



EXISTING LEGAL DESCRIPTION PER DOCUMENT NUMBER A000562700

That part of Government Lot One (1), Section Twenty-three (23), Township One Hundred Thirty-nine (139) North, Range Twenty-nine (29) West of the Fifth Principal Meridian in Cass County, Minnesota, described as that part of the Lee-Rossman tract lying Easterly of the following described line: Commencing at the northwest corner of said Government Lot 1, thence Southeastly 334.1 feet along the shore of Hand Lake to the northwest corner of said Lee-Rossman tract; thence South 86°45' East 41 feet along the north line of said Lee-Rossman tract; thence South 34°51'30" West 155.0 feet along said shore to a point hereinafter called Point A; thence South 47°29'45" West 165.25 feet along said shore to the west line of said Government Lot 1; thence Southerly along said west line to the south line of said Government Lot 1; thence Easterly 300.0 feet along said south line to the point of beginning; thence Northwesterly passing through Point A to the shore of Hand Lake and there ending.

AND

Government Lot One (1) of Section Twenty-three (23), Township One Hundred Thirty-nine (139), Range Twenty-nine (29), EXCEPT that portion thereof described as follows, to wit: Starting at the northwest corner of said Lot 1, run Southeastly along the shore of Hand Lake 334.1 feet to a point, hereinafter called the point of beginning; thence run South 86°45' East 247.6 feet to a point; thence run in a Southerly direction to a point on the south line of Government Lot 1, said point being 300 feet East of the southwest corner of said Lot 1; thence run North along the west line of said Lot 1, 812 feet to a point and continuing 30 feet, more or less, to the shore of Hand Lake; thence in a Northeasterly direction along said shore 300 feet, more or less, to the point of beginning. TOGETHER with a 20-foot roadway easement beginning on the east line of the above premises and running South over the present and existing roadway to connect with the County Road for access to and from said premises. All subject to mineral reservations and easements for electric power and light lines, if any, of record.

PROPOSED LEGAL DESCRIPTION FOR PARCEL A

That part of Government Lot 1, Section 23, Township 139 North, Range 29 West, Cass County, Minnesota, described as follows: Commencing at the southwest corner of said Government Lot 1, thence North 88 degrees 39 minutes 44 seconds East, assumed bearing, along the south line of said Government Lot 1 for a distance of 300.00 feet; thence North 06 degrees 03 minutes 09 seconds West 783.04 feet to the point of beginning; thence continue North 06 degrees 03 minutes 09 seconds West 45.39 feet; thence North 29 degrees 29 minutes 14 seconds East 268.05 feet; thence South 87 degrees 29 minutes 00 seconds East 147.72 feet; thence South 03 degrees 27 minutes 46 seconds West 256.27 feet; thence South 02 degrees 01 minute 18 seconds East 20.53 feet; thence North 89 degrees 02 minutes 29 seconds West 260.01 feet to the point of beginning.

Together with a 33.00 foot easement for ingress, egress and utility purposes, over, under and across that part of Government Lot 1, Section 23, Township 139 North, Range 29 West, Cass County, Minnesota, the centerline of which is described as follows: Commencing at the southwest corner of said Government Lot 1, thence North 88 degrees 39 minutes 44 seconds East, assumed bearing, along the south line of said Government Lot 1 for a distance of 300.00 feet; thence North 06 degrees 03 minutes 09 seconds West 828.43 feet; thence North 29 degrees 29 minutes 14 seconds East 268.05 feet; thence South 87 degrees 29 minutes 00 seconds East 164.22 feet to the point of beginning; thence South 03 degrees 27 minutes 46 seconds West 255.75 feet; thence South 02 degrees 01 minute 18 seconds East 223.12 feet; thence South 09 degrees 46 minutes 15 seconds West 577.63 feet to the south line of said Government Lot 1, and there terminating.

PROPOSED LEGAL DESCRIPTION FOR PARCEL B

All that part of Government Lot 1, Section 23, Township 139 North, Range 29 West, Cass County, Minnesota, which lies Easterly of the following described line: Commencing at the southwest corner of said Government Lot 1, thence North 88 degrees 39 minutes 44 seconds East, assumed bearing, along the south line of said Government Lot 1 for a distance of 300.00 feet to the point of beginning; thence North 06 degrees 03 minutes 09 seconds West 954 feet, more or less to the shoreline of Hand Lake, and there terminating.

EXCEPT THE FOLLOWING DESCRIBED PARCEL:

That part of Government Lot 1, Section 23, Township 139 North, Range 29 West, Cass County, Minnesota, described as follows: Commencing at the southwest corner of said Government Lot 1, thence North 88 degrees 39 minutes 44 seconds East, assumed bearing, along the south line of said Government Lot 1 for a distance of 300.00 feet; thence North 06 degrees 03 minutes 09 seconds West 783.04 feet to the point of beginning; thence continue North 06 degrees 03 minutes 09 seconds West 45.39 feet; thence North 29 degrees 29 minutes 14 seconds East 268.05 feet; thence South 87 degrees 29 minutes 00 seconds East 147.72 feet; thence South 03 degrees 27 minutes 46 seconds West 256.27 feet; thence South 02 degrees 01 minute 18 seconds East 20.53 feet; thence North 89 degrees 02 minutes 29 seconds West 260.01 feet to the point of beginning.

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. No wetlands were found on Parcel A per site visit by Mitch Brinks, Certified Delineator #1007 on April 21, 2023. No wetland delineation was done on Parcel B.
3. Total area of subject property: 35± Acres.
4. Subject pid is 32-023-2202
5. Subject parcel zoning is shoreland residential
6. Survey was done with winter snow cover conditions. Not all improvements may have been visible at the time of survey.

