

CERTIFICATE OF SURVEY

SECTION 17, TOWNSHIP 144 NORTH, RANGE 28 WEST CASS COUNTY, MINNESOTA

EXISTING LEGAL DESCRIPTION

**"EXHIBIT A"
LEGAL DESCRIPTION**

That part of Government Lot Three (3), Section Seventeen (17), Township One Hundred Forty-four (144) North, Range Twenty-eight (28) West, described as follows: Commencing at the East Quarter corner of said Section 17; thence North 89 degrees 50 minutes 52 second West, assumed bearing along the East-West Quarter line of said Section 17 a distance of 2434.32 feet to the point of beginning of the tract to be herein described; thence continue North 89 degrees 50 minutes 52 seconds West along the North line of said Government Lot 3 a distance of 182.44 feet; thence South 19 degrees 39 minutes 59 seconds West 34 feet, more or less, to the shoreline of Leech Lake; thence Southeasterly along said shoreline to the intersection with a line bearing South from the point of beginning; thence on a bearing of North 144 feet, more or less, to the point of beginning;

AND

That part of the Southwest Quarter of the Northeast Quarter (SW¼ of NE¼), Section Seventeen (17), Township One Hundred Forty-four (144), Range Twenty-eight (28), Cass County, Minnesota, being described as follows: Commencing at the north quarter corner of said Section 17; thence on an assumed bearing of South 00 degrees 24 minutes 08 seconds West along the west line of said Southwest Quarter of the Northeast Quarter, a distance of 2225.80 feet; thence South 56 degrees 12 minutes 40 seconds East a distance of 244.86 feet to a point hereinafter referred to as Point "A"; thence continuing South 56 degrees 12 minutes 40 seconds East a distance of 50.80 feet to the east line of the West 246.87 feet of said quarter-quarter; thence South 00 degrees 24 minutes 08 seconds West, along said east line of the West 246.87 feet, a distance of 162.58 feet to the point of beginning of the parcel of land to be described; thence continuing South 00 degrees 24 minutes 08 seconds West, along said east line of the West 246.87 feet, a distance of 56.61 feet to the south line of said quarter-quarter; thence North 89 degrees 50 minutes 52 seconds West, along said south quarter-quarter line, a distance of 176.34 feet to a line that bears South 28 degrees 46 minutes 44 seconds West from said Point "A"; thence North 28 degrees 46 minutes 44 seconds East a distance of 163.55 feet; thence South 48 degrees 19 minutes 57 seconds East a distance of 131.18 feet to the point of beginning;

Together with a 20.00 foot wide perpetual easement for access purposes over and across that part of the Southwest Quarter of the Northeast Quarter and that part of Government Lot 3, all in Section 17, Township 144, Range 28, Cass County, Minnesota, the northwesterly line of said easement is described as follows: Commencing at the north quarter corner of said Section 17; thence on an assumed bearing of South 00 degrees 24 minutes 08 seconds West, along the west line of said Southwest Quarter of the Northeast Quarter, a distance of 2225.80 feet; thence South 56 degrees 12 minutes 40 seconds East a distance of 244.86 feet to a point hereinafter referred to as Point "A"; thence continuing South 56 degrees 12 minutes 40 seconds East a distance of 50.80 feet to the east line of the West 246.87 feet of said quarter-quarter; thence South 00 degrees 24 minutes 08 seconds West, along said east line of the West 246.87 feet, a distance of 219.19 feet to the south line of said quarter-quarter; thence North 89 degrees 50 minutes 52 seconds West, along said south quarter-quarter line, a distance of 176.34 feet to a line that bears South 28 degrees 46 minutes 44 seconds West from said Point "A"; thence North 28 degrees 46 minutes 44 seconds East a distance of 163.55 feet to the point of beginning of the line to be described; thence South 28 degrees 46 minutes 44 seconds West a distance of 200 feet, more or less, to the shore line of Leech Lake and said line there terminating. The southeasterly line of said easement is to be prolonged or shortened to terminate on a line that bears South 48 degrees 19 minutes 57 seconds East from said point of beginning and at the shore line of Leech Lake.

