

Northwest corner of Sec. 19, Twp. 140, Rng. 26  
 Northwest corner of Gov't Lot 1  
 North line of Gov't Lot 1  
 North Quarter corner of Sec. 19, Twp. 140, Rng. 26

**Proposed Legal Description - Tract C:**

That part of Government Lot 1, Section 19, Township 140 North, Range 26 West, Cass County, Minnesota, described as follows:

Commencing at the northwest corner of said Government Lot 1; thence South 01 degrees 22 minutes 17 seconds West, along the west line of said Government Lot 1, a distance of 346.00 feet; thence South 88 degrees 37 minutes 43 seconds East, a distance of 550.00 feet to a point hereinafter referred to as "POINT A"; thence reversing course North 88 degrees 37 minutes 43 seconds West, a distance of 550.00 feet to the intersection with the west line of said Government Lot 1; thence South 01 degrees 22 minutes 17 seconds West, along said west line, a distance of 134.00 feet; thence South 88 degrees 37 minutes 43 seconds East, a distance of 300.00 feet; thence continuing South 88 degrees 37 minutes 43 seconds East, a distance of 250.00 feet to the intersection with a line that bears South 01 degrees 22 minutes 17 seconds West from said "POINT A"; thence North 01 degrees 22 minutes 17 seconds East, a distance of 134.00 feet to said "POINT A"; thence South 88 degrees 37 minutes 43 seconds East, a distance of 1520.00 feet; thence South 01 degrees 22 minutes 17 seconds West, a distance of 339.67 feet, said line hereinafter referred to as "LINE B"; thence South 31 degrees 00 minutes 05 seconds West, a distance of 143.82 feet to the point of beginning of the tract to be described; thence reversing course North 31 degrees 00 minutes 05 seconds East, a distance of 143.82 feet; thence North 01 degrees 22 minutes 17 seconds East, a distance of 725.35 feet to the intersection with the north line of said Government Lot 1; thence North 89 degrees 14 minutes 52 seconds East, a distance of 263.10 feet to the northeast corner of said Government Lot 1; thence southerly along the east line of said Government Lot 1 to the intersection with the northerly shoreline of Island Lake; thence northwesterly along said northerly shoreline to the intersection with a line that bears South 19 degrees 37 minutes 21 seconds West from the point of beginning; thence North 19 degrees 37 minutes 21 seconds East, a distance of 120 feet, more or less, to the point of beginning of the tract to be described.

Together with a 33.00-foot-wide easement for ingress and egress purposes, over, under, and across that part of Government Lot 1, Section 19, Township 140 North, Range 26 West, Cass County, Minnesota. The centerline of said easement is described as follows:

Commencing at the northwest corner of said Government Lot 1; thence North 89 degrees 14 minutes 52 seconds East, along the north line of said Government Lot 1, a distance of 168.49 feet to the point of beginning of the centerline to be described; thence South 34 degrees 21 minutes 26 seconds East, a distance of 75.80 feet; thence South 51 degrees 28 minutes 59 seconds East, a distance of 190.51 feet; thence South 43 degrees 13 minutes 29 seconds East, a distance of 169.20 feet; thence easterly 151.78 feet along a tangential curve concave to the north, said curve having a radius of 110.00 feet and a central angle of 79 degrees 03 minutes 23 seconds; thence North 57 degrees 43 minutes 09 seconds East, tangent to the last described curve, a distance of 124.41 feet; thence easterly 166.25 feet along a tangential curve concave to the south, said curve having a radius of 105.00 feet and a central angle of 90 degrees 43 minutes 00 seconds; thence South 31 degrees 33 minutes 51 seconds East, tangent to the last described curve; a distance of 222.29 feet; thence South 01 degrees 22 minutes 17 seconds West, a distance of 122.20 feet; thence southeasterly 134.52 feet along a tangential curve concave to the northeast, said curve having a radius of 100.00 feet and a central angle of 77 degrees 04 minutes 38 seconds to the intersection with aforementioned "LINE B", said centerline there terminating.

