

# CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 2 AND PART OF GOVERNMENT LOT 3, **SECTION 28, TOWNSHIP 140 NORTH, RANGE 30 WEST,** CASS COUNTY, MINNESOTA

## **EXISTING DESCRIPTION:**

#### (Trustee's Deed, Doc. No. 480980)

In Section 28, Twp. 140 N., Rge. 30 W. That part of Gov. Lot 2 described as follows: Commencing at that northwest corner of Lot 2 in Block 1 of the plat of Arthur's Point as recorded in the official plat thereof on file in the Register of Deeds office of Cass County; thence along the west shore of Pleasant lake through four points marked by iron monuments as follows: N.23\*17'W. 585.8 feet; N.43\*17'E. 52.3 feet; N.67°58'W. 218 feet; N.50°43'W. 77.0 feet and N.19°23'W. 105 feet to a fifth iron monument that is the point of beginning; thence continue N.19°23'W. 100.0 feet; N.21°23'W. 116.2 feet; N.43°50'W. 98.0 feet and N.67°10'W. 148.7 feet to an iron monument on a spit of land on the south shore of the inlet of Boy River to said Pleasant lake; thence South 128.3 feet to an iron monument; thence East 19.5 feet to an iron monument; thence S.22°44'E. 249.0 feet to an iron monument; thence S.20°15'W. 39.5 feet to an iron monument; thence S.48°15'E. 52.0 feet to an iron monument and N.33°33'E. 191.3 feet to the point of beginning on the west shore of Pleasant Lake and there ending, said parcel extends northeasterly to the water's edge of Pleasant Lake between the point of beginning and the inflow channel of the Boy River, contains 1.75 acres more or less and is subject to reservations, restrictions and easements that

A permanent easement over a roadway 66 feet in width and which leads southerly and westerly from the above described premises for access to and from the public highway.

### **PROPOSED DESCRIPTIONS:**

#### Southerly Tract

That part of Government Lot 2 and part of Government Lot 3, Section 28, Township 140 North, Range 30 West, Cass County, Minnesota described as follows:

COMMENCING at the northwest corner of Lot 2, Block 1, ARTHUR'S POINT, according to the recorded plat thereof (also being the most northerly corner of Lot 1, said Block 2) and assigning the west line of said Lot 1 to bear South 30 degrees 21 minutes 26 seconds West; thence North 23 degrees 40 minutes 51 seconds West 585.80 feet; thence North 41 degrees 52 minutes 02 seconds East 52.30 feet; thence North 68 degrees 38 minutes 47 seconds West 218.00 feet; thence North 51 degrees 23 minutes 47 seconds West 75.80 feet; thence North 19 degrees 47 minutes 13 seconds West 6.22 feet to a point herein after referred to as "Point A"; thence continue North 19 degrees 47 minutes 13 seconds West 99.82 feet to the point of beginning of the tract to be herein described; thence South 59 degrees 24 minutes 42 seconds West 195.47 feet; thence South 29 degrees 17 minutes 58 seconds West 319.27 feet; thence North 72 degrees 36 minutes 54 seconds East 441.77 feet; thence North 70 degrees 49 minutes 17 seconds West 88.08 feet; thence North 44 degrees 55 minutes 45 seconds West 58.97 feet to the intersection with a line bearing South 37 degrees 08 minutes 02 seconds West from said "Point A"; thence North 37 degrees 08 minutes 02 seconds East, through said "Point A", 112 feet, more or less, to said shore line of Pleasant Lake; thence northwesterly along said shore line to the intersection with a line bearing North 59 degrees 24 minutes 32 seconds East from the point of beginning; thence South 59 degrees 24 minutes 32 seconds West 7 feet, more or

Subject to easements, restrictions and reservations of record.

### Middle Tract

That part of Government Lot 2, Section 28, Township 140 North, Range 30 West, Cass County, Minnesota described as follows:

COMMENCING at the northwest corner of Lot 2, Block 1, ARTHUR'S POINT, according to the recorded plat thereof (also being the most northerly corner of Lot 1, said Block 2) and assigning the west line of said Lot 1 to bear South 30 degrees 21 minutes 26 seconds West; thence North 23 degrees 40 minutes 51 seconds West 585.80 feet; thence North 41 degrees 52 minutes 02 seconds East 52.30 feet; thence North 68 degrees 38 minutes 47 seconds West 218.00 feet; thence North 51 degrees 23 minutes 47 seconds West 75.80 feet; thence North 19 degrees 47 minutes 13 seconds West 106.04 feet to the point of beginning of the tract to be herein described: thence South 59 degrees 24 minutes 42 seconds West 195.47 feet: thence South 29 degrees 17 minutes 58 seconds West 319.27 feet; thence North 05 degrees 13 minutes 37 seconds East 56.97 feet; thence North 05 degrees 13 minutes 33 seconds West 54.27 feet; thence North 25 degrees 33 minutes 50 seconds West 61.22 feet; thence North 51 degrees 46 minutes 58 seconds West 37.59 feet; thence North 68 degrees 24 minutes 22 seconds West 74.87 feet; thence North 48 degrees 43 minutes 15 seconds West 23.48 feet; thence North 21 degrees 54 minutes 52 seconds West 111.94 feet; thence North 54 degrees 02 minutes 33 seconds East 403.11 feet; thence North 02 degrees 29 minutes 19 seconds East 115 feet, more or less, to the shoreline of Pleasant Lake; thence southeasterly along said shore line to the intersection with a line bearing North 59 degrees 24 minutes 42 seconds East from said point of beginning; thence South 59 degrees 24 minutes 42 seconds West 7 feet, more or less, to the point of beginning.

