



**LEGAL DESCRIPTION: (PER DOCUMENT # A000545170)**

That part of Lot One (1), Section Twenty-nine (29), Township One Hundred Thirty-four (134), Range Twenty-nine (29) described as follows: Commencing at a point 120 feet South of the Northeast corner thereof, thence West and parallel with the North line of said Lot 1 to the shore of Gull Lake; thence Southerly along said shoreline a distance of 300 feet more or less to a point which is 420 feet south of the North line of Government Lot 1; thence East and on a line parallel to the North line of Government Lot 1 to the East line of said Government Lot 1, thence north along said East line for a distance of 300 feet more or less, to the point of beginning. Reserving an easement over existing roads. Subject to flowage rights.

**EXCEPT**

That part of Government Lot One (1), Section Twenty-nine (29), Township One Hundred Thirty-four (134), Range Twenty-nine (29) described as follows: Commencing at the Northeast Corner of said Government Lot 1; thence South 00 degrees 33 minutes 42 seconds East, assumed bearing, along the east line of said Government Lot 1 a distance of 420.00 feet; thence South 88 degrees 58 minutes 17 seconds West, parallel with the north line of said Government Lot 1 a distance of 882.65 feet to the point of beginning; thence North 01 degree 01 minute 43 seconds West a distance of 100.00 feet; thence South 88 degrees 57 minutes 18 seconds West a distance of 248 feet, more or less, to the shore of Gull Lake; thence southerly along said shore a distance of 102.20 feet, more or less, to the intersection with a line bearing South 88 degrees 58 minutes 17 seconds West from the point of beginning; thence North 88 degrees 58 minutes 17 seconds East a distance of 273 feet, more or less, to the point of beginning. Reserving an easement over existing roads. Subject to flowage rights. Subject to reservations, restrictions and easements of record, if any.

**SURVEYOR NOTES**

- It appears the property owner to the north access their property using the gravel driveway that extends to the north of East Steamboat Bay Drive (Private Drive). The surveyor recommends seeking legal advice as to what rights may exist over this existing driveway.
- No underground mapping of the septic lines has been done by the surveyor. The surveyor recommends seeking a septic professional for further investigation of the location of underground lines. The surveyor is also unaware if the property to the north is connected to City Sewer.

**GENERAL NOTES**

- No search for easements or restrictions, recorded or unrecorded, was made by the Surveyor.
- Bearings shown are based upon the Cass County Coordinate System.
- The underground utilities shown have been located from field survey information. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned.
- The wetland were delineated by Brinks Wetland Services.
- Total area of subject property: +/- 305,739 Sq. Ft. / +/- 7.01 Acres.
- The portion of the property lying westerly of East Gull Lake Drive is zoned R-3 Shoreline Residential. The portion of the property lying easterly of East Gull Lake Drive is zoned R-2 Residential.

**PROPOSED PARCEL A LEGAL DESCRIPTION**

That part of Government Lot 1, Section 29, Township 134, Range 29, Cass County, Minnesota, described as follows: Commencing at the Northeast corner of said Government Lot 1; thence South 00 degrees 03 minutes 48 seconds West, assumed bearing, along the East line of said Government Lot 1, a distance of 270.00 feet; thence South 89 degrees 37 minutes 15 seconds West, parallel with the north line of said Government Lot 1, a distance of 796.57 feet; thence North 13 degrees 06 minutes 31 seconds West, a distance of 51.30 feet to the point of beginning; thence return South 13 degrees 06 minutes 31 seconds East, a distance of 51.30 feet; thence North 89 degrees 37 minutes 15 seconds East, parallel with the north line of said Government Lot 1, a distance of 796.57 feet, to the East line of said Government Lot 1; thence North 00 degrees 03 minutes 48 seconds East, a distance of 150.00 feet; thence South 89 degrees 37 minutes 15 seconds West, parallel with the north line of said Government Lot 1, a distance of 1033 feet, more or less, to the shore of Gull Lake; thence Southwesterly along the shore of Gull Lake to the intersection with a line that bears South 89 degrees 37 minutes 15 seconds West from the point of beginning; thence North 89 degrees 37 minutes 15 seconds East, a distance of 279 feet, more or less to the point of beginning. Subject to reservations, restrictions, and easements of record, if any.

**PROPOSED PARCEL B LEGAL DESCRIPTION**

That part of Government Lot 1, Section 29, Township 134, Range 29, Cass County, Minnesota, described as follows: Commencing at the Northeast corner of said Government Lot 1; thence South 00 degrees 03 minutes 48 seconds West, assumed bearing, along the East line of said Government Lot 1, a distance of 270.00 feet; thence South 89 degrees 37 minutes 15 seconds West, parallel with the north line of said Government Lot 1, a distance of 796.57 feet; thence North 13 degrees 06 minutes 31 seconds West, a distance of 51.30 feet to the point of beginning; thence return South 13 degrees 06 minutes 31 seconds East, a distance of 51.30 feet; thence North 89 degrees 37 minutes 15 seconds East, parallel with the north line of said Government Lot 1, a distance of 796.57 feet, to the East line of said Government Lot 1; thence South 00 degrees 03 minutes 48 seconds West, a distance of 150.00 feet; thence South 89 degrees 37 minutes 15 seconds West, parallel with the north line of said Government Lot 1, a distance of 1033 feet, more or less, to the shore of Gull Lake; thence Southwesterly along the shore of Gull Lake to the intersection with a line that bears South 89 degrees 37 minutes 15 seconds West from the point of beginning; thence North 89 degrees 37 minutes 15 seconds East, a distance of 279 feet, more or less to the point of beginning. Subject to reservations, restrictions, and easements of record, if any.

**LEGEND**

- WET LAND NOT-DELINEATED
- DENOTES POWER POLE
- DENOTES FOUND MONUMENT
- DENOTES SET 1/2"x14" IRON PIPE WITH CAP # 50319
- DENOTES SEPTIC MANHOLE
- DENOTES SEPTIC CLEANOUT
- DENOTES WELL

**Revisions:**

**Prepared for:**