

CERTIFICATE OF SURVEY

SECTION 12, TOWNSHIP 140 NORTH, RANGE 31 WEST CASS COUNTY, MINNESOTA

LEGAL DESCRIPTIONS:

PARCEL A:
North Half of the Southwest Quarter (N½ of SW¼) and the unplatted portion of Government Lot Two (2), all in Section Twelve (12), Township One Hundred Forty (140), Range Thirty-one (31);

EXCEPT That portion thereof transferred by instrument recorded in Book 96 of Deeds, page 92 described as follows: A strip 267 feet deep along the East side of and parallel with County Assistance Road No. 27 described as follows: Starting at the Southeast corner of Lot 19, Block 5, Plat of Long Beach (before its vacation) an iron monument, run South 45 feet to a point; thence East at 90 degrees 66 feet to the East side of County Assistance Road No. 27 to a point hereinafter called point of beginning; thence continue 267 feet to a point; thence North at 90 degrees parallel with said road 640.5 feet to a point; thence North 22 degrees 14 minutes East still paralleling the road 411.6 feet to a point; thence South 82 degrees 30 minutes West 304 feet to a point on the right of way of said road, East of the Northeast corner of Lot 4, Rearrangement of Lot 19, Plat of White Pine Beach; thence Southwesterly and South along said right of way 1032 feet to point of beginning, being a portion in Government Lot 2 and the Northwest Quarter of the Southwest Quarter, Section 12, Township 140, Range 31;

AND EXCEPT That part of the Northwest Quarter of the Southwest Quarter and that part of Government Lot 2, both in Section 12, Township 140 North, Range 31 West, described as follows: Beginning at the northwest corner of said Northwest Quarter of the Southwest Quarter; thence South 00 degrees 00 minutes 06 seconds West, assigned bearing, along the west line of said Northwest Quarter of the Southwest Quarter, 495.49 feet; thence South 89 degrees 32 minutes 46 seconds East 295.43 feet; thence North 00 degrees 28 minutes 02 seconds East 483.00 feet; thence North 22 degrees 14 minutes 19 seconds East 411.59 feet; thence South 82 degrees 57 minutes 14 seconds West 243.43 feet to the easterly right of way line of Lake Street, as dedicated in the plat of White Pine Beach; thence Southwesterly and westerly along said right of way to the point of beginning;