Subject to easements, restrictions and reservations of record. Subject to and together with (See 33.00 foot wide roadway easement)

### Revised Northerly Tract(July 9, 2019)

That part of Government Lot 2, Section 28, Township 140 North, Range 30 West, Cass County,

COMMENCING at the northwest corner of Lot 2, Block 1, ARTHUR'S POINT, according to the recorded plat thereof (also being the most northerly corner of Lot 1, said Block 2) and assigning the west line of said Lot 1 to bear South 30 degrees 21 minutes 26 seconds West; thence North 23 degrees 40 minutes 51 seconds West 585.80 feet; thence North 41 degrees 52 minutes 02 seconds East 52.30 feet; thence North 68 degrees 38 minutes 47 seconds West 218.00 feet; thence North 51 degrees 23 minutes 47 seconds West 75.80 feet; thence North 19 degrees 47 minutes 13 seconds West 106.04 feet; thence South 59 degrees 24 minutes 42 seconds West 195.47 feet; thence South 29 degrees 17 minutes 58 seconds West 319.27 feet; thence North 05 degrees 13 minutes 37 seconds East 56.97 feet; thence North 05 degrees 13 minutes 33 seconds West 54.27 feet; thence North 25 degrees 33 minutes 50 seconds West 61.22 feet; thence North 51 degrees 46 minutes 58 seconds West 37.59 feet; thence North 68 degrees 24 minutes 22 seconds West 74.87 feet; thence North 48 degrees 43 minutes 15 seconds West 23.48 feet; thence North 21 degrees 54 minutes 52 seconds West 111.94 feet; thence North 54 degrees 02 minutes 33 seconds East 403.11 feet to the point of beginning of the tract to be herein described; thence return South 54 degrees 02 minutes 33 seconds West 403.11; thence northwesterly 35.62 feet, along a non-tangential curve, concave to the southwest, having a radius of 125.00 feet, a central angle of 16 degrees 19 minutes 30 seconds, a chord distance of 35.50 feet and a chord bearing of North 30 degrees 04 minutes 37 seconds West; thence North 38 degrees 14 minutes 22 seconds West tangent to said curve 39.86 feet; thence North 23 degrees 13 minutes 19 seconds West 21.15 feet; thence northerly 86.11 feet, along a tangential curve, concave to the east, having a radius of 175.00 feet and a central angle of 28 degrees 11 minutes 30 seconds; thence North 04 degrees 58 minutes 09 seconds East tangent to last said curve 64.10 feet; thence North 86 degrees 23 minutes 51 seconds East 286.22 feet to the north line of the South 660.00 feet of said Government Lot 2; thence North 04 degrees 21 minutes 48 seconds East 140 feet, more or less, to the shoreline of Pleasant Lake; thence southeasterly along said shoreline to the intersection with a line bearing North 02 degrees 29 minutes 19 seconds East from the point of beginning; thence South 02 degrees 29 minutes 19 seconds West 115 feet, more or less, to the point of beginning. Subject to easements, restrictions and reservations of record. Subject to and together with (See 33.00 foot wide roadway easement)

That part of the South 660.00 feet of Government Lot 2, Section 28, Township 140 North, Range COMMENCING at the northwest corner of Lot 2, Block 1, ARTHUR'S POINT, according to the recorded plat thereof (also being the most northerly corner of Lot 1, said Block 2) and assigning the west line of said Lot 1 to bear South 30 degrees 21 minutes 26 seconds West; thence North 23 degrees 40 minutes 51 seconds West 585.80 feet; thence North 41 degrees 52 minutes 02 seconds East 52.30 feet; thence North 68 degrees 38 minutes 47 seconds West 218.00 feet; thence North 51 degrees 23 minutes 47 seconds West 75.80 feet; thence North 19 degrees 47 minutes 13 seconds West 106.04 feet; thence South 59 degrees 24 minutes 42 seconds West 195.47 feet; thence South 29 degrees 17 minutes 58 seconds West 319.27 feet; thence South 10 degrees 02 minutes 46 seconds East 50.14 feet to a point hereinafter referred to as "Point 1"; thence South 43 degrees 27 minutes 42 seconds East 42.60 feet to the south line of said Government Lot 2 and the point of beginning of the line to be herein described; thence return North 43 degrees 27 minutes 42 seconds West 42.60 feet to said "Point 1"; thence North 10 degrees 02 minutes 46 seconds West 50.14 feet; thence North 05 degrees 13 minutes 37 seconds East 56.97 feet; thence North 05 degrees 13 minutes 33 seconds West 54.27 feet; thence North 25 degrees 33 minutes 50 seconds West 61.22 feet; thence North 51 degrees 46 minutes 58 seconds West 37.59 feet; thence North 68 degrees 24 minutes 22 seconds West 74.87 feet; thence North 48 degrees 43 minutes 15 seconds West 23.48 feet; thence North 21 degrees 54 minutes 52 seconds West 111.94 feet; thence northwesterly 35.62 feet, along a non-tangential curve, concave to the southwest, having a radius of 125.00 feet, a central angle of 16 degrees 19 minutes 30 seconds, a chord distance of 35.50 feet and a chord bearing of North 30 degrees 04 minutes 37 seconds West; thence North 38 degrees 14 minutes 22 seconds West tangent to said curve 39.86 feet; thence North 23 degrees 13 minutes 19 seconds West 21.15 feet; thence northerly 86.11 feet, along a tangential curve, concave to the east, having a radius of 175.00 feet and a central angle of 28 degrees 11 minutes 30 seconds; thence North 04 degrees 58 minutes 09 seconds East, tangent to last said curve, 86.93 feet to the north line of said South 660.00 feet of Government Lot 2 and said described line there

Subject to easements, restrictions and reservations of record.

### 33.00 Foot Wide Roadway Easement

A 33.00 foot wide roadway easement for ingress, egress and utility purposes over, under and across the South 660.00 feet of Government Lot 2, Section 28, Township 140 North, Range 30 West, Cass County, Minnesota, the centerline of said 33.00 foot wide roadway easement is described as follows:

