minutes 40 seconds and the chord bears North 11 degrees 37 minutes 52 seconds East for a chord distance of 339.89 feet; thence North 19 degrees 36 minutes 12 seconds East, tangent to said curve, 362.21 feet; thence northerly 458.10 feet along a tangential curve concave to the west, having a radius of 1432.39 feet and a central angle of 18 degrees 19 minutes 27 seconds; thence North 89 degrees 43 minutes 15 seconds West, not tangent to said curve, 73 feet, more or less, to the shoreline of Leech Lake; thence northerly along said shoreline to the intersection with a line that bears thence South 84 degrees 43 minutes 13 seconds West from the point of beginning; thence North 84 degrees 43 minutes 13 seconds East 67 feet, more or less, to the point of beginning; thence North 11 degrees 37 minutes 52 seconds East for a chord distance of 339.89 feet; thence North 19 degrees 36 minutes 12 seconds East, tangent to said curve, 362.21 feet; thence northerly 458.10 feet along a tangential curve concave to the west, having a radius of 1432.39 feet and a central angle of 18 degrees 19 minutes 27 seconds and said centerline there terminating.

Subject to and together with a 16.00 foot wide easement for ingress and egress over and across those parts of said Southwest Quarter of the Southwest Quarter, said Government Lot 1, and said Government Lot 2, Section 11, said Township and Range, the centerline of which is described as follows: Commencing at said Point "A"; thence northerly 340.73 feet along a non-tangential curve concave to the east, having a radius of 1400.00 feet, a central angle of 13 degrees 58 minutes 40 seconds and the chord bears North 11 degrees 37 minutes 52 seconds East for a chord distance of 339.89 feet; thence North 19 degrees 36 minutes 12 seconds East, tangent to said curve, 362.21 feet; thence northerly 458.10 feet along a tangential curve concave to the west, having a radius of 1432.39 feet and a central angle of 18 degrees 19 minutes 27 seconds and said centerline there terminating.

SUBJECT to easements, restrictions, and reservations of record.

SUBJECT to Christmas Point Road right of way.



LOT AREA TABLE		
Tract	Total Area (sq. ft.)	Buildable Area (sq. ft.)
1	418,709	137,185
2	267,887	36,332
3	230,415	47,611

NOTES:

- Zoning for subject tract = Shoreland Residential.
- Parcel ID's for subject tract = 38-001-0001, 38-001-3301, and 38-12-2201.
- The National Wetland Inventory mappings do not indicate any wetlands on the subject property. No field verification or wetland delineation has been done.
- All lines marked with flagging are only an approximation of the true boundary lines and are not to be used as an exact boundary location. Flagged lines should not be used for the establishment of improvements. To mark true boundary lines, additional monumentation would be required.
- Northern Engineering and Consulting, Inc. was not given nor has conducted a current title search for the subject property. Therefore the information contained in a title search may or may not be accurately shown on this certificate.

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- ⊙ DENOTES G.L.O. MONUMENT FOUND
- ✕ DENOTES CALCULATED POSITION
- ////// DENOTES BLUFF AREA

Building Setbacks:
30 feet from top or bottom of bluff
20 feet from road right of way
10 feet from easement
10 feet for property line

JOB NO. 15-172
DATE: 07-01-2016
SHEET NO. 1 OF 1

CERTIFICATE OF SURVEY
Chad Freeman
P.O. Box 73
Walker, MN 56484

NORTHERN ENGINEERING & CONSULTING, INC.
P.O. Box 292, Walker, MN, 56484
Phone: 218-547-1296, Fax: 218-547-2272
web: www.necusa.com

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.
TERRY L. FREEMAN LIC. NO. 21367

REVISIONS:			
NO.	DATE	DESCRIPTION	BY