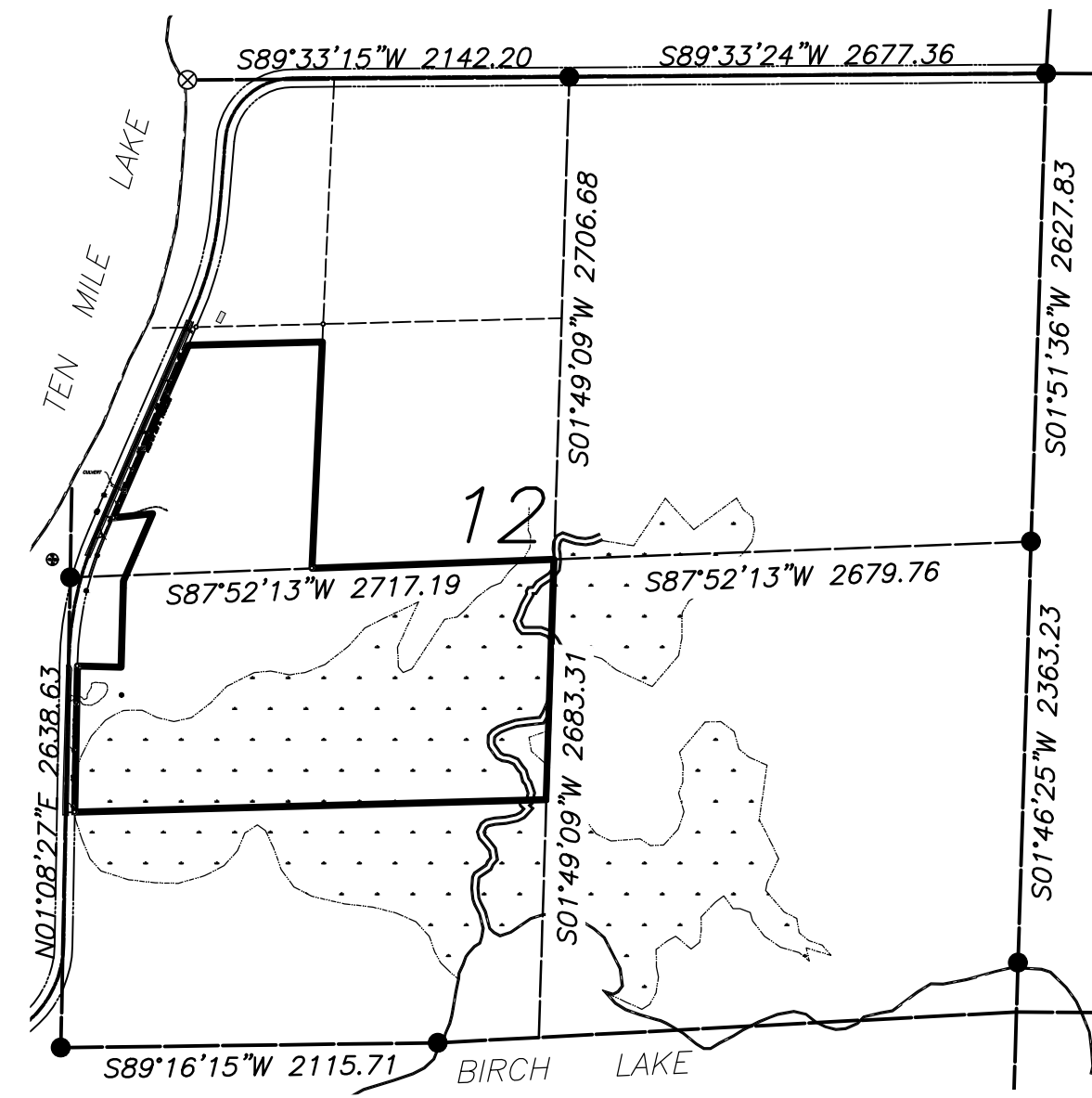
AND EXCEPT That part of the Northwest Quarter of the Southwest Quarter, Section 12, Township 140 North, Range 31 West, described as follows: Commencing at the northwest corner of said Northwest Quarter of the Southwest Quarter; thence South 00 degrees 00 minutes 06 seconds West, assigned bearing, along the west line thereof, 495.49 feet to the point of beginning of the tract to be herein described; thence South 89 degrees 32 minutes 46 seconds East 295.43 feet; thence South 00 degrees 28 minutes 02 seconds West 300.00 feet; thence North 89 degrees 32 minutes 46 seconds West 292.99 feet to said west line; thence North 00 degrees 00 minutes 06 seconds East, along said west line, 300.01 feet to the point of beginning;

AND TOGETHER WITH A parcel of land located in Government Lot Two (2) and in the Northwest Quarter of the Southwest Quarter (NW¼ of SW¼), Section Twelve (12), Township One Hundred Forty (140), Range Thirty-one (31), described as follows: A strip 267 feet deep along the East side of and parallel with County Road No. 6, formerly County Aid Road No. 27, described as follows: Starting at the Southeast corner of Lot 19, Block 5, Plat of Long Beach (before its vacation), an iron monument, run South 45 feet to a point; thence East at 90 degrees, 66 feet to the East side of County Road No. 27 to a point hereinafter called point of beginning; thence continue East 267 feet to a point; thence North at 90 degrees parallel with said road 640.5 feet to a point; thence North 22 degrees 14 minutes East, still paralleling the road 411.6 feet to a point; thence South 82 degrees 30 minutes West 304 feet to a point on the right of way of said road, East of the Northeast corner of Lot 4, Rearrangement of Lot 19, Plat of White Pine Beach; thence Southwesterly and South along said right of way 1032 feet to point of beginning, LESS the South 300 feet thereof, AND LESS road right of way, AND ALSO LESS the North 100.00 feet of said Government Lot Two (2); (THIS 100 FOOT WIDE STRIP MUST BE ADDED TO THE PROPERTY WITH PID# 16-012-2201)