COMMENCING at the northwest corner of Lot 2, Block 1, ARTHUR'S POINT, according to the recorded plat thereof (also being the most northerly corner of Lot 1, said Block 2) and assigning the west line of said Lot 1 to bear South 30 degrees 21 minutes 26 seconds West; thence North 23 degrees 40 minutes 51 seconds West 585.80 feet; thence North 41 degrees 52 minutes 02 seconds East 52.30 feet; thence North 68 degrees 38 minutes 47 seconds West 218.00 feet; thence North 51 degrees 23 minutes 47 seconds West 75.80 feet; thence North 19 degrees 47 minutes 13 seconds West 106.04 feet; thence South 59 degrees 24 minutes 42 seconds West 195.47 feet; thence South 29 degrees 17 minutes 58 seconds West 319.27 feet; thence South 10 degrees 02 minutes 46 seconds East 50.14 feet to a pointer hereinafter referred to as "Point 1"; thence South 43 degrees 27 minutes 42 seconds East 42.60 feet to the south line of said Government Lot 2 and the point of beginning of the centerline to be herein described; thence return North 43 degrees 27 minutes 42 seconds West 42.60 feet to said "Point A"; thence North 10 degrees 02 minutes 46 seconds West 50.14 feet; thence North 05 degrees 13 minutes 37 seconds East 56.97 feet; thence North 05 degrees 13 minutes 33 seconds West 54.27 feet; thence North 25 degrees 33 minutes 50 seconds West 61.22 feet; thence North 51 degrees 46 minutes 58 seconds West 37.59 feet; thence North 68 degrees 24 minutes 22 seconds West 74.87 feet; thence North 48 degrees 43 minutes 15 seconds West 23.48 feet; thence North 21 degrees 54 minutes 52 seconds West 111.94 feet; thence northwesterly 35.62 feet, along a non-tangential curve, concave to the southwest, having a radius of 125.00 feet, a central angle of 16 degrees 19 minutes 30 seconds, a chord distance of 35.50 feet and a chord bearing of North 30 degrees 04 minutes 37 seconds West; thence North 38 degrees 14 minutes 22 seconds West tangent to said curve 39.86 feet; thence North 23 degrees 13 minutes 19 seconds West 21.15 feet; thence northerly 86.11 feet, along a tangential curve, concave to the east, having a radius of 175.00 feet and a central angle of 28 degrees 11 minutes 30 seconds; thence North 04 degrees 58 minutes 09 seconds East tangent to last said curve 86.93 feet to the north line of said South 660.00 feet of Government Lot 2 and said described centerline

The sidelines of said 33.00 foot wide easement shall be prolonged or shortened to terminate on said north and south lines of the South 660.00 feet of Government Lot 2.

### 2<sup>nd</sup> Revised Vogel Tract(July 9, 2019)

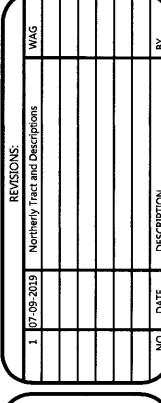
That part of the Government Lot 2, Section 28, Township 140 North, Range 30 West, Cass County, Minnesota, lying northerly and westerly of the following described line: COMMENCING at the northwest corner of Lot 2, Block 1, ARTHUR'S POINT, according to the recorded plat thereof (also being the most northerly corner of Lot 1, said Block 2) and assigning the west line of said Lot 1 to bear South 30 degrees 21 minutes 26 seconds West; thence North 23 degrees 40 minutes 51 seconds West 585.80 feet; thence North 41 degrees 52 minutes 02 seconds East 52.30 feet; thence North 68 degrees 38 minutes 47 seconds West 218.00 feet; thence North 51 degrees 23 minutes 47 seconds West 75.80 feet; thence North 19 degrees 47 minutes 13 seconds West 106.04 feet; thence South 59 degrees 24 minutes 42 seconds West 195.47 feet; thence South 29 degrees 17 minutes 58 seconds West 319.27 feet; thence North 05 degrees 13 minutes 37 seconds East 56.97 feet; thence North 05 degrees 13 minutes 33 seconds West 54.27 feet; thence North 25 degrees 33 minutes 50 seconds West 61.22 feet; thence North 51 degrees 46 minutes 58 seconds West 37.59 feet; thence North 68 degrees 24 minutes 22 seconds West 74.87 feet; thence North 48 degrees 43 minutes 15 seconds West 23.48 feet; thence North 21 degrees 54 minutes 52 seconds West 111.94 feet; thence northwesterly 35.62 feet, along a non-tangential curve, concave to the southwest, having a radius of 125.00 feet, a central angle of 16 degrees 19 minutes 30 seconds, a chord distance of 35.50 feet and a chord bearing of North 30 degrees 04 minutes 37 seconds West; thence North 38 degrees 14 minutes 22 seconds West tangent to said curve 39.86 feet; thence North 23 degrees 13 minutes 19 seconds West 21.15 feet; thence northerly 86.11 feet, along a tangential curve, concave to the east, having a radius of 175.00 feet and a central angle of 28 degrees 11 minutes 30 seconds; thence North 04 degrees 58 minutes 09 seconds East, tangent to last said curve, 64.10 feet to the point of beginning of the line to be herein described;; thence North 86 degrees 23 minutes 51 seconds East 286.22 feet to the north line of the South 660.00 feet of said Government Lot 2; thence North 04 degrees 21 minutes 48 seconds East 140 feet, more or less, to the shoreline of Pleasant Lake and said described line there terminating.

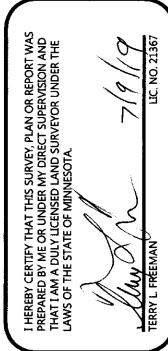
### AND ALSO

All that part of Government Lot 2, Section 28, Township 140 North, Range 30 West, Cass County, Minnesota constituting the spit of land lying between the Boy River and Pleasant Lake lying south of the North 380 feet of said Government Lot 2. Subject to easements, restrictions and reservations of record.

