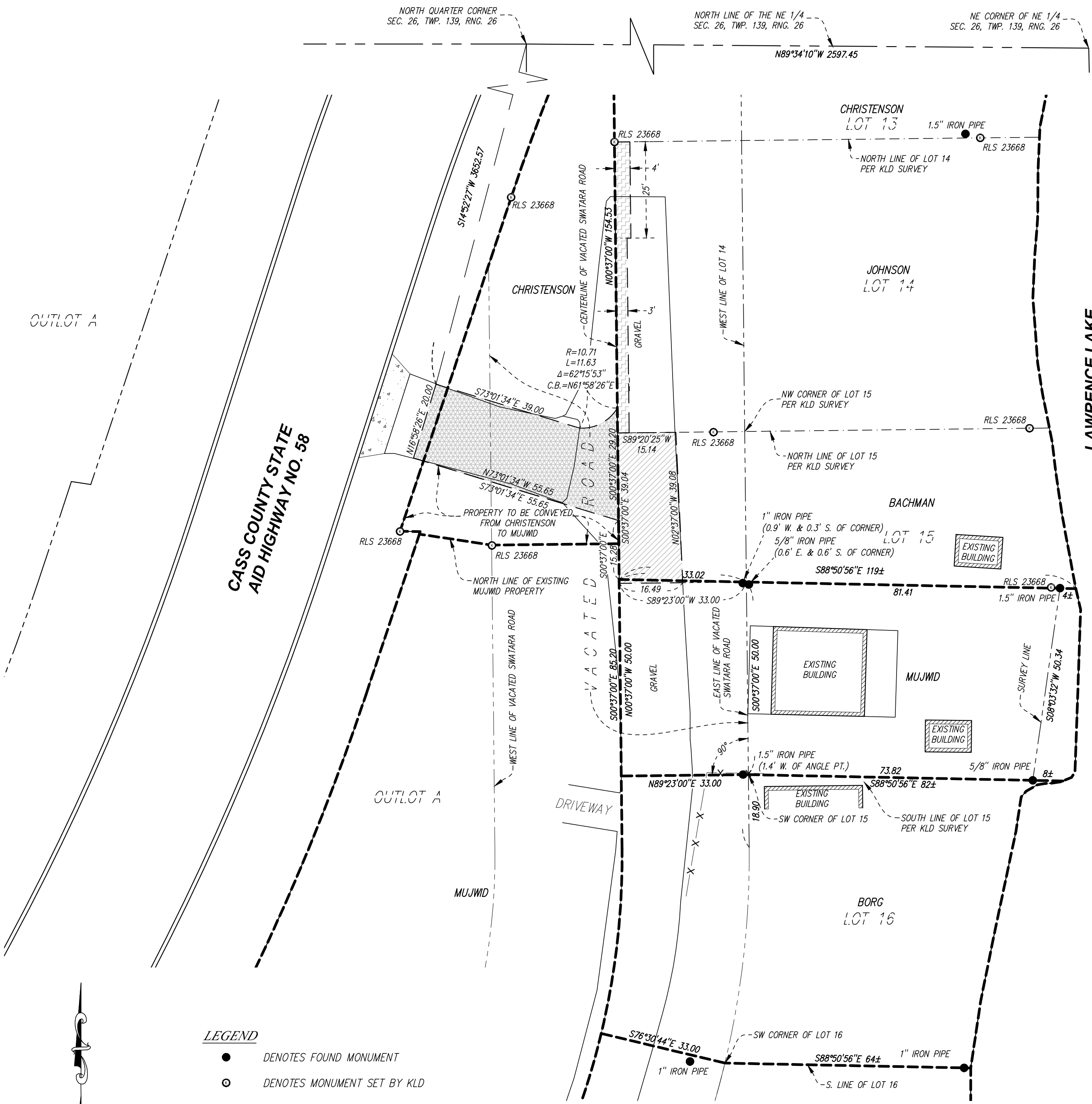


# DESCRIPTION EXHIBIT

Prepared for: Dan & Tammi Mujwid, Tim & Judy Christenson, Jay & Jessica Johnson, and Bill Bachman



