

Legal Description per Document Number A000684736

That part of Government Lot 2, Section 22, Township 139 North, Range 30 West, of the Fifth Principal Meridian, in Cass County Minnesota described as follows; Commencing at the Southwest corner of said Government Lot 2, thence South 89 degrees 58 minutes 32 seconds East 33.00 feet along the south line of said Government Lot 2 to a point on the easterly line of the Township Road; thence North 00 degrees 50 minutes 36 seconds East 191.00 feet along said easterly line to the point of beginning; thence South 89 degrees 09 minutes 24 seconds East 39.89 feet along the northerly and westerly line of said Township Road; thence South 70 degrees 30 minutes 12 seconds East 107.43 feet along said westerly line; thence easterly and northeasterly 242.38 feet along said westerly line along a tangential curve concave to the north having a central angle of 83 degrees 09 minutes 33 seconds and radius of 167.00 feet; thence North 26 degrees 20 minutes 15 seconds East 137.32 feet tangent to last described curve along said westerly line; thence northeasterly 88.99 feet along said westerly line along a tangential curve concave to the east having a central angle of 24 degrees 03 minutes 48 seconds and a radius of 208.00 feet; thence North 00 degrees 50 minutes 36 seconds East 44.74 feet not tangent to last described curve; thence North 89 degrees 09 minutes 24 seconds West 300.00 feet; thence North 00 degrees 50 minutes 36 seconds East 11.00 feet; thence North 89 degrees 09 minutes 24 seconds West 159.00 feet to a point on the easterly line of said Township Road; thence South 00 degrees 50 minutes 36 seconds West 301.50 feet along said easterly line to the point of beginning.

And

That part of Government Lot 2, Section 22, Township 139 Range 30, described as follows:

Commencing at the Southwest corner of said Government Lot 2, thence South 89 degrees 58 minutes 32 seconds East 33.00 feet along the south line of said Government Lot 2 to a point on the easterly line of Township Road, the point of beginning; thence North 00 degrees 50 minutes 36 seconds East 125.00 feet along said easterly line; thence South 89 degrees 09 minutes 24 seconds East 29.04 feet along said easterly line; thence South 70 degrees 30 minutes 12 seconds East 96.60 feet along said easterly line; thence easterly and northeasterly 338.18 feet along said easterly line along a tangential curve concave to the north having a central angle of 83 degrees 09 minutes 33 seconds and a radius of 233.00 feet; thence North 26 degrees 20 minutes 15 seconds East 125.05 feet tangent to last described curve; thence South 00 degrees 50 minutes 36 seconds West 320.89 feet to the south line of said Government Lot 2; thence North 89 degrees 58 minutes 32 seconds West 459.34 feet along said south line to the point of beginning.

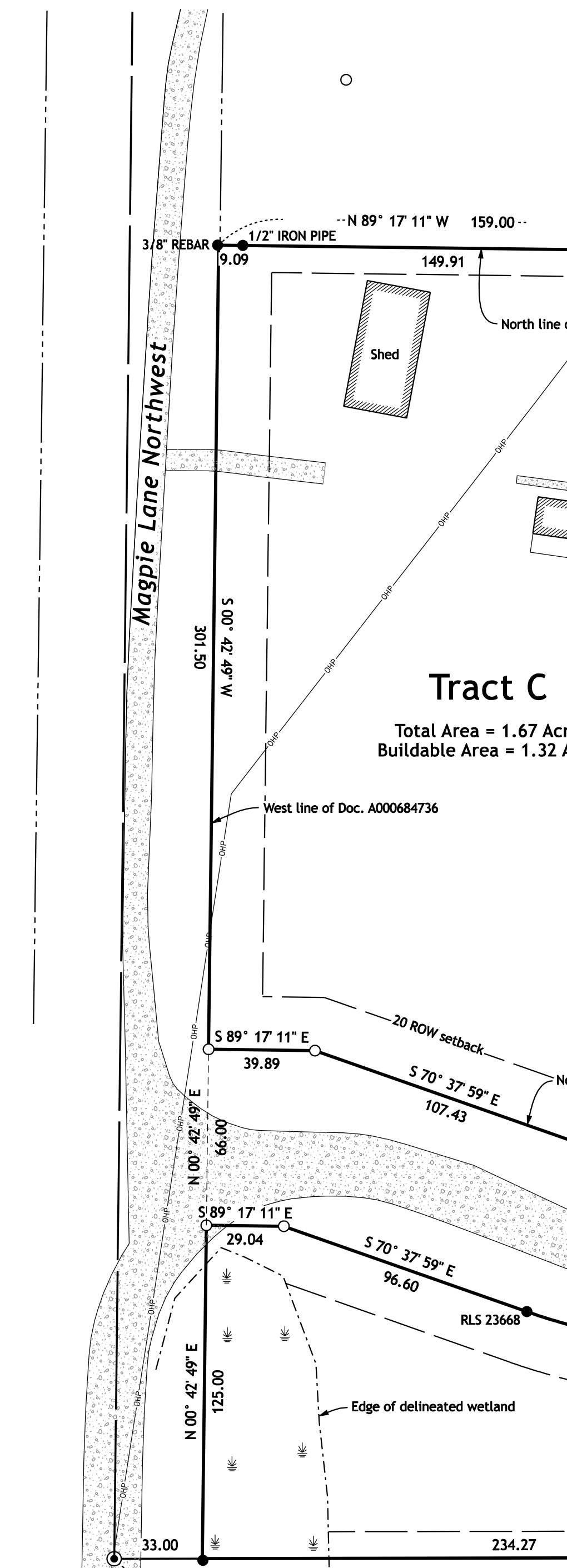
Legal Description per Document Number A000656236