### Siyter to Lawson

That part of Government Lot 2, Section 28, Township 140 North, Range 30 West, Cass County, Minnesota, described as follows: Commencing at the Northwest corner of Lot 2, Block One, Arthur's Point, p+lat of record, said County, and assuming the Westerly line of Lot 1, said Block One, bears North 29 degrees 47 minutes 10 seconds East; thence North 24 degrees 13 minutes 14 seconds West 561.27 feet to a point hereinafter referred to as point "A" thence continue North 24 degrees 13 minutes 14 seconds West 24.53 feet; thence North 40 degrees 34 minutes 30 seconds East 52.30 feet to an iron pipe monument; thence North 69 degrees 13 minutes 31 seconds West 100.00 feet to an iron pipe monument; thence South 35 degrees 21 minutes 51 seconds West 69.04 feet to an iron pipe monument; thence South 89 degrees 28 minutes 19 seconds West 67.48 feet to an iron pipe monument; thence South 71 degrees 57 minutes 55 seconds West 441.71 feet; thence South 10 degrees 37 minutes 02 seconds East 50.14 feet; thence South 44 degrees 01 minutes 58 seconds East 42.60 feet to a point on the South line of said Government Lot 2, the point of beginning of the tract to be herein described; thence North 44 degrees 01 minutes 58 seconds West 42.60 feet; thence North 10 degrees 37 minutes 02 seconds West 50.14 feet; thence North 71 degrees 57 minutes 55 seconds East 441.71 feet; thence North 72 degrees 34 minutes 34 seconds West 88.53 feet; thence North 47 degrees 20 minutes 53 seconds West 119.24 feet; thence North 75 degrees 50 minutes 52 seconds West 68.00 feet; thence North 55 degrees 50 minutes 56 seconds West 34.60 feet; thence North 47 degrees 05 minutes 55 seconds West 52.00 feet; thence North 21 degrees 24 minutes 06 seconds East 39.50 feet; thence North 21 degrees 58 minutes 32 seconds West 250.16 feet; thence North 89 degrees 38 minutes 00 seconds West 1009.09 feet to the West line of said Government Lot 2; thence South 00 degrees 09 minutes 04 seconds East along said West line 660.03 feet to the Southwest corner of said Government Lot 2; thence South 89 degrees 38 minutes 00 seconds East along the South line of said Government Lot 2 a distance of 1010.24 feet to the point of beginning, which lies easterly of the following described line: COMMENCING at the northwest corner of Lot 2, Block 1, ARTHUR'S POINT, according to the recorded plat thereof (also being the most northerly corner of Lot 1, said Block 2) and assigning the west line of said Lot 1 to bear South 30 degrees 21 minutes 26 seconds West; thence North 23 degrees 40 minutes 51 seconds West 585.80 feet; thence North 41 degrees 52 minutes 02 seconds East 52.30 feet; thence North 68 degrees 38 minutes 47 seconds West 218.00 feet; thence North 51 degrees 23 minutes 47 seconds West 75.80 feet; thence North 19 degrees 47 minutes 13 seconds West 106.04 feet; thence South 59 degrees 24 minutes 42 seconds West 195.47 feet; thence South 29 degrees 17 minutes 58 seconds West 319.27 feet; thence South 10 degrees 02 minutes 46 seconds East 50.14 feet to a point hereinafter referred to as "Point 1"; thence South 43 degrees 27 minutes 42 seconds East 42.60 feet to the south line of said Government Lot 2 and the point of beginning of the line to be herein described; thence return North 43 degrees 27 minutes 42 seconds West 42.60 feet to said "Point 1"; thence North 10 degrees 02 minutes 46 seconds West 50.14 feet; thence North 05 degrees 13 minutes 37 seconds East 56.97 feet; thence North 05 degrees 13 minutes 33 seconds West 54.27 feet; thence North 25 degrees 33 minutes 50 seconds West 61.22 feet; thence North 51 degrees 46 minutes 58 seconds West 37.59 feet; thence North 68 degrees 24 minutes 22 seconds West 74.87 feet; thence North 48 degrees 43 minutes 15 seconds West 23.48 feet; thence North 21 degrees 54 minutes 52 seconds West 111.94 feet; thence northwesterly 35.62 feet, along a non-tangential curve, concave to the southwest, having a radius of 125.00 feet, a central angle of 16 degrees 19 minutes 30 seconds, a chord distance of 35.50 feet and a chord bearing of North 30 degrees 04 minutes 37 seconds West; thence North 38 degrees 14 minutes 22 seconds West tangent to said curve 39.86 feet; thence North 23 degrees 13 minutes 19 seconds West 21.15 feet; thence northerly 86.11 feet, along a tangential curve, concave to the east, having a radius of 175.00 feet and a central angle of 28 degrees 11 minutes 30 seconds; thence North 04 degrees 58 minutes 09 seconds East, tangent to last said curve, 86.93 feet to the north line of the South 660.00 feet of said Government Lot 2 and said described line there Subject to easements, restrictions and reservations of record.

