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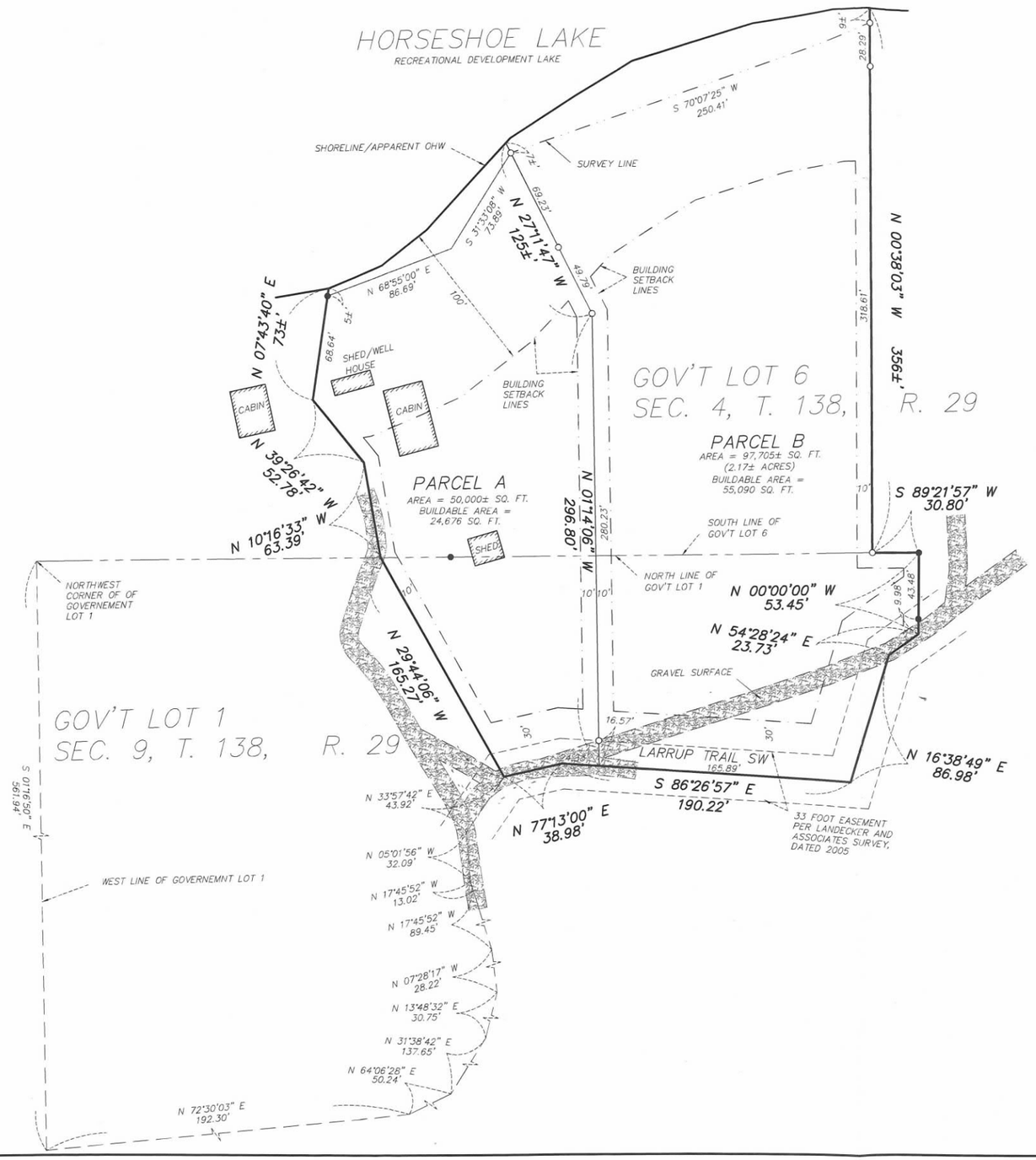
Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance



LEGAL DESCRIPTION: PER DOCUMENT NUMBER A000506652

That part of Government Lot Six (6), Section Four (4), Township One Hundred Thirty-eight (138) North, Range Twenty-nine (29) West, and Government Lot One (1), Section Nine (9), Township One Hundred Thirty-eight (138) North, Range Twenty-nine (29) West, all in Cass County, Minnesota, described as follows: Commencing at the Northwest corner of said Government Lot 1; thence South 01 degree 16 minutes 50 seconds East, assumed bearing, 561.94 feet along the West line of said Government Lot 1; thence North 72 degrees 30 minutes 03 seconds East 192.30 feet; thence North 64 degrees 06 minutes 28 seconds East 50.24 feet; thence North 31 degrees 38 minutes 42 seconds East 137.65 feet; thence North 13 degrees 48 minutes 32 seconds East 30.75 feet; thence North 07 degrees 28 minutes 17 seconds West 28.22 feet; thence North 17 degrees 45 minutes 52 seconds West 89.45 feet to the South line of the North 225.00 feet of said Government Lot 1; thence continuing North 17 degrees 45 minutes 52 seconds West 13.02 feet; thence North 05 degrees 01 minute 56 seconds West 32.09 feet; thence North 33 degrees 57 minutes 42 seconds East 43.92 feet; thence North 29 degrees 44 minutes 06 seconds West 165.27 feet; thence North 10 degrees 16 minutes 33 seconds West 63.39 feet; thence North 39 degrees 26 minutes 42 seconds West 52.78 feet to the point of beginning of the tract to be herein described; thence South 39 degrees 26 minutes 42 seconds East 52.78 feet; thence South 10 degrees 16 minutes 33 seconds East 63.39 feet; thence South 29 degrees 44 minutes 06 seconds East 165.27 feet; thence North 77 degrees 13 minutes 00 seconds East 38.98 feet; thence South 86 degrees 26 minutes 57 seconds East 190.22 feet; thence North 16 degrees 38 minutes 49 seconds East 86.98 feet; thence North 54 degrees 28 minutes 24 seconds East 23.73 feet; thence North 00 degrees 00 minutes 00 seconds East 53.45 feet to the North line of said Government Lot 1; thence South 89 degrees 21 minutes 57 seconds West along said North line 30.80 feet to a point measured 595.00 feet Westerly along said North line from the monumented Southeast corner of said Government Lot 6; thence North 00 degrees 38 minutes 03 seconds West 373 feet, more or less, to the shoreline of Horseshoe Lake; thence Southwesterly along said shoreline to the intersection with a line bearing North 07 degrees 43 minutes 40 seconds East from the point of beginning; thence South 07 degrees 43 minutes 40 seconds West 81 feet, more or less, to the point of beginning.

PROPOSED LEGAL DESCRIPTION FOR PARCEL A:

That part of Government Lot Six (6), Section Four (4), Township One Hundred Thirty-eight (138) North, Range Twenty-nine (29) West, and Government Lot One (1), Section Nine (9), Township One Hundred Thirty-eight (138) North, Range Twenty-nine (29) West, all in Cass County, Minnesota, described as follows: Commencing at the Northwest corner of said Government Lot 1; thence South 01 degree 16 minutes 50 seconds East, assumed bearing, 561.94 feet along the West line of said Government Lot 1; thence North 72 degrees 30 minutes 03 seconds East 192.30 feet; thence North 64 degrees 06 minutes 28 seconds East 50.24 feet; thence North 31 degrees 38 minutes 42 seconds East 137.65 feet; thence North 13 degrees 48 minutes 32 seconds East 30.75 feet; thence North 07 degrees 28 minutes 17 seconds West 28.22 feet; thence North 17 degrees 45 minutes 52 seconds West 89.45 feet to the South line of the North 225.00 feet of said Government Lot 1; thence continuing North 17 degrees 45 minutes 52 seconds West 13.02 feet; thence North 05 degrees 01 minute 56 seconds West 32.09 feet; thence North 33 degrees 57 minutes 42 seconds East 43.92 feet; thence North 29 degrees 44 minutes 06 seconds West 165.27 feet; thence North 10 degrees 16 minutes 33 seconds West 63.39 feet; thence North 39 degrees 26 minutes 42 seconds West 52.78 feet to the point of beginning of the tract to be herein described; thence South 39 degrees 26 minutes 42 seconds East 52.78 feet; thence South 10 degrees 16 minutes 33 seconds East 63.39 feet; thence South 29 degrees 44 minutes 06 seconds East 165.27 feet; thence North 77 degrees 13 minutes 00 seconds East 38.98 feet; thence South 86 degrees 26 minutes 57 seconds East 24.33 feet; thence North 01 degree 14 minutes 06 seconds West 296.80 feet; thence North 27 degrees 11 minutes 47 seconds West 125 feet, more or less, to the shoreline of Horseshoe Lake; thence Southwesterly along said shoreline to the intersection with a line bearing North 07 degrees 43 minutes 40 seconds East from the point of beginning; thence South 07 degrees 43 minutes 40 seconds West 75 feet, more or less, to the point of beginning.