The Parcel 1:

All that portion of Government Lot Two (2) of Section Twenty-two (22), Township One Hundred Thirty-nine (139), Range Thirty (30), Cass County, Minnesota, described as follows; Commencing at the Southwest corner of said Lot Two (2); thence Easterly along the South line of said Lot Two (2) a distance of Thirty-three (33) feet to a point; thence North 49 degrees 25 minutes 30 seconds East 159 feet to a point, which point is the Southeast corner of the tract conveyed to the State of Minnesota by deed of record in Book 121 of Deeds, Page 341; thence North along the East boundary line of the tract described in said deed to the State of Minnesota a distance of 189 feet to a point, designated as Point A; thence continue North to the shore line of Horseshoe Lake, which point shall be known as the point of beginning; thence retrace to said Point A; thence East 100 feet to a point; thence North to the water's edge of Horseshoe Lake; thence in a Southwesterly direction along the water's edge of Horseshoe Lake to the place of beginning.

And

All that portion of Lot Two (2), Section Twenty-two (22), Township One Hundred Thirty-nine (139), Range Thirty (30), Cass County, Minnesota, described as follows: Commencing at the Southwest corner of said Lot Two (2); thence Easterly along the South line of said Lot Two (2) a distance of Thirty-three (33) feet to a point; thence North Four Hundred Ninety-two and five tenths (492.5) feet to a point; thence East One Hundred Fifty-nine (159) feet to a point which point is the Southeast corner of the tract conveyed to the State of Minnesota by Deed of record in Book 121 of Deeds page 341; thence North along the East boundary of the tract described in said Deed to the State of Minnesota a distance of One Hundred Eighty-nine (189) feet to a point, designated as Point A, the point of beginning of the tract to be described herein; thence retrace along said East boundary line of the State of Minnesota tract and continuing said course to a point Two Hundred (200) feet Southerly from said Point A; thence East a distance of Three Hundred (300) feet to a point; thence North Two Hundred (200) feet to a point; thence West One Hundred Fifty (150) feet to a point; thence Northerly Fifty (50) feet to the South boundary line of a tract heretofore sold to Thompson; thence Westerly along the South line of the Thompson tract Fifty (50) feet to the East line of a tract sold to second parties herein; thence Southerly Fifty (50) feet along the East line of the tract sold to second parties herein to the Southeast corner thereof; thence Westerly One Hundred (100) feet, more or less, to said Point A.