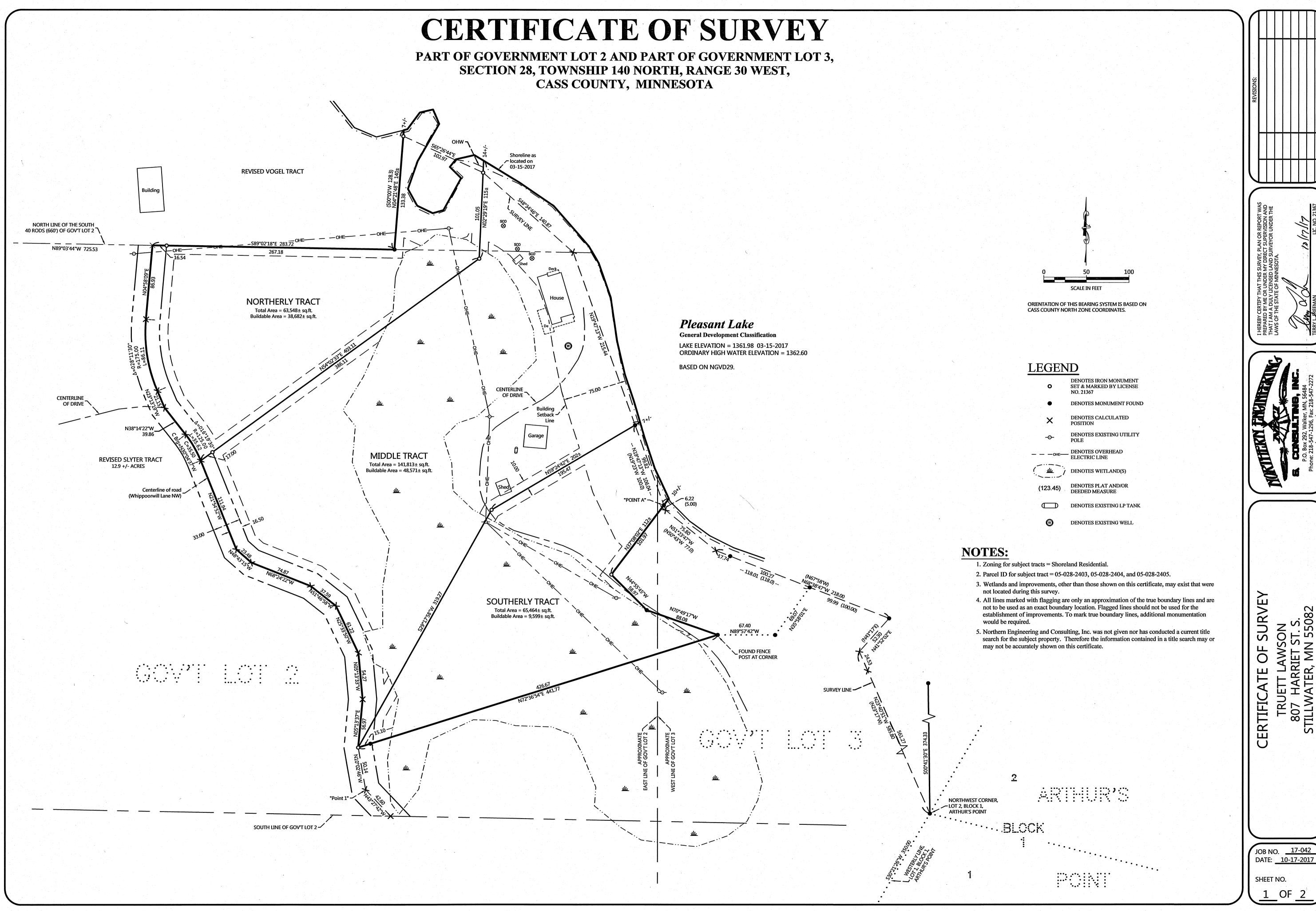






SURVE /SON - ST. S. N 5508 OF ERTIFICATE

JOB NO. <u>17-042</u> DATE: <u>10-17-2017</u> SHEET NO.



TRUETT LAWSON 807 HARRIET ST. S. STILLWATER, MN 55082

## CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 2 AND PART OF GOVERNMENT LOT 3, SECTION 28, TOWNSHIP 140 NORTH, RANGE 30 WEST, CASS COUNTY, MINNESOTA

### **EXISTING DESCRIPTION:**

#### (Trustee's Deed, Doc. No. 480980)

In Section 28, Twp. 140 N., Rge. 30 W. That part of Gov. Lot 2 described as follows: Commencing at that northwest corner of Lot 2 in Block 1 of the plat of Arthur's Point as recorded in the official plat thereof on file in the Register of Deeds office of Cass County; thence along the west shore of Pleasant lake through four points marked by iron monuments as follows: N.23°17'W. 585.8 feet; N.43°17'E. 52.3 feet; N.67°58'W. 218 feet; N.50°43'W. 77.0 feet and N.19°23'W. 105 feet to a fifth iron monument that is the point of beginning; thence continue N.19°23'W. 100.0 feet; N.21°23'W. 116.2 feet; N.43°50'W. 98.0 feet and N.67°10'W. 148.7 feet to an iron monument on a spit of land on the south shore of the inlet of Boy River to said Pleasant lake; thence South 128.3 feet to an iron monument; thence East 19.5 feet to an iron monument; thence S.22°44'E. 249.0 feet to an iron monument; thence S.20°15'W. 39.5 feet to an iron monument; thence S.48°15'E. 52.0 feet to an iron monument and N.33°33'E. 191.3 feet to the point of beginning on the west shore of Pleasant Lake and there ending, said parcel extends northeasterly to the water's edge of Pleasant Lake between the point of beginning and the inflow channel of the Boy River, contains 1.75 acres more or less and is subject to reservations, restrictions and easements that are of record.

A permanent easement over a roadway 66 feet in width and which leads southerly and westerly from the above described premises for access to and from the public highway.

### **PROPOSED DESCRIPTIONS:**

### Southerly Tract

That part of Government Lot 2 and part of Government Lot 3, Section 28, Township 140 North, Range 30 West, Cass County, Minnesota described as follows:

COMMENCING at the northwest corner of Lot 2, Block 1, ARTHUR'S POINT, according to the recorded plat thereof (also being the most northerly corner of Lot 1, said Block 2) and assigning the west line of said Lot 1 to bear South 30 degrees 21 minutes 26 seconds West; thence North 23 degrees 40 minutes 51 seconds West 585.80 feet; thence North 41 degrees 52 minutes 02 seconds East 52.30 feet; thence North 68 degrees 38 minutes 47 seconds West 218.00 feet; thence North 51 degrees 23 minutes 47 seconds West 75.80 feet; thence North 19 degrees 47 minutes 13 seconds West 6.22 feet to a point herein after referred to as "Point A"; thence continue North 19 degrees 47 minutes 13 seconds West 99.82 feet to the point of beginning of the tract to be herein described; thence South 59 degrees 24 minutes 42 seconds West 195.47 feet; thence South 29 degrees 17 minutes 58 seconds West 319.27 feet; thence North 72 degrees 36 minutes 54 seconds East 441.77 feet; thence North 70 degrees 49 minutes 17 seconds West 88.08 feet; thence North 44 degrees 55 minutes 45 seconds West 58.97 feet to the intersection with a line bearing South 37 degrees 08 minutes 02 seconds West from said "Point A"; thence North 37 degrees 08 minutes 02 seconds East, through said "Point A", 112 feet, more or less, to said shore line of Pleasant Lake; thence northwesterly along said shore line to the intersection with a line bearing North 59 degrees 24 minutes 32 seconds East from the point of beginning; thence South 59 degrees 24 minutes 32 seconds West 7 feet, more or less, to the point of beginning

Subject to easements, restrictions and reservations of record.

