

North Quarter corner of Sec. 19, Twp. 140, Rng. 26

Legal Description per Document Number A000687114

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. 231398; Document recorded in Book 56 of Deeds page 255; and Document recorded in Book 54 of Deeds page 285, Cass County, Minnesota

AND ALSO EXCEPT

That part of Government Lot 1, Section 19, Township 140 North, Range 26 West, Cass County, Minnesota, lying southerly and easterly of the following described line 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 725.00 feet to the northwest corner of the tract conveyed in Document Number A000687114 as recorded in the Cass County Recorder's Office; thence continuing South 88 degrees 37 minutes 43 seconds East, a distance of 190.00 feet to the point of beginning of the line to be described; thence South 01 degrees 22 minutes 17 seconds West, a distance of 172.51 feet; thence South 52 degrees 30 minutes 13 seconds East, a distance of 96.29 feet; thence 134.52 feet southeasterly along a non-tangential curve concave to the northeast, said curve having a radius of 100.00 feet, a central angle of 77 degrees 04 minutes 38 seconds, and a chord bearing of South 36 degrees 55 minutes 26 seconds East to the intersection with the west line of the East 225.00 feet of said Government Lot 1, the point of beginning of the line to be described; thence reverting course South 37 degrees 24 minutes 34 seconds West, a distance of 290 feet, more or less, to the intersection with the northerly shoreline of Island Lake, said line there terminating.

Subject to and together with a 20.00-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 36 minutes 53 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; thence South 75 degrees 27 minutes 45 seconds East, tangent to the last described curve, a distance of 56.96 feet, more or less, to the intersection with the west line of the East 225.00 feet of said Government Lot 1, 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 the west line of the East 225.00 feet of said Government Lot 1.

Said tract contains 4.3 acres, more or less, and is subject to any restrictions, reservation, and easements of record, if any.

Proposed Legal Description - Tract X

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. 231398; Document recorded in Book 56 of Deeds page 255; and Document recorded in Book 54 of Deeds page 285, Cass County, Minnesota

AND ALSO EXCEPT

That part of Government Lot 1, Section 19, Township 140 North, Range 26 West, Cass County, Minnesota, lying southerly and easterly of the following described line 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 725.00 feet to the northwest corner of the tract conveyed in Document Number A000687114 as recorded in the Cass County Recorder's Office; thence continuing South 88 degrees 37 minutes 43 seconds East, a distance of 190.00 feet to the point of beginning of the line to be described; thence South 01 degrees 22 minutes 17 seconds West, a distance of 172.51 feet; thence South 52 degrees 30 minutes 13 seconds East, a distance of 96.29 feet; thence 134.52 feet southeasterly along a non-tangential curve concave to the northeast, said curve having a radius of 100.00 feet, a central angle of 77 degrees 04 minutes 38 seconds, and a chord bearing of South 36 degrees 55 minutes 26 seconds East to the intersection with the west line of the East 225.00 feet of said Government Lot 1, the point of beginning of the line to be described; thence reverting course South 37 degrees 24 minutes 34 seconds West, a distance of 290 feet, more or less, to the intersection with the northerly shoreline of Island Lake, said line there terminating.

AND ALSO EXCEPT

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 725.00 feet to the northwest corner of the tract conveyed in Document Number A000687114 as recorded in the Cass County Recorder's Office; thence continuing South 88 degrees 37 minutes 43 seconds East, a distance of 190.00 feet to the point of beginning of the line to be described; thence South 01 degrees 22 minutes 17 seconds West, a distance of 172.51 feet; thence South 52 degrees 30 minutes 13 seconds East, a distance of 96.29 feet; thence 134.52 feet southeasterly along a non-tangential curve concave to the northeast, said curve having a radius of 100.00 feet, a central angle of 77 degrees 04 minutes 38 seconds, and a chord bearing of South 36 degrees 55 minutes 26 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, a distance of 340.15 feet, more or less, to the intersection with a line that bears South 88 degrees 37 minutes 43 seconds East from the point of beginning; thence North 88 degrees 37 minutes 43 seconds West, a distance of 202.32 feet, more or less, to the point of beginning.