The sideline of said easement are to be shortened or prolonged to terminate on the north line of said Government Lot 1 AND said "LINE B" and its southerly extension.

Said tract contains 7.2 acres, more or less, and is subject to any restrictions, reservation, and easements of record, if any.

**Legal Description - Document Number A00624326:**

The East Two Hundred Twenty-five feet (E 225') of Government Lot One (1), Section Nineteen (19), Township One Hundred Forty (140), Range Twenty-six (26), Cass County, Minnesota

AND

Government Lot One (1), Section Nineteen (19), Township One Hundred Forty (140), Range Twenty-six (26), LESS the East 225 feet thereof and also LESS the tracts described on Document No. 380829; Document No. 321136; Document No. 23198; Document recorded in Book 56 of Deeds page 255; and Document recorded in Book 54 of Deeds page 285, Cass County, Minnesota

AND

That part of Government Lot One (1), Section Nineteen (19), Township One Hundred Forty (140), Range Twenty-six (26), Cass County, Minnesota, described as follows: Commencing at the Northwest corner of said Government Lot 1; thence South 3 degrees 54 minutes 22 seconds West, assumed bearing along the west line thereof 346.00 feet; thence South 86 degrees 05 minutes 38 seconds East 550.00 feet to a point hereinafter referred to as point "A"; thence North 86 degrees 05 minutes 38 seconds West 550.00 feet to said West line; thence South 3 degrees 54 minutes 22 seconds West along said west line 134.00 feet; thence South 86 degrees 05 minutes 38 seconds East 300.00 feet to the point of beginning of the tract to be herein described; thence continue South 86 degrees 05 minutes 38 seconds East 250.00 feet to the intersection with a line bearing South 3 degrees 54 minutes 22 seconds West from said point "A"; thence North 3 degrees 54 minutes 22 seconds East 134.00 feet to said point "A"; thence South 86 degrees 05 minutes 38 seconds East to the intersection with the west line of the East 225.00 feet of said Government Lot 1; thence northerly along said west line to the north line of said Government Lot 1; thence North 88 degrees 48 minutes 06 seconds West along said north line to said Northwest corner; thence South 3 degrees 54 minutes 22 seconds West along said west line of Government Lot 1 a distance of 726 feet, more or less, to the shoreline of Island Lake; thence easterly along said shoreline to its intersection with a line bearing South 5 degrees 54 minutes 22 seconds West from the point of beginning; thence North 3 degrees 54 minutes 22 seconds East 259 feet, more or less, to the point of beginning.

**Surveyors' Notes**

The property address for the subject property is:  
 4885 Wilderness Drive Northeast  
 Remer, MN 56672