Subject to and together with (See 33.00 foot wide roadway easement)

### Middle Tract

That part of Government Lot 2, Section 28, Township 140 North, Range 30 West, Cass County, Minnesota described as follows:

COMMENCING at the northwest corner of Lot 2, Block 1, ARTHUR'S POINT, according to the recorded plat thereof (also being the most northerly corner of Lot 1, said Block 2) and assigning the west line of said Lot 1 to bear South 30 degrees 21 minutes 26 seconds West; thence North 23 degrees 40 minutes 51 seconds West 585.80 feet; thence North 41 degrees 52 minutes 02 seconds East 52.30 feet; thence North 68 degrees 38 minutes 47 seconds West 218.00 feet; thence North 51 degrees 23 minutes 47 seconds West 75.80 feet; thence North 19 degrees 47 minutes 13 seconds West 106.04 feet to the point of beginning of the tract to be herein described; thence South 59 degrees 24 minutes 42 seconds West 195.47 feet; thence South 29 degrees 17 minutes 58 seconds West 319.27 feet; thence North 05 degrees 13 minutes 37 seconds East 56.97 feet; thence North 05 degrees 13 minutes 33 seconds West 54.27 feet; thence North 25 degrees 33 minutes 50 seconds West 61.22 feet; thence North 51 degrees 46 minutes 58 seconds West 37.59 feet; thence North 68 degrees 24 minutes 22 seconds West 74.87 feet; thence North 48 degrees 43 minutes 15 seconds West 23.48 feet; thence North 21 degrees 54 minutes 52 seconds West 111.94 feet; thence North 54 degrees 02 minutes 33 seconds East 403.11 feet; thence North 02 degrees 29 minutes 19 seconds East 115 feet, more or less, to the shoreline of Pleasant Lake; thence southeasterly along said shore line to the intersection with a line bearing North 59 degrees 24 minutes 42 seconds East from said point of beginning; thence South 59 degrees 24 minutes 42 seconds West 7 feet, more or less, to the point of beginning.

Subject to easements, restrictions and reservations of record.

Subject to and together with (See 33.00 foot wide roadway easement)

### Northerly Tract

That part of Government Lot 2, Section 28, Township 140 North, Range 30 West, Cass County, Minnesota described as follows:

COMMENCING at the northwest corner of Lot 2, Block 1, ARTHUR'S POINT, according to the recorded plat thereof (also being the most northerly corner of Lot 1, said Block 2) and assigning the west line of said Lot 1 to bear South 30 degrees 21 minutes 26 seconds West; thence North 23 degrees 40 minutes 51 seconds West 585.80 feet; thence North 41 degrees 52 minutes 02 seconds East 52.30 feet; thence North 68 degrees 38 minutes 47 seconds West 218.00 feet; thence North 51 degrees 23 minutes 47 seconds West 75.80 feet; thence North 19 degrees 47 minutes 13 seconds West 106.04 feet; thence South 59 degrees 24 minutes 42 seconds West 195.47 feet; thence South 29 degrees 17 minutes 58 seconds West 319.27 feet; thence North 05 degrees 13 minutes 37 seconds East 56.97 feet; thence North 05 degrees 13 minutes 33 seconds West 54.27 feet; thence North 25 degrees 33 minutes 50 seconds West 61.22 feet; thence North 51 degrees 46 minutes 58 seconds West 37.59 feet; thence North 68 degrees 24 minutes 22 seconds West 74.87 feet; thence North 48 degrees 43 minutes 15 seconds West 23.48 feet; thence North 21 degrees 54 minutes 52 seconds West 111.94 feet; thence North 54 degrees 02 minutes 33 seconds East 403.11 feet to the point of beginning of the tract to be herein described; thence return South 54 degrees 02 minutes 33 seconds West 403.11; thence northwesterly 35.62 feet, along a non-tangential curve, concave to the southwest, having a radius of 125.00 feet, a central angle of 16 degrees 19 minutes 30 seconds, a chord distance of 35.50 feet and a chord bearing of North 30 degrees 04 minutes 37 seconds West; thence North 38 degrees 14 minutes 22 seconds West tangent to said curve 39.86 feet; thence North 23 degrees 13 minutes 19 seconds West 21.15 feet; thence northerly 86.11 feet, along a tangential curve, concave to the east, having a radius of 175.00 feet and a central angle of 28 degrees 11 minutes 30 seconds; thence North 04 degrees 58 minutes 09 seconds East tangent to last said curve 86.93 feet to the north line of the South 660.00 feet of said Government Lot 2; thence South 89 degrees 02 minutes 18 seconds East, along said north line, 283.72 feet; thence North 04 degrees 21 minutes 48 seconds East 140 feet, more or less, to the shoreline of Pleasant Lake; thence southeasterly along said shoreline to the intersection with a line bearing North 02 degrees 29 minutes 19 seconds East from the point of beginning; thence South 02 degrees 29 minutes 19 seconds West 115 feet, more or less, to the point of beginning. Subject to easements, restrictions and reservations of record. Subject to and together with (See 33.00 foot wide roadway easement)

### Revised Slyter Tract

That part of the South 660.00 feet of Government Lot 2, Section 28, Township 140 North, Range COMMENCING at the northwest corner of Lot 2, Block 1, ARTHUR'S POINT, according to the recorded plat thereof (also being the most northerly corner of Lot 1, said Block 2) and assigning the west line of said Lot 1 to bear South 30 degrees 21 minutes 26 seconds West; thence North 23 degrees 40 minutes 51 seconds West 585.80 feet; thence North 41 degrees 52 minutes 02 seconds East 52.30 feet; thence North 68 degrees 38 minutes 47 seconds West 218.00 feet; thence North 51 degrees 23 minutes 47 seconds West 75.80 feet; thence North 19 degrees 47 minutes 13 seconds West 106.04 feet; thence South 59 degrees 24 minutes 42 seconds West 195.47 feet; thence South 29 degrees 17 minutes 58 seconds West 319.27 feet; thence South 10 degrees 02 minutes 46 seconds East 50.14 feet to a point hereinafter referred to as "Point 1"; thence South 43 degrees 27 minutes 42 seconds East 42.60 feet to the south line of said Government Lot 2 and the point of beginning of the line to be herein described; thence return North 43 degrees 27 minutes 42 seconds West 42.60 feet to said "Point 1"; thence North 10 degrees 02 minutes 46 seconds West 50.14 feet; thence North 05 degrees 13 minutes 37 seconds East 56.97 feet; thence North 05 degrees 13 minutes 33 seconds West 54.27 feet; thence North 25 degrees 33 minutes 50 seconds West 61.22 feet; thence North 51 degrees 46 minutes 58 seconds West 37.59 feet; thence North 68 degrees 24 minutes 22 seconds West 74.87 feet; thence North 48 degrees 43 minutes 15 seconds West 23.48 feet; thence North 21 degrees 54 minutes 52 seconds West 111.94 feet; thence northwesterly 35.62 feet, along a non-tangential curve, concave to the southwest, having a radius of 125.00 feet, a central angle of 16 degrees 19 minutes 30 seconds, a chord distance of 35.50 feet and a chord bearing of North 30 degrees 04 minutes 37 seconds West; thence North 38 degrees 14 minutes 22 seconds West tangent to said curve 39.86 feet; thence North 23 degrees 13 minutes 19 seconds West 21.15 feet; thence northerly 86.11 feet, along a tangential curve, concave to the east, having a radius of 175.00 feet and a central angle of 28 degrees 11 minutes 30 seconds; thence North 04 degrees 58 minutes 09 seconds East, tangent to last said curve, 86.93 feet to the north line of said South 660.00 feet of Government Lot 2 and said described line there