Subject to and together with a 20.00-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 36 minutes 53 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; thence South 75 degrees 27 minutes 45 seconds East, tangent to the last described curve, a distance of 56.96 feet, more or less, to the intersection with the west line of the East 225.00 feet of said Government Lot 1, said centerline there terminating.

Proposed Legal Description - Tract Y

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 725.00 feet to the northwest corner of the tract conveyed in Document Number A000687114 as recorded in the Cass County Recorder's Office; thence continuing South 88 degrees 37 minutes 43 seconds East, a distance of 190.00 feet to the point of beginning of the line to be described; thence South 01 degrees 22 minutes 17 seconds West, a distance of 172.51 feet; thence South 52 degrees 30 minutes 13 seconds East, a distance of 96.29 feet; thence 134.52 feet southeasterly along a non-tangential curve concave to the northeast, said curve having a radius of 100.00 feet, a central angle of 77 degrees 04 minutes 38 seconds, and a chord bearing of South 36 degrees 55 minutes 26 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, a distance of 340.15 feet, more or less, to the intersection with a line that bears South 88 degrees 37 minutes 43 seconds East from the point of beginning; thence North 88 degrees 37 minutes 43 seconds West, a distance of 202.32 feet, more or less, to the point of beginning.

Subject to and together with a 20.00-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:

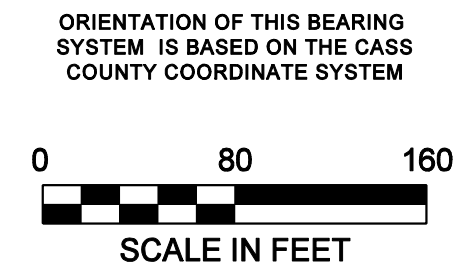
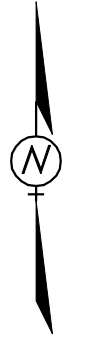
Commencing at the northwest corner of said Government Lot 1; thence North 89 degrees 14 minutes 52 seconds East, along the north line of said Government Lot 1, a distance of 168.49 feet to the point of beginning of the centerline to be described; thence South 34 degrees 21 minutes 26 seconds East, a 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 36 minutes 53 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; thence South 75 degrees 27 minutes 45 seconds East, tangent to the last described curve, a distance of 56.96 feet, more or less, to the intersection with the west line of the East 225.00 feet of said Government Lot 1, 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 the west line of the East 225.00 feet of said Government Lot 1.

Said tract contains 1.2 acres, more or less, and is subject to any restrictions, reservation, and easements of record, if any.

Surveyors Notes

- The property address for the subject property is: 4873 Wilderness Drive Northeast, Remer, MN 56672
- The Parcel Number for the subject property is 42-019-2207.
- The current zoning classification for the subject property Shoreland Residential.
- This survey was completed without the benefit of a current title commitment or title opinion. Kramer Leas DeLeo, P.C. makes no guarantee that all easements, encumbrances, or appurtenant rights related to the premises property are depicted on this survey.
- All structure setbacks should be verified with Cass County prior to any construction.



MAPPING LEGEND

- WELL
- SSTS TANK
- CONCRETE
- GRAVEL

PROPERTY BOUNDARY MONUMENT LEGEND

- SET IRON PIPE WITH CAP STAMPED "RLS 57077"
- FOUND IRON MONUMENT
- GOVERNMENT SECTION CORNER MONUMENT
- COMPUTED POSITION

NO.	REVISIONS SINCE INITIAL DATE OF	DATE

KLD
KRAMER LEAS DELEO
SURVEYING • ENGINEERING • PLANNING
BRAINERD ST. CLOUD

1120 Industrial Park Road
Brainerd, MN 56401
218-829-6333

13 North 11th Avenue
St. Cloud, MN 56303
325-299-1289

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: *Jordan Chouhward* 09-06-2024
Jordan Chouhward, MN License No. 57077 Date

PROJECT NO. WHITB2401

CERTIFICATE OF SURVEY
Topographic and Property Boundary Survey

Brian White
Section 19, Township 140 North, Range 26 West
Cass County, Minnesota

Sheet No. 1 of 1