### PROPOSED PROPERTY DESCRIPTION - Christenson to Mujwid

That part of Outlot A, and the vacated right of way of Swatara Road accruing thereto, of O'BRIENS PLAT ON ROOSEVELT AND LAWRENCE LAKE, being a part of Section 26, Township 139, Range 26, Cass County, Minnesota, lying east of the east right of way line of Cass County Road No. 58 and lying south of the following described line:  
 Commencing at the northeast corner of the Northeast Quarter of said Section 26; thence North 89 degrees 34 minutes 10 seconds West, assumed bearing, along the north line of said Northeast Quarter, a distance of 2597.45 feet to the North Quarter Corner of said Section 26; thence South 14 degrees 52 minutes 27 seconds West, a distance of 3652.57 feet; thence South 16 degrees 58 minutes 26 seconds West, a distance of 20.00 feet to the point of beginning of said line to be described; thence South 73 degrees 01 minutes 34 seconds East, a distance of 55.65 feet, more or less, to the centerline of said vacated Swatara Road and said line there terminating.

### PROPOSED PROPERTY LINE DESCRIPTION - Mujwid and Bachman

Commencing at the northeast corner of the Northeast Quarter of said Section 26; thence North 89 degrees 34 minutes 10 seconds West, assumed bearing, along the north line of said Northeast Quarter, a distance of 2597.45 feet to the North Quarter Corner of said Section 26; thence South 14 degrees 52 minutes 27 seconds West, a distance of 3652.57 feet; thence South 16 degrees 58 minutes 26 seconds West, a distance of 20.00 feet; thence South 73 degrees 01 minutes 34 seconds East, a distance of 55.65 feet to the centerline of vacated Swatara Road as dedicated on the plat of O'BRIENS PLAT ON ROOSEVELT AND LAWRENCE LAKE, being a part of Section 26, Township 139, Range 26, Cass County, Minnesota; thence South 00 degrees 37 minutes 00 seconds East, along said centerline, a distance of 15.28 feet to the point of beginning of said line to be described; thence South 88 degrees 50 minutes 56 seconds East, a distance of 119 feet, more or less, to the shoreline of Lawrence Lake and said line there terminating.

### PROPOSED EASEMENT DESCRIPTION - Christenson to Mujwid, Bachman, and Johnson:

A non-exclusive easement for ingress, egress, and utility purposes over, under, and across that part of Outlot A, and the vacated right of way of Swatara Road accruing thereto, of O'BRIENS PLAT ON ROOSEVELT AND LAWRENCE LAKE, being a part of Section 26, Township 139, Range 26, Cass County, Minnesota, described as follows:  
 Commencing at the northeast corner of the Northeast Quarter of said Section 26; thence North 89 degrees 34 minutes 10 seconds West, assumed bearing, along the north line of said Northeast Quarter, a distance of 2597.45 feet to the North Quarter Corner of said Section 26; thence South 14 degrees 52 minutes 27 seconds West, a distance of 3652.57 feet; thence South 16 degrees 58 minutes 26 seconds West, a distance of 20.00 feet to the point of beginning of said easement area to be described; thence North 16 degrees 58 minutes 26 seconds East, retracing the last described course, a distance of 20.00 feet; thence South 73 degrees 01 minute 34 seconds East, a distance of 39.00 feet; thence northeasterly 11.63 feet along a non-tangential curve having a radius of 10.71 feet, a central angle of 62 degrees 15 minutes 53 seconds, and a chord bearing of North 61 degrees 58 minutes 26 seconds East, to the centerline of vacated Swatara Road; thence South 00 degrees 37 minutes 00 seconds East, along said centerline, a distance of 29.20 feet to its intersection with a line bearing South 73 degrees 01 minute 34 seconds East from said point of beginning; thence North 73 degrees 01 minute 34 seconds West, a distance of 55.65 feet, more or less, to said point of beginning and there terminating.