West Quarter corner of Sec. 22, Twp. 139, Rng. 30 Document Number A000646702 CIM

Legal Description per Document Number A000669173

All that portion of Government Lot Two (2) of Section Twenty-two (22), Township One Hundred Thirty-nine (139), Range Thirty (30) Cass County Minnesota, described as follows, to-wit:

Commencing at the Southwest corner of said Lot Two; thence North 90 degrees 00 minutes 00 seconds East assumed bearing along the South line of said Lot Two (2) distance of 33.00 feet; thence North 00 degrees 00 minutes 00 seconds West 492.50 feet; thence North 90 degrees 00 minutes 00 seconds East 159.00 feet to the southeasterly corner of the tract conveyed to the State of Minnesota by deed of record in Book 121 of Deeds, Page 341; thence North 00 degrees 00 minutes 00 seconds West, along the East boundary line of the tract described in said deed to the State of Minnesota a distance of 189.00 feet; thence North 90 degrees 00 minutes 00 seconds East 100.00 feet; thence North 00 degrees 00 minutes 00 seconds West 50.00 feet, to the point of beginning of the tract to be described; thence North 90 degrees 00 minutes 00 seconds East 50.00 feet; thence South 00 degrees 00 minutes 00 seconds East 50.00 feet; thence North 90 degrees 00 minutes 00 seconds East 150.00 feet; thence North 16 degrees 43 minutes 23 seconds West 366.00 feet; thence North 54 degrees 58 minutes 48 seconds West 13.00 feet, more or less, to the shore line of said Horseshoe Lake; thence in a southwesterly direction along the shore line of said Horseshoe Lake to an intersection with a line bearing North 00 degrees 00 minutes 00 seconds West from the point of beginning thence South 00 degrees 00 minutes 00 seconds East 240.00 feet, to the point of beginning.

Subject to easements, reservations and restrictions of record.

Horseshoe Lake
Recreational Development Classification
OHW = 1329.97 (NAVD88)

Surveyors Notes

The property address for the subject property is:
1003 East Horseshoe Drive Northwest
Buckus, MN 56435

The Parcel Number for the subject property is 34-022-2302, 34-022-2303 & 34-022-2309.

The current zoning classification for the subject property is 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.

The subject property was reviewed for the existence of wetlands on 8-16-2024 by Kyle Chermé, Minnesota Certified Delineator Number 1190.

All structure setbacks should be verified with Cass County prior to any construction.

Proposed Legal Description - Tract A

That part of Government Lot 2, Section 22, Township 139 North, Range 30 West, Cass County, Minnesota, described as follows:

Commencing at the West Quarter corner of said Section 22; thence North 89 degrees 53 minutes 41 seconds East, along the south line of said Government Lot 2, a distance of 33.00 feet; thence North 00 degrees 42 minutes 49 seconds East, along the west line of the tract conveyed in Document Number A000684736, a distance of 191.00 feet; thence South 89 degrees 17 minutes 11 seconds East, along the northerly right-of-way line of East Horseshoe Drive Northwest, a distance of 39.89 feet; thence South 70 degrees 37 minutes 59 East, along said northerly right-of-way line, a distance of 107.43 feet; thence continuing along said northerly right-of-way line a distance of 242.38 feet along a tangential curve concave to the north, said curve has a radius of 167.00 feet and a central angle of 83 degrees 09 minutes 33 seconds; thence North 26 degrees 12 minutes 28 seconds East, along said northerly right-of-way line, a distance of 112.23 feet; thence North 00 degrees 42 minutes 49 seconds East, a distance of 302.67 feet, said point hereinafter referred to as "POINT B"; thence North 44 degrees 29 minutes 12 seconds West, a distance of 119.98 feet; thence North 25 degrees 55 minutes 58 seconds West, a distance of 111.49 feet to the point of beginning of the tract to be described; thence reversing course South 25 degrees 55 minutes 58 seconds East, a distance of 111.49 feet; thence South 44 degrees 29 minutes 12 seconds East, a distance of 119.98 feet to said "POINT B"; thence South 00 degrees 42 minutes 49 seconds West, a distance of 302.67 feet to the intersection with the northerly right-of-way line of said East Horseshoe Drive Northwest; thence North 26 degrees 12 minutes 28 seconds East, along said northerly right-of-way line, a distance of 25.09 feet; thence northeasterly along said northerly right-of-way line for a distance of 88.99 feet along a tangential curve concave to the southeast, said curve having a radius of 208.00 feet and a central angle of 24 degrees 30 minutes 48 seconds, to the intersection with the east line of said Document Number A000684736; thence North 00 degrees 42 minutes 39 seconds East, along said east line, a distance of 44.74 feet to the southeast corner of the tract conveyed in Document Number A000656236; thence North 00 degrees 42 minutes 49 seconds East, along the east line of said Document Number A000656236, a distance of 200.00 feet; thence North 16 degrees 00 minutes 34 seconds West, along said east line, a distance of 366.00 feet; thence North 54 degrees 15 minutes 59 seconds West, along said east line, a distance of 10 feet, more or less, to the intersection with the southerly shoreline of Horseshoe Lake; thence southwesterly along said southerly shoreline to the intersection with a line that bears North 00 degrees 42 minutes 49 seconds East from the point of beginning; thence South 00 degrees 42 minutes 49 seconds West, a distance of 135 feet, more or less, to the point of beginning.