Together with and Subject to easements, reservations and restrictions of record.

PROPOSED LEGAL DESCRIPTION FOR PARCEL B:

That part of Government Lot Six (6), Section Four (4), Township One Hundred Thirty-eight (138) North, Range Twenty-nine (29) West, and Government Lot One (1), Section Nine (9), Township One Hundred Thirty-eight (138) North, Range Twenty-nine (29) West, all in Cass County, Minnesota, described as follows: Commencing at the Northwest corner of said Government Lot 1; thence South 01 degree 16 minutes 50 seconds East, assumed bearing, 561.94 feet along the West line of said Government Lot 1; thence North 72 degrees 30 minutes 03 seconds East 192.30 feet; thence North 64 degrees 06 minutes 28 seconds East 50.24 feet; thence North 31 degrees 38 minutes 42 seconds East 137.65 feet; thence North 13 degrees 48 minutes 32 seconds East 30.75 feet; thence North 07 degrees 28 minutes 17 seconds West 28.22 feet; thence North 17 degrees 45 minutes 52 seconds West 89.45 feet to the South line of the North 225.00 feet of said Government Lot 1; thence continuing North 17 degrees 45 minutes 52 seconds West 13.02 feet; thence North 05 degrees 01 minute 56 seconds West 32.09 feet; thence North 33 degrees 57 minutes 42 seconds East 43.92 feet; thence North 77 degrees 13 minutes 00 seconds East 38.98 feet; thence South 86 degrees 26 minutes 57 seconds East 24.33 feet; thence North 01 degree 14 minutes 06 seconds West 296.80 feet to the point of beginning; thence South 01 degree 14 minutes 06 seconds East 296.80 feet; thence South 86 degrees 26 minutes 57 seconds East 190.22 feet; thence North 16 degrees 38 minutes 49 seconds East 86.98 feet; thence North 54 degrees 28 minutes 24 seconds East 23.73 feet; thence North 00 degrees 00 minutes 00 seconds East 53.45 feet to the North line of said Government Lot 1; thence South 89 degrees 21 minutes 57 seconds West along said North line 30.80 feet to a point measured 595.00 feet Westerly along said North line from the monumented Southeast corner of said Government Lot 6; thence North 00 degrees 38 minutes 03 seconds West 356 feet, more or less, to the shoreline of Horseshoe Lake; thence Southwesterly along said shoreline to the intersection with a line bearing North 27 degrees 11 minutes 47 seconds West from the point of beginning; thence South 27 degrees 11 minutes 47 seconds East 125 feet, more or less, to the point of beginning.

Together with and Subject to easements, reservations and restrictions of record.

GENERAL NOTES

1. *No search for easements or restrictions, recorded or unrecorded, was made by the Surveyor.*
2. *Bearings shown are based upon the record legal description having an assumed bearing of S01°16'50"E on the west line of Government Lot 1.*
3. *The underground utilities shown have been located from field survey information. The surveyor makes no guarantees that the utilities shown comprise all such utilities in the area, either in service or abandoned.*
4. *No wetlands were found by Certified Wetland Delineator Mitch Brinks, License Number 1007, dated August 30, 2018.*
5. *Total area of subject property: 3.39± Acres.*

LEGEND

- POWER POLE
- DENOTES FOUND MONUMENT AS NOTED
- DENOTES SET 1/2"x14" IRON PIPE WITH CAP # 50319

40 0 40 80 120
Scale in feet

18--136 CTF01.dwg

I hereby certify that this plan 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.
Paul Herkenhoff
Date: 9/6/18 License No. 45875

Revisions:
REVISED 12/12/18 – ADDED BUILDABLE AREA.

Crew: EAN/PDH
Checked: TTS
Drawn: PDH
Record Drawing by/date:

Prepared for:
Timothy Renz

HORSESHOE LAKE
Cass County, Minnesota

CERTIFICATE OF SURVEY

#8842 01-02-2018 MJL