### PROPOSED EASEMENT DESCRIPTION - Johnson to Christenson

A non-exclusive easement for ingress, egress, and utility purposes over, under, and across the North 25 feet of the West 4 feet of that part of the vacated right of way of Swatara Road, as dedicated on the plat of O'BRIENS PLAT ON ROOSEVELT AND LAWRENCE LAKE, being a part of Section 26, Township 139, Range 26, Cass County, Minnesota, which has accrued to Lot 14 of said plat of O'BRIENS PLAT ON ROOSEVELT AND LAWRENCE LAKE.

AND

A non-exclusive easement for ingress, egress, and utility purposes over, under, and across that part of the West 3 feet of that part of the vacated right of way of Swatara Road, as dedicated on the plat of O'BRIENS PLAT ON ROOSEVELT AND LAWRENCE LAKE, being a part of Section 26, Township 139, Range 26, Cass County, Minnesota, which has accrued to Lot 14 of said plat of O'BRIENS PLAT ON ROOSEVELT AND LAWRENCE LAKE, lying south of the North 25 feet thereof.

### PROPOSED EASEMENT AREA - Bachman to Mujwid:

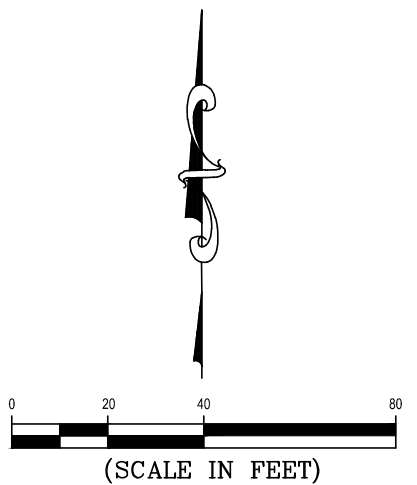
A non-exclusive easement for ingress, egress, and utility purposes over, under, and across that part of the vacated right of way of Swatara Road, as dedicated on the plat of O'BRIENS PLAT ON ROOSEVELT AND LAWRENCE LAKE, being a part of Section 26, Township 139, Range 26, Cass County, Minnesota, which has accrued to Lot 15 of said plat of O'BRIENS PLAT ON ROOSEVELT AND LAWRENCE LAKE, described as follows:  
 Commencing at the southwest corner of said Lot 15; thence North 00 degrees 37 minutes 00 seconds West, along the west line of said Lot 15, a distance of 50.00 feet; thence South 89 degrees 23 minutes 00 seconds West, at right angles to the west line of said Lot 15, a distance of 33.00 feet to the centerline of said vacated Swatara Road, being the point of beginning of said easement area to be described; thence North 89 degrees 23 minutes 00 seconds East, retracing the last described course, a distance of 16.49 feet; thence North 02 degrees 37 minutes 00 seconds West, a distance of 39.08 feet to the north line of said vacated right of way accrued to Lot 15; thence South 89 degrees 20 minutes 25 seconds West, along said north line of the vacated right of way accrued to Lot 15, a distance of 15.14 feet to the centerline of said vacated Swatara Road; thence South 00 degrees 37 minutes 00 seconds East, along said centerline, a distance of 39.04 feet to said point of beginning and there terminating.

### LEGEND

- DENOTES FOUND MONUMENT
- DENOTES MONUMENT SET BY KLD
- DENOTES EXISTING BOUNDARY LINE PER LHB, INC.
- - - DENOTES EXISTING BOUNDARY LINE PER KLD SURVEY

### NOTE:

The location of the north and south property lines of Lot 14 are shown per the survey completed by KLD and have not been confirmed by LHB, Inc. The property lines are shown for informational purposes only.



I hereby certify that this plan, specification, 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.

Print Name: Kyle J. Roddy License # 42627

Signature: *[Signature]* Date: 9/28/2023