Subject to easements, restrictions and reservations of record.

### 33.00 Foot Wide Roadway Easement

A 33.00 foot wide roadway easement for ingress, egress and utility purposes over, under and across the South 660.00 feet of Government Lot 2, Section 28, Township 140 North, Range 30 West, Cass County, Minnesota, the centerline of said 33.00 foot wide roadway easement is described as follows:

COMMENCING at the northwest corner of Lot 2, Block 1, ARTHUR'S POINT, according to the recorded plat thereof (also being the most northerly corner of Lot 1, said Block 2) and assigning the west line of said Lot 1 to bear South 30 degrees 21 minutes 26 seconds West; thence North 23 degrees 40 minutes 51 seconds West 585.80 feet; thence North 41 degrees 52 minutes 02 seconds East 52.30 feet; thence North 68 degrees 38 minutes 47 seconds West 218.00 feet; thence North 51 degrees 23 minutes 47 seconds West 75.80 feet; thence North 19 degrees 47 minutes 13 seconds West 106.04 feet; thence South 59 degrees 24 minutes 42 seconds West 195.47 feet; thence South 29 degrees 17 minutes 58 seconds West 319.27 feet; thence South 10 degrees 02 minutes 46 seconds East 50.14 feet to a pointer hereinafter referred to as "Point 1"; thence South 43 degrees 27 minutes 42 seconds East 42.60 feet to the south line of said Government Lot 2 and the point of beginning of the centerline to be herein described; thence return North 43 degrees 27 minutes 42 seconds West 42.60 feet to said "Point A"; thence North 10 degrees 02 minutes 46 seconds West 50.14 feet; thence North 05 degrees 13 minutes 37 seconds East 56.97 feet; thence North 05 degrees 13 minutes 33 seconds West 54.27 feet; thence North 25 degrees 33 minutes 50 seconds West 61.22 feet; thence North 51 degrees 46 minutes 58 seconds West 37.59 feet; thence North 68 degrees 24 minutes 22 seconds West 74.87 feet; thence North 48 degrees 43 minutes 15 seconds West 23.48 feet; thence North 21 degrees 54 minutes 52 seconds West 111.94 feet; thence northwesterly 35.62 feet, along a non-tangential curve, concave to the southwest, having a radius of 125.00 feet, a central angle of 16 degrees 19 minutes 30 seconds, a chord distance of 35.50 feet and a chord bearing of North 30 degrees 04 minutes 37 seconds West; thence North 38 degrees 14 minutes 22 seconds West tangent to said curve 39.86 feet; thence North 23 degrees 13 minutes 19 seconds West 21.15 feet; thence northerly 86.11 feet, along a tangential curve, concave to the east, having a radius of 175.00 feet and a central angle of 28 degrees 11 minutes 30 seconds; thence North 04 degrees 58 minutes 09 seconds East tangent to last said curve 86.93 feet to the north line of said South 660.00 feet of Government Lot 2 and said described centerline

The sidelines of said 33.00 foot wide easement shall be prolonged or shortened to terminate on said north and south lines of the South 660.00 feet of Government Lot 2.

### Revised Vogel Tract

That part of the Government Lot 2 lying north of the South 660.00 feet thereof, Section 28, Township 140 North, Range 30 West, Cass County, Minnesota, lying westerly of the following described line:

COMMENCING at the northwest corner of Lot 2, Block 1, ARTHUR'S POINT, according to the recorded plat thereof (also being the most northerly corner of Lot 1, said Block 2) and assigning the west line of said Lot 1 to bear South 30 degrees 21 minutes 26 seconds West; thence North 23 degrees 40 minutes 51 seconds West 585.80 feet; thence North 41 degrees 52 minutes 02 seconds East 52.30 feet; thence North 68 degrees 38 minutes 47 seconds West 218.00 feet; thence North 51 degrees 23 minutes 47 seconds West 75.80 feet; thence North 19 degrees 47 minutes 13 seconds West 106.04 feet; thence South 59 degrees 24 minutes 42 seconds West 195.47 feet; thence South 29 degrees 17 minutes 58 seconds West 319.27 feet; thence North 05 degrees 13 minutes 37 seconds East 56.97 feet; thence North 05 degrees 13 minutes 33 seconds West 54.27 feet; thence North 25 degrees 33 minutes 50 seconds West 61.22 feet; thence North 51 degrees 46 minutes 58 seconds West 37.59 feet; thence North 68 degrees 24 minutes 22 seconds West 74.87 feet; thence North 48 degrees 43 minutes 15 seconds West 23.48 feet; thence North 21 degrees 54 minutes 52 seconds West 111.94 feet; thence northwesterly 35.62 feet, along a non-tangential curve, concave to the southwest, having a radius of 125.00 feet, a central angle of 16 degrees 19 minutes 30 seconds, a chord distance of 35.50 feet and a chord bearing of North 30 degrees 04 minutes 37 seconds West; thence North 38 degrees 14 minutes 22 seconds West tangent to said curve 39.86 feet; thence North 23 degrees 13 minutes 19 seconds West 21.15 feet; thence northerly 86.11 feet, along a tangential curve, concave to the east, having a radius of 175.00 feet and a central angle of 28 degrees 11 minutes 30 seconds; thence North 04 degrees 58 minutes 09 seconds East tangent to last said curve 86.93 feet to the north line of the South 660.00 feet of said Government Lot 2; thence South 89 degrees 02 minutes 18 seconds East, along said north line, 283.72 feet to the point of beginning of the line to be herein described; thence North 04 degrees 21 minutes 48 seconds East 140 feet, more or less, to the shoreline of Pleasant Lake and said described line

### AND ALSO

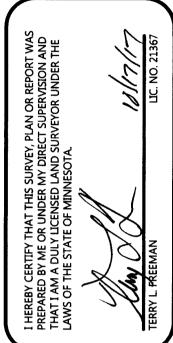
All that part of Government Lot 2, Section 28, Township 140 North, Range 30 West, Cass County, Minnesota constituting the spit of land lying between the Boy River and Pleasant Lake lying south of the North 380 feet of said Government Lot 2.

