



EXISTING LEGAL DESCRIPTION PER DOCUMENT NO. A000685320

The Southwest Quarter of the Northwest Quarter, Of Government Lot 5, Section 6, Township 137, Range 29, Less any portion thereof taken for road purposes, Cass County, Minnesota.

PROPOSED LEGAL DESCRIPTION FOR PARCEL A

That part of Government Lot 5, Section 6, Township 137, Range 29, Cass County, Minnesota, described as follows: Beginning at the northeast corner of said Government Lot 5; thence North 89 degrees 54 minutes 48 seconds West 235.90 feet, assumed bearing along the north line of said Government Lot 5; thence South 00 degrees 34 minutes 12 seconds West 99.67 feet; thence South 64 degrees 41 minutes 14 seconds West 88.21 feet; thence South 00 degrees 34 minutes 12 seconds West 114.09 feet; thence South 89 degrees 54 minutes 48 seconds East 315.27 feet to the east line of said Government Lot 5; thence North 00 degrees 34 minutes 12 seconds East 251.60 feet along said east line to the point of beginning.

Subject to easements, reservations and restrictions of record.

PROPOSED LEGAL DESCRIPTION FOR PARCEL B

Government Lot 5, Section 6, Township 137, Range 29, Cass County, Minnesota,

EXCEPT

That part of Government Lot 5, Section 6, Township 137, Range 29, Cass County, Minnesota, described as follows: Beginning at the northeast corner of said Government Lot 5; thence North 89 degrees 54 minutes 48 seconds West 235.90 feet, assumed bearing along the north line of said Government Lot 5; thence South 00 degrees 34 minutes 12 seconds West 99.67 feet; thence South 64 degrees 41 minutes 14 seconds West 88.21 feet; thence South 00 degrees 34 minutes 12 seconds West 114.09 feet; thence South 89 degrees 54 minutes 48 seconds East 315.27 feet to the east line of said Government Lot 5; thence North 00 degrees 34 minutes 12 seconds East 251.60 feet along said east line to the point of beginning.

TOGETHER WITH

An easement for ingress, egress and utility purposes, over, under and across that part of Government Lot 5, Section 6, Township 137, Range 29, Cass County, Minnesota, described as follows: Commencing at the northeast corner of said Government Lot 5; thence North 89 degrees 54 minutes 48 seconds West 235.90 feet, assumed bearing along the north line of said Government Lot 5 to the point of beginning; thence South 00 degrees 34 minutes 12 seconds East 33.00 feet; thence South 89 degrees 54 minutes 48 seconds East 123.08 feet; thence North 55 degrees 02 minutes 15 seconds East 53.64 feet to said north line; thence North 89 degrees 54 minutes 48 seconds West 171.63 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. Bearings shown are based upon the Cass County Coordinate System.
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 delineated as a part of this survey.
5. Parcel A is being proposed to connect to city sewer.

LEGEND

- DENOTES FOUND MONUMENT
- DENOTES SET 1/2"x1/4" IRON PIPE WITH CAP # 45875

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
 Paul Herkenhoff
 Date: 10-11-22 License No. 45875