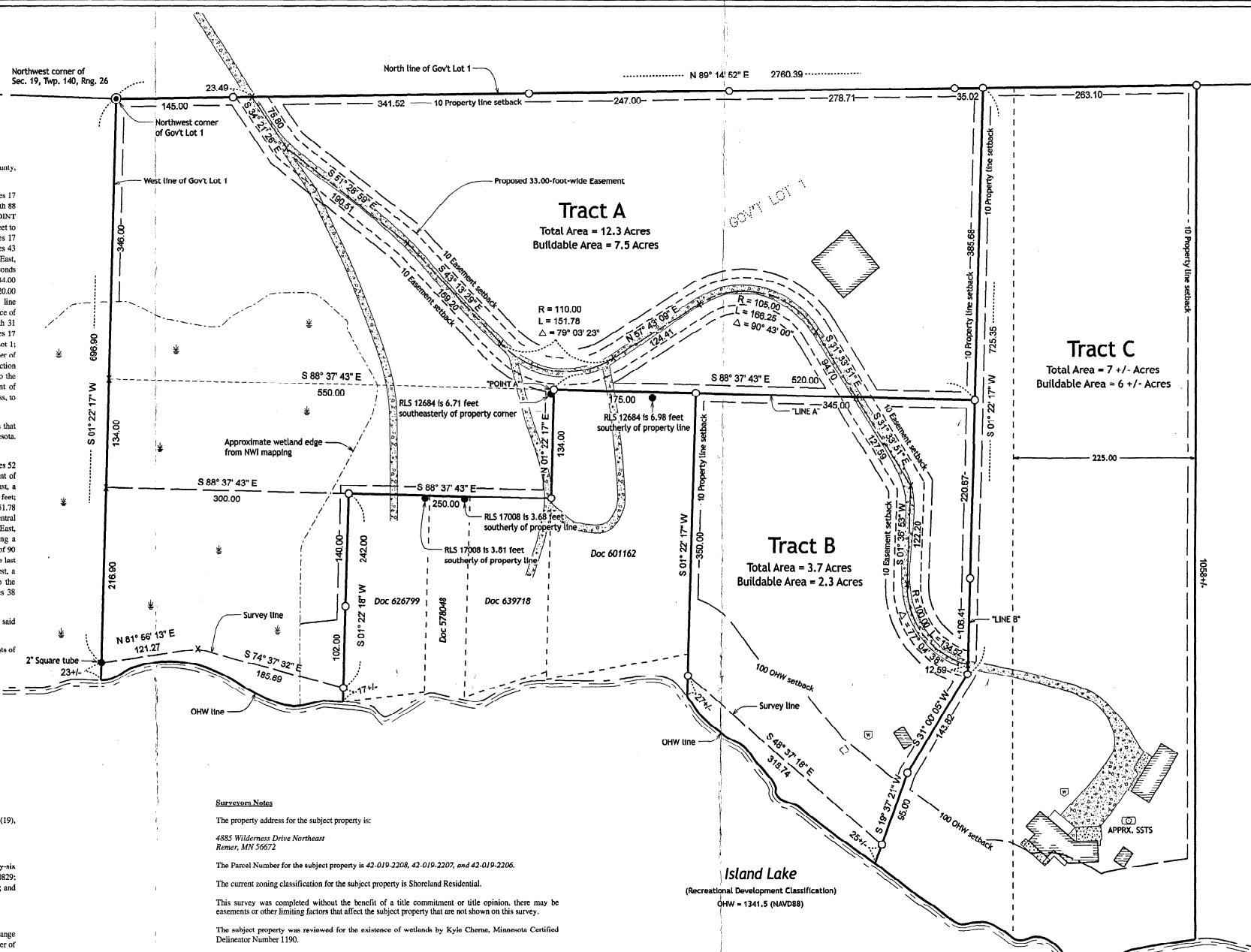
The Parcel Number for the subject property is 42-019-2208, 42-019-2207, and 42-019-2206.

The current zoning classification for the subject property is Shoreland Residential.

This survey was completed without the benefit of a title commitment or title opinion, there may be easements or other limiting factors that affect the subject property that are not shown on this survey.

The subject property was reviewed for the existence of wetlands by Kyle Cherna, Minnesota Certified Delineator Number 1190.

Structure setbacks are based off of property lines, Ordinary High-Water line, and Right-of-way line. There were no bluff determinations done a part of this survey.



**Proposed Legal Description - Tract A:**

That part of Government Lot 1, Section 19, Township 140 North, Range 26 West, Cass County, Minnesota, described as follows:

Commencing at the northwest corner of said Government Lot 1; thence South 01 degrees 22 minutes 17 seconds West, along the west line of said Government Lot 1, a distance of 346.00 feet; thence South 88 degrees 37 minutes 43 seconds East, a distance of 550.00 feet to a point hereinafter referred to as "POINT A"; thence reversing course North 88 degrees 37 minutes 43 seconds West, a distance of 550.00 feet to the intersection with the west line of said Government Lot 1; thence South 01 degrees 22 minutes 17 seconds West, along said west line, a distance of 134.00 feet; thence South 88 degrees 37 minutes 43 seconds East, a distance of 300.00 feet to the point of beginning of the tract to be described; thence continuing South 88 degrees 37 minutes 43 seconds East, a distance of 250.00 feet to the intersection with a line that bears South 01 degrees 22 minutes 17 seconds West from said "POINT A"; thence North 01 degrees 22 minutes 17 seconds East, a distance of 134.00 feet to said "POINT A"; thence South 88 degrees 37 minutes 43 seconds East, a distance of 520.00 feet, said line hereinafter referred to as "LINE A"; thence North 01 degrees 22 minutes 17 seconds East, a distance of 385.68 feet to the intersection with the north line of said Government Lot 1; thence South 89 degrees 14 minutes 52 seconds West, along said north line, a distance of 1070.74 feet to the northwest corner of said Government Lot 1; thence South 01 degrees 22 minutes 17 seconds West, along the west line of said Government Lot 1, a distance of 720 feet, more or less, to the intersection with the northerly shoreline of Island Lake; thence easterly along said northerly shoreline to the intersection with a line that bears South 01 degrees 22 minutes 17 seconds West from the point of beginning; thence North 01 degrees 22 minutes 17 seconds East, a distance of 259 feet, more or less, to the point of beginning.

Subject to a 33.00 foot wide easement for ingress and egress purposes, over, under, and across that part of Government Lot 1, Section 19, Township 140 North, Range 26 West, Cass County, Minnesota. The centerline of said easement is described as follows:

Commencing at the northwest corner of said Government Lot 1; thence North 89 degrees 14 minutes 52 seconds East, along the north line of said Government Lot 1, a distance of 168.49 feet to the point of beginning of the centerline to be described; thence South 34 degrees 21 minutes 26 seconds East, a distance of 75.80 feet; thence South 51 degrees 28 minutes 59 seconds East, a distance of 190.51 feet; thence South 43 degrees 13 minutes 29 seconds East, a distance of 169.20 feet; thence easterly 151.78 feet along a tangential curve concave to the north, said curve having a radius of 110.00 feet and a central angle of 79 degrees 03 minutes 23 seconds; thence North 57 degrees 43 minutes 09 seconds East, tangent to the last described curve, a distance of 124.41 feet; thence easterly 166.25 feet along a tangential curve concave to the south, said curve having a radius of 105.00 feet and a central angle of 90 degrees 43 minutes 00 seconds; thence South 31 degrees 33 minutes 51 seconds East, tangent to the last described curve; a distance of 222.29 feet to the intersection with aforementioned "LINE A", said centerline there terminating.

The sideline of said easement are to be shortened or prolonged to terminate on the north line of said Government Lot 1 AND said "LINE A".

Said tract contains 12.3 acres, more or less, and is subject to any restrictions, reservation, and easements of record, if any.

**Proposed Legal Description - Tract B:**

That part of Government Lot 1, Section 19, Township 140 North, Range 26 West, Cass County, Minnesota, described as follows:

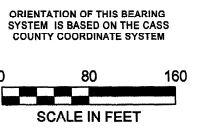
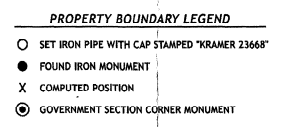
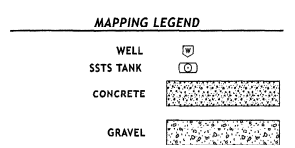
Commencing at the northwest corner of said Government Lot 1; thence South 01 degrees 22 minutes 17 seconds West, along the west line of said Government Lot 1, a distance of 346.00 feet; thence South 88 degrees 37 minutes 43 seconds East, a distance of 550.00 feet to a point hereinafter referred to as "POINT A"; thence reversing course North 88 degrees 37 minutes 43 seconds West, a distance of 550.00 feet to the intersection with the west line of said Government Lot 1; thence South 01 degrees 22 minutes 17 seconds West, along said west line, a distance of 134.00 feet; thence South 88 degrees 37 minutes 43 seconds East, a distance of 300.00 feet; thence continuing South 88 degrees 37 minutes 43 seconds East, a distance of 250.00 feet to the intersection with a line that bears South 01 degrees 22 minutes 17 seconds West from said "POINT A"; thence North 01 degrees 22 minutes 17 seconds East, a distance of 134.00 feet to said "POINT A"; thence South 88 degrees 37 minutes 43 seconds East, a distance of 175.00 feet to the point of beginning of the tract to be described; thence continuing South 88 degrees 37 minutes 43 seconds East, a distance of 345.00 feet; thence South 01 degrees 22 minutes 17 seconds West, a distance of 339.67 feet, said line hereinafter referred to as "LINE B"; thence South 31 degrees 00 minutes 05 seconds West, a distance of 143.82 feet; thence South 19 degrees 37 minutes 21 seconds West, a distance of 120 feet, more or less, to the intersection with the northerly shoreline of Island Lake; thence easterly along said northerly shoreline to the intersection with a line that bears South 01 degrees 22 minutes 17 seconds West from the point of beginning; thence North 01 degrees 22 minutes 17 seconds East, a distance of 377 feet, more or less, to the point of beginning.

Subject to and together with a 33.00-foot-wide easement for ingress and egress purposes, over, under, and across that part of Government Lot 1, Section 19, Township 140 North, Range 26 West, Cass County, Minnesota. The centerline of said easement is described as follows:

Commencing at the northwest corner of said Government Lot 1; thence North 89 degrees 14 minutes 52 seconds East, along the north line of said Government Lot 1, a distance of 168.49 feet to the point of beginning of the centerline to be described; thence South 34 degrees 21 minutes 26 seconds East, a distance of 75.80 feet; thence South 51 degrees 28 minutes 59 seconds East, a distance of 190.51 feet; thence South 43 degrees 13 minutes 29 seconds East, a distance of 169.20 feet; thence easterly 151.78 feet along a tangential curve concave to the north, said curve having a radius of 110.00 feet and a central angle of 79 degrees 03 minutes 23 seconds; thence North 57 degrees 43 minutes 09 seconds East, tangent to the last described curve, a distance of 124.41 feet; thence easterly 166.25 feet along a tangential curve concave to the south, said curve having a radius of 105.00 feet and a central angle of 90 degrees 43 minutes 00 seconds; thence South 31 degrees 33 minutes 51 seconds East, tangent to the last described curve; a distance of 222.29 feet; thence South 01 degrees 22 minutes 17 seconds West, a distance of 122.20 feet; thence southeasterly 134.52 feet along a tangential curve concave to the northeast, said curve having a radius of 100.00 feet and a central angle of 77 degrees 04 minutes 38 seconds to the intersection with aforementioned "LINE B", said centerline there terminating.

The sideline of said easement are to be shortened or prolonged to terminate on the north line of said Government Lot 1 AND said "LINE B" and its southerly extension.

Said tract contains 3.7 acres, more or less, and is subject to any restrictions, reservation, and easements of record, if any.



NO.	REVISIONS SINCE INITIAL DATE OF	DATE

**KLD**  
 KRAMER LEAS DELEO  
 SURVEYING • ENGINEERING • PLANNING  
 WAINEBRED ST. CLOUD

1120 Industrial Park Road  
 Remer, MN 56672  
 218-839-8333

13 North 11th Avenue  
 St. Cloud, MN 56301  
 218-839-8333

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: *James Kramer* 12/06/2021 Date  
 James Kramer, MN License No. 23668

PROJECT NO. BERTB2101

**CERTIFICATE OF SURVEY**  
 Topographic and Property Boundary Survey

Barb Bertrand  
 Section 19, Township 140 North, Range 26 West  
 Cass County, Minnesota

Sheet No. 1 of 1