AND

That part of Government Lot 2, Section 22, Township 139 North, Range 30 West, Cass County, Minnesota, lying southerly of the southerly right-of-way line of East Horseshoe Drive Northwest and lying westerly of the following described line:

Commencing at the West Quarter corner of said Section 22; thence North 89 degrees 53 minutes 41 seconds East, along the south line of said Government Lot 2, a distance of 492.27 feet to the intersection with the east line of the tract conveyed in Document Number A000684736, the point of beginning of the following described line; thence North 00 degrees 42 minutes 49 seconds East, along said east line, a distance of 320.89 feet to the intersection with the southerly right-of-way line of East Horseshoe Drive Northwest, said line there terminating

Subject to a 33.00-foot-wide easement over, under, and across that part of Government Lot 2, Section 22, Township 139 North, Range 30 West, Cass County, Minnesota. The centerline of said easement is described as follows:

Commencing at aforementioned "POINT B"; thence North 44 degrees 29 minutes 12 seconds West, a distance of 23.61 feet to the point of beginning of the centerline to be described; thence South 64 degrees 59 minutes 58 seconds East, a distance of 40.40 feet; thence South 06 degrees 57 minutes 15 seconds East, a distance of 225.80 feet to the intersection with the northerly right-of-way line of East Horseshoe Drive Northwest, said centerline there terminating.

The sidelines of said easement are to be shortened or prolonged to terminate on the northerly right-of-way line of East Horseshoe Drive Northwest.

Said tract contains 2.8 acres, more or less, and is subject to any restrictions, reservations, and easements of record, if any.

Proposed Legal Description - Tract C

That part of Government Lot 2, Section 22, Township 139 North, Range 30 West, Cass County, Minnesota, described as follows:

Commencing at the West Quarter corner of said Section 22; thence North 89 degrees 53 minutes 41 seconds East, along the south line of said Government Lot 2, a distance of 33.00 feet; thence North 00 degrees 42 minutes 49 seconds East, along the west line of the tract conveyed in Document Number A000684736, a distance of 191.00 feet to the point of beginning of the tract to be described; thence South 89 degrees 17 minutes 11 seconds East, along the northerly right-of-way line of East Horseshoe Drive Northwest, a distance of 39.89 feet; thence South 70 degrees 37 minutes 59 East, along said northerly right-of-way line, a distance of 107.43 feet; thence continuing along said northerly right-of-way line a distance of 86.87 feet along a tangential curve concave to the north, said curve has a radius of 167.00 feet and a central angle of 29 degrees 48 minutes 15 seconds; thence North 00 degrees 45 minutes 42 seconds East, not tangent to the last described curve, a distance of 330.48 feet to the intersection with the north line of the tract conveyed in said Document Number A000684736; thence North 89 degrees 17 minutes 11 seconds West, along said north line, a distance of 68.66 feet; thence North 00 degrees 42 minutes 49 seconds East, along said north line, a distance of 11.00 feet; thence North 89 degrees 17 minutes 11 seconds West, along said north line, a distance of 159.00 feet to the intersection with the west line of the tract conveyed in said Document Number A000684736; thence South 00 degrees 42 minutes 49 seconds West, along said west line, a distance of 301.50 feet to the point of beginning.

Said tract contains 1.6 acres, more or less, and is subject to any restrictions, reservations, and easements of record, if any.