Subject to easements, restrictions and reservations of record.

### Siyter to Lawson

That part of Government Lot 2, Section 28, Township 140 North, Range 30 West, Cass County, Minnesota, described as follows: Commencing at the Northwest corner of Lot 2, Block One, Arthur's Point, p+lat of record, said County, and assuming the Westerly line of Lot 1, said Block One, bears North 29 degrees 47 minutes 10 seconds East; thence North 24 degrees 13 minutes 14 seconds West 561.27 feet to a point hereinafter referred to as point "A" thence continue North 24 degrees 13 minutes 14 seconds West 24.53 feet; thence North 40 degrees 34 minutes 30 seconds East 52.30 feet to an iron pipe monument; thence North 69 degrees 13 minutes 31 seconds West 100.00 feet to an iron pipe monument; thence South 35 degrees 21 minutes 51 seconds West 69.04 feet to an iron pipe monument; thence South 89 degrees 28 minutes 19 seconds West 67.48 feet to an iron pipe monument; thence South 71 degrees 57 minutes 55 seconds West 441.71 feet; thence South 10 degrees 37 minutes 02 seconds East 50.14 feet; thence South 44 degrees 01 minutes 58 seconds East 42.60 feet to a point on the South line of said Government Lot 2, the point of beginning of the tract to be herein described; thence North 44 degrees 01 minutes 58 seconds West 42.60 feet; thence North 10 degrees 37 minutes 02 seconds West 50.14 feet; thence North 71 degrees 57 minutes 55 seconds East 441.71 feet; thence North 72 degrees 34 minutes 34 seconds West 88.53 feet; thence North 47 degrees 20 minutes 53 seconds West 119.24 feet; thence North 75 degrees 50 minutes 52 seconds West 68.00 feet; thence North 55 degrees 50 minutes 56 seconds West 34.60 feet; thence North 47 degrees 05 minutes 55 seconds West 52.00 feet; thence North 21 degrees 24 minutes 06 seconds East 39.50 feet; thence North 21 degrees 58 minutes 32 seconds West 250.16 feet; thence North 89 degrees 38 minutes 00 seconds West 1009.09 feet to the West line of said Government Lot 2; thence South 00 degrees 09 minutes 04 seconds East along said West line 660.03 feet to the Southwest corner of said Government Lot 2; thence South 89 degrees 38 minutes 00 seconds East along the South line of said Government Lot 2 a distance of 1010.24 feet to the point of beginning, which lies easterly of the following described line: COMMENCING at the northwest corner of Lot 2, Block 1, ARTHUR'S POINT, according to the recorded plat thereof (also being the most northerly corner of Lot 1, said Block 2) and assigning the west line of said Lot 1 to bear South 30 degrees 21 minutes 26 seconds West; thence North 23 degrees 40 minutes 51 seconds West 585.80 feet; thence North 41 degrees 52 minutes 02 seconds East 52.30 feet; thence North 68 degrees 38 minutes 47 seconds West 218.00 feet; thence North 51 degrees 23 minutes 47 seconds West 75.80 feet; thence North 19 degrees 47 minutes 13 seconds West 106.04 feet; thence South 59 degrees 24 minutes 42 seconds West 195.47 feet; thence South 29 degrees 17 minutes 58 seconds West 319.27 feet; thence South 10 degrees 02 minutes 46 seconds East 50.14 feet to a point hereinafter referred to as "Point 1"; thence South 43 degrees 27 minutes 42 seconds East 42.60 feet to the south line of said Government Lot 2 and the point of beginning of the line to be herein described; thence return North 43 degrees 27 minutes 42 seconds West 42.60 feet to said "Point 1"; thence North 10 degrees 02 minutes 46 seconds West 50.14 feet; thence North 05 degrees 13 minutes 37 seconds East 56.97 feet; thence North 05 degrees 13 minutes 33 seconds West 54.27 feet; thence North 25 degrees 33 minutes 50 seconds West 61.22 feet; thence North 51 degrees 46 minutes 58 seconds West 37.59 feet; thence North 68 degrees 24 minutes 22 seconds West 74.87 feet; thence North 48 degrees 43 minutes 15 seconds West 23.48 feet; thence North 21 degrees 54 minutes 52 seconds West 111.94 feet; thence northwesterly 35.62 feet, along a non-tangential curve, concave to the southwest, having a radius of 125.00 feet, a central angle of 16 degrees 19 minutes 30 seconds, a chord distance of 35.50 feet and a chord bearing of North 30 degrees 04 minutes 37 seconds West; thence North 38 degrees 14 minutes 22 seconds West tangent to said curve 39.86 feet; thence North 23 degrees 13 minutes 19 seconds West 21.15 feet; thence northerly 86.11 feet, along a tangential curve, concave to the east, having a radius of 175.00 feet and a central angle of 28 degrees 11 minutes 30 seconds; thence North 04 degrees 58 minutes 09 seconds East, tangent to last said curve, 86.93 feet to the north line of the South 660.00 feet of said Government Lot 2 and said described line there Subject to easements, restrictions and reservations of record.

NO DATE DESCRIPTION RY





CERTIFICATE OF SURVEY TRUETT LAWSON 807 HARRIET ST. S.

JOB NO. <u>17-042</u> DATE: <u>10-17-2017</u> SHEET NO.