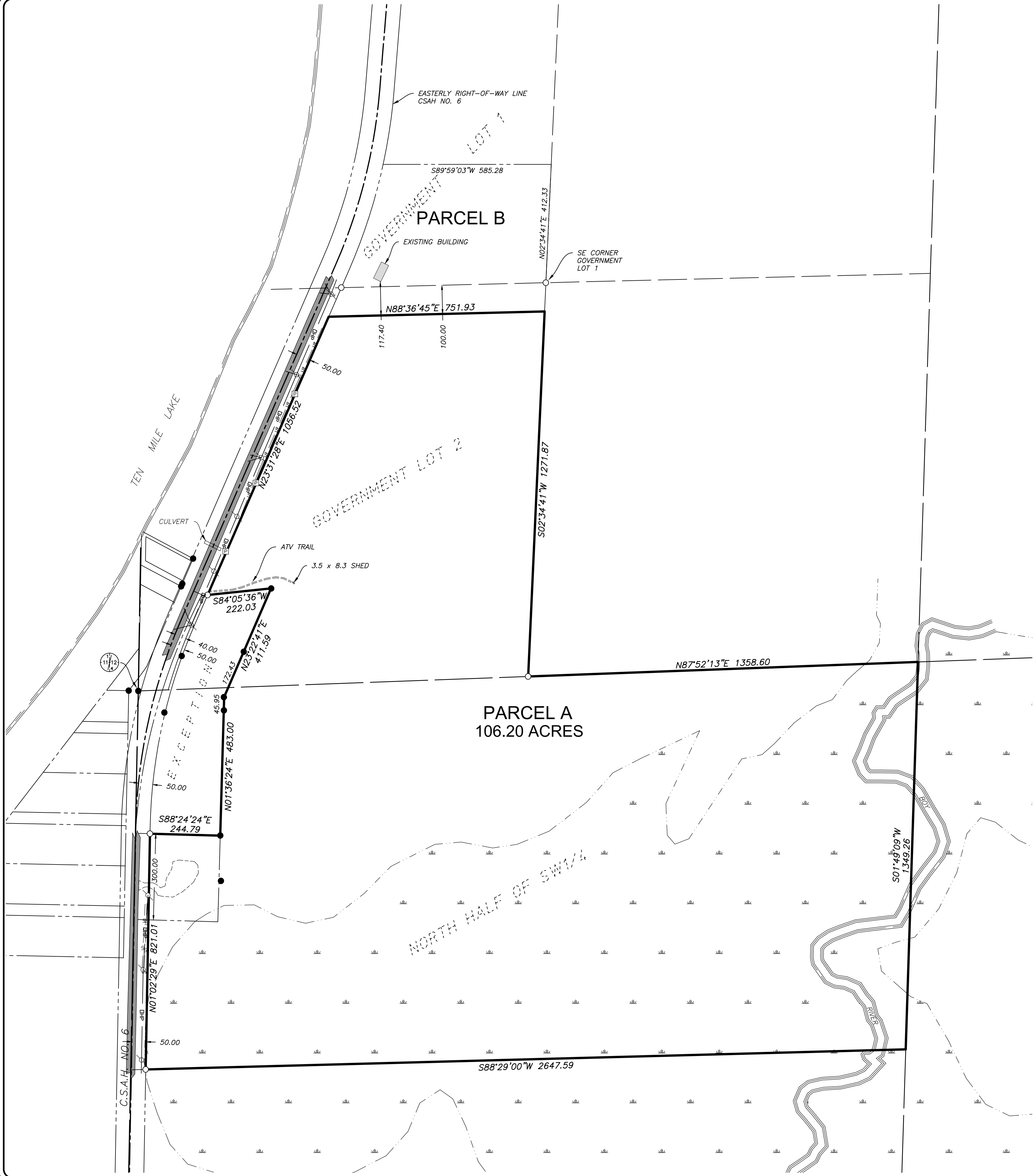
ALSO TOGETHER WITH A parcel of land located in the Northwest Quarter of the Southwest Quarter (NW¼ of SW¼), Section Twelve (12), Township One Hundred Forty (140), Range Thirty-one (31), described as follows: A strip along the East side of and parallel with the County Road #6, formerly #27, described as follows: Starting at the Southeast corner of Lot 19, Block 5, Plat of Long Beach (before its vacation) an iron monument, run South 45 feet to a point; thence East 90 degrees, a distance of 100 feet to the right of way of said County Aid Road #6, hereinafter called point of beginning; thence continue East 233 feet to a point (I.M.); thence North at 90 degrees parallel with said road, 300 feet to a point; thence West at 90 degrees 233 feet to the right of way of said road; thence South along said right of way 300 feet to the point of beginning.