Cass County, Minnesota

PROPOSED LEGAL DESCRIPTION

That part of Government Lot Three (3), Section Seventeen (17), Township One Hundred Forty-four (144) North, Range Twenty-eight (28) West, described as follows: Commencing at the East Quarter corner of said Section 17; thence North 89 degrees 50 minutes 52 second West, assumed bearing along the East-West Quarter line of said Section 17 a distance of 2434.32 feet to the point of beginning of the tract to be herein described; thence continue North 89 degrees 50 minutes 52 seconds West along the North line of said Government Lot 3 a distance of 182.44 feet; thence South 19 degrees 39 minutes 59 seconds West 34 feet, more or less, to the shoreline of Leech Lake; thence Southeasterly along said shoreline to the intersection with a line bearing South from the point of beginning; thence on a bearing of North 144 feet, more or less, to the point of beginning;

AND

That part of the Southwest Quarter of the Northeast Quarter (SW¼ of NE¼), Section Seventeen (17), Township One Hundred Forty-four (144), Range Twenty-eight (28), Cass County, Minnesota, being described as follows: Commencing at the north quarter corner of said Section 17; thence on an assumed bearing of South 00 degrees 24 minutes 08 seconds West along the west line of said Southwest Quarter of the Northeast Quarter, a distance of 2225.80 feet; thence South 56 degrees 12 minutes 40 seconds East a distance of 244.86 feet to a point hereinafter referred to as Point "A"; thence continuing South 56 degrees 12 minutes 40 seconds East a distance of 50.80 feet to the east line of the West 246.87 feet of said quarter-quarter; thence South 00 degrees 24 minutes 08 seconds West, along said east line of the West 246.87 feet, a distance of 162.58 feet to the point of beginning of the parcel of land to be described; thence continuing South 00 degrees 24 minutes 08 seconds West, along said east line of the West 246.87 feet, a distance of 56.61 feet to the south line of said quarter-quarter; thence North 89 degrees 50 minutes 52 seconds West, along said south quarter-quarter line, a distance of 176.34 feet to a line that bears South 28 degrees 46 minutes 44 seconds West from said Point "A"; thence North 28 degrees 46 minutes 44 seconds East a distance of 163.55 feet; thence South 48 degrees 19 minutes 57 seconds East a distance of 131.18 feet to the point of beginning;

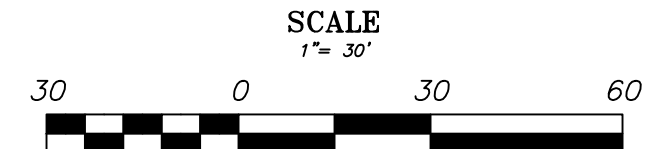
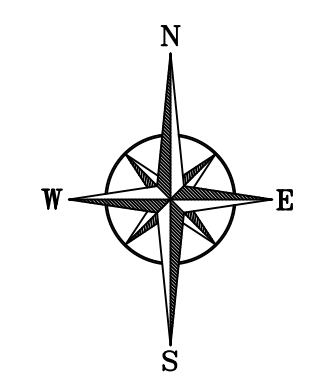
AND

That part of the Southwest Quarter of the Northeast Quarter, Section 17, Township 144 North, Range 28 West, Cass County, Minnesota described as follows: COMMENCING at the north quarter corner of said Section 17; thence South 00 degrees 24 minutes 08 seconds West, assumed bearing, along the west line of said Southwest Quarter of the Northeast Quarter, 2225.80 feet; thence South 56 degrees 12 minutes 40 seconds East 244.86 feet to the point of beginning of the tract to be herein described; thence continue South 56 degrees 12 minutes 40 seconds East 50.80 feet to the east line of the West 246.87 feet of said Southwest Quarter of the Northeast Quarter; thence South 00 degrees 24 minutes 08 seconds West, along said east line, 162.58 feet; thence North 48 degrees 19 minutes 57 seconds West 131.18 feet, to the intersection with a line bearing South 28 degrees 46 minutes 44 seconds West from said point of beginning; thence North 28 degrees 46 minutes 44 seconds East 118.22 feet to the point of beginning.