Proposed Legal Description - Tract B

That part of Government Lot 2, Section 22, Township 139 North, Range 30 West, Cass County, Minnesota, described as follows:

Commencing at the West Quarter corner of said Section 22; thence North 89 degrees 53 minutes 41 seconds East, along the south line of said Government Lot 2, a distance of 33.00 feet; thence North 00 degrees 42 minutes 49 seconds East, along the west line of the tract conveyed in Document Number A000684736, a distance of 191.00 feet; thence South 89 degrees 17 minutes 11 seconds East, along the northerly right-of-way line of East Horseshoe Drive Northwest, a distance of 39.89 feet; thence South 70 degrees 37 minutes 59 East, along said northerly right-of-way line, a distance of 107.43 feet; thence continuing along said northerly right-of-way line a distance of 242.38 feet along a tangential curve concave to the north, said curve has a radius of 167.00 feet and a central angle of 83 degrees 09 minutes 33 seconds, said point hereinafter referred to as "POINT A"; thence continuing along said tangential curve for a distance of 155.51 feet, said curve having a radius of 167.00 feet and a central angle of 53 degrees 21 minutes 18 seconds; thence North 00 degrees 42 minutes 49 seconds East, along said northerly right-of-way line, a distance of 112.23 feet; thence North 00 degrees 42 minutes 49 seconds East, a distance of 302.67 feet, said point hereinafter referred to as "POINT B"; thence North 44 degrees 29 minutes 12 seconds West, a distance of 119.98 feet; thence North 25 degrees 55 minutes 58 seconds West, a distance of 111.49 feet to the point of beginning of the tract to be described; thence reversing course South 25 degrees 55 minutes 58 seconds East, a distance of 111.49 feet; thence South 44 degrees 29 minutes 12 seconds East, a distance of 119.98 feet to said "POINT B"; thence South 00 degrees 42 minutes 49 seconds West, a distance of 302.67 feet to the intersection with the northerly right-of-way line of said East Horseshoe Drive Northwest; thence South 26 degrees 12 minutes 28 seconds West, along said northerly right-of-way line for a distance of 155.51 feet along a tangential curve concave to the northwest to aforementioned "POINT A", said curve having a radius of 167.00 feet and a central angle of 53 degrees 21 minutes 18 seconds; thence North 00 degrees 45 minutes 42 seconds East, not tangent to the last described curve, a distance of 330.48 feet to the intersection with the north line of the tract conveyed in said Document Number A000684736; thence North 89 degrees 17 minutes 11 seconds West, along said north line, a distance of 68.66 feet; thence North 00 degrees 42 minutes 49 seconds East, along the west line of the tract conveyed in Document Number A000656236, a distance of 393 feet, more or less, to the intersection with the southerly shoreline of Horseshoe Lake; thence northeasterly along said southerly shoreline to the intersection with a line that bears North 00 degrees 42 minutes 49 seconds East from the point of beginning; thence South 00 degrees 42 minutes 49 seconds West, a distance of 135 feet, more or less, to the point of beginning.

Together with a 33.00-foot-wide easement over, under, and across that part of Government Lot 2, Section 22, Township 139 North, Range 30 West, Cass County, Minnesota. The centerline of said easement is described as follows:

Commencing at aforementioned "POINT B"; thence North 44 degrees 29 minutes 12 seconds West, a distance of 23.61 feet to the point of beginning of the centerline to be described; thence South 64 degrees 59 minutes 58 seconds East, a distance of 40.40 feet; thence South 06 degrees 57 minutes 15 seconds East, a distance of 225.80 feet to the intersection with the northerly right-of-way line of East Horseshoe Drive Northwest, said centerline there terminating.

The sidelines of said easement are to be shortened or prolonged to terminate on the northerly right-of-way line of East Horseshoe Drive Northwest.

Said tract contains 2.8 acres, more or less, and is subject to any restrictions, reservations, and easements of record, if any.

NO.	REVISIONS SINCE INITIAL DATE OF	DATE
1	Revised property line location	11-20-2024
2	Corrected typo in Proposed Tract A legal description	12-11-2024

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

1120 Industrial Park Road
Brainerd, MN 56401
716-609-5333

13 North 11th Avenue
St. Cloud, MN 56303
320-259-1200

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 Chouhgard* 11/05/2024
Jordan Chouhgard, MN License No. 57077 Date

PROJECT NO. JABAM2401

CERTIFICATE OF SURVEY
Topographic and Property Boundary Survey

Mike Jabas
Section 22, Township 139 North, Range 30 West
Cass County, Minnesota

East Quarter corner of Sec. 22, Twp. 139, Rng. 30 Document Number A000646703 Iron post

Scale in Feet: 0, 40, 80

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CASS COUNTY COORDINATE SYSTEM NAD 83 (1996 ADJ.)

PROPERTY BOUNDARY MONUMENT LEGEND

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

Sheet No. 1 of 1