PARCEL B:
That part of Government Lot One (1), Section Twelve (12), Township One Hundred Forty (140) North, Range Thirty-one (31) West, Cass County, Minnesota, lying easterly of the easterly right-of-way line of County State Aid Highway Number 6 AND lying southerly of the following described line: Commencing at the southeast corner of said Government Lot 1; thence North 00 degrees 00 minutes 20 seconds East, assumed bearing along the east line of said Government Lot 1, a distance of 412.33 feet to the point of beginning of the line to be herein described; thence South 87 degrees 33 minutes 42 seconds West 568.89 feet to said easterly right-of-way line of County State Aid Highway Number 6 and said line there terminating.
AND The north 100 feet of Government Lot Two (2) in said Section Twelve (12) lying easterly of the easterly right-of-way line of County State Aid Highway Number 6. (THIS 100 FOOT WIDE STRIP MUST BE ADDED TO THE PROPERTY WITH PID# 16-012-2201)

SURVEYOR'S NOTES:
1. Altered/Updated legal description language shown in Bold letters in the body of the descriptions.
2. Deed restrictive language note: The 100 foot wide strip being created must be added to the property with PID# 16-012-2201

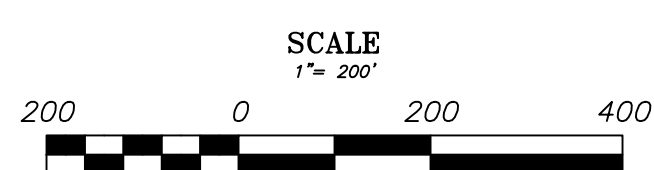
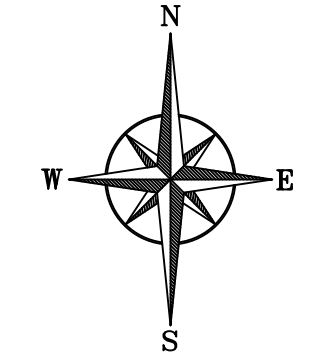


SECTION BREAKDOWN



LEGEND

●	IRON MONUMENT FOUND	— DHP —	OVERHEAD ELECTRIC WITH POWER POLE
○	IRON MONUMENT SET WITH CAP NO. 52591	— OFO —	OVERHEAD FIBEROPTIC
⊙	CERTIFIED LOCATION	— OT —	OVERHEAD TELEPHONE
—	PROPERTY BOUNDARY	— OTV —	OVERHEAD TV
- - -	PROPOSED LOT LINES	— UE —	UNDERGROUND ELECTRIC WITH TRANSFORMER
- - -	PROPERTY LINES	— UFO —	UNDERGROUND FIBEROPTIC
- - -	SETBACK LINES	— UT —	UNDERGROUND TELEPHONE WITH PEDESTAL
- - -	EASEMENT	— UTV —	UNDERGROUND TV
- - -	CENTERLINE	— GAS —	UNDERGROUND GAS WITH METER
- - -	RIGHT-OF-WAY	— M —	BARBWIRE FENCE
- - -	SIXTEENTH-LINE		
- - -	QUARTER-LINE		
- - -	SECTION-LINE		
- - -	SURVEY LINE		
- - -	SHORELINE		
—	EXISTING BITUMINOUS SURFACE		
—	EXISTING GRAVEL SURFACE		
—	EXISTING CONCRETE SURFACE		
■	EXISTING BUILDING		



BEARINGS ARE BASED ON NAD83(96)
CASS COUNTY COORDINATE SYSTEM

	MN LAND TRUST GOVLOT 2 SEC. 12-T140N-R31W CASS COUNTY, MN	JOB# 20143 DRAWN BY: MAS FILENAME: 20143 MN LAND TRUST.DWG REV# DESCRIPTION DATE 1 COUNTY COMMENTS 5/13/2021	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. MICHAEL A. STANG (LIC. NO. 52591)
	5/13/2021	DATE:	