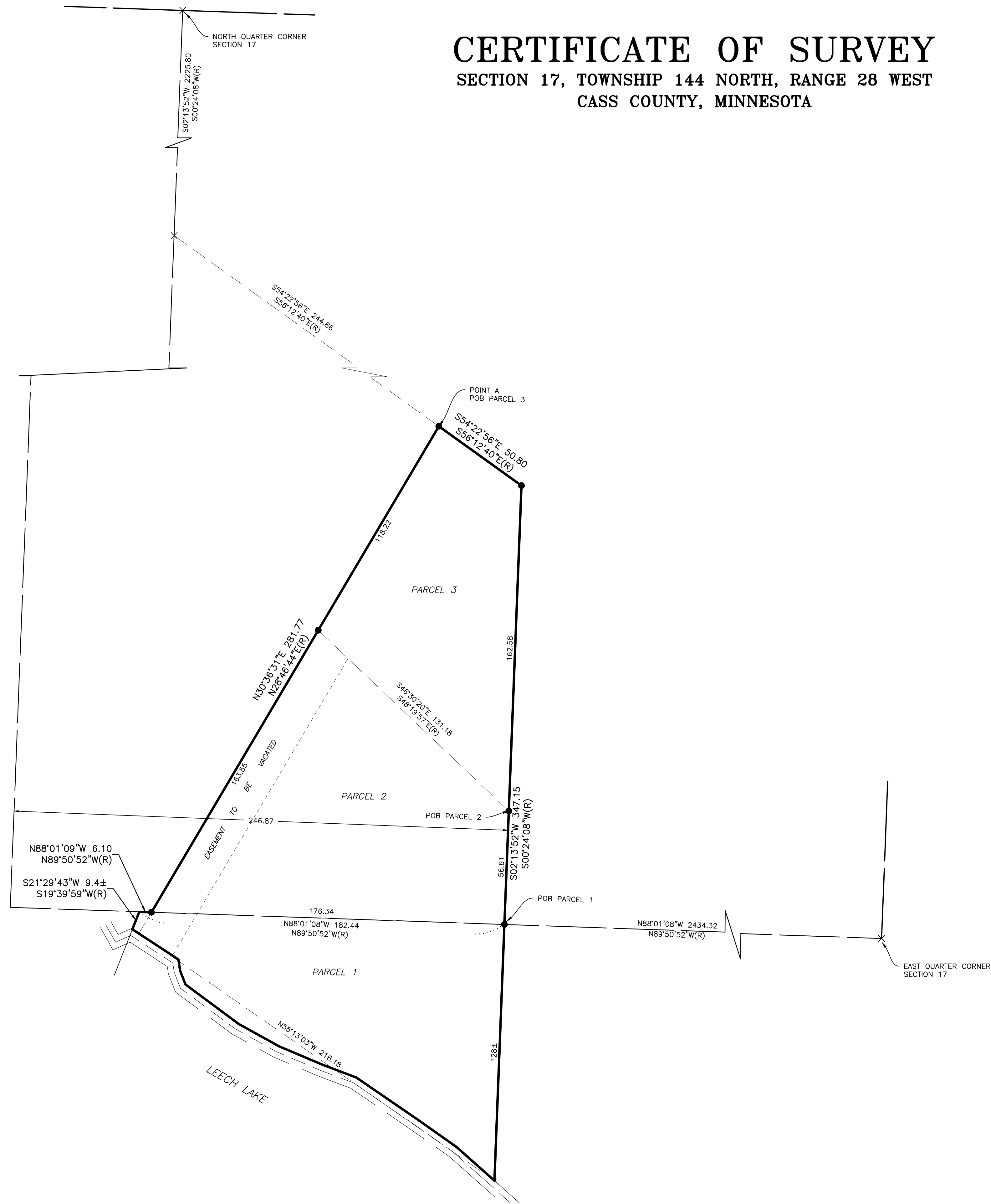
Entire property is 0.91± acres.

LEGEND

- IRON MONUMENT FOUND
- IRON MONUMENT SET WITH CAP NO. 42656
- × COMPUTED POSITION
- (R) DEED AND/OR PLAT DIMENSION
- PROPERTY BOUNDARY
- - - PROPOSED LOT LINES
- - - PROPERTY LINES
- - - SURVEY LINES
- - - EASEMENT
- - - CENTERLINE
- - - RIGHT-OF-WAY
- - - SIXTEENTH-LINE
- - - QUARTER-LINE
- - - SECTION-LINE
- - - TOWNSHIP-LINE



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



	SHANE STEPP GOVLOT 3 SEC 17-T144N-R28W CASS COUNTY, MN	JOB#: 231004 DRAWN BY: DSW FILENAME: 231004_SHANE_STEPP.DWG REV# DESCRIPTION DATE	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.
	DATE: 10/11/2023		MICHAEL A. STANG (LIC. NO. 52591)