

# CERTIFICATE OF SURVEY

## LEGAL DESCRIPTIONS

### TRACT A

That part of Government Lot 5, Section 20, Township 144 North, Range 31 West of the Fifth Principal Meridian, Cass County, Minnesota described as follows:  
Commencing at the southwest corner of Government Lot 2, Section 29, Township 144 North, Range 31 West of the Fifth Principal Meridian, Cass County, Minnesota; thence on an assumed bearing of North 89 degrees 43 minutes 44 seconds East along the south line of said Government Lot 2 a distance of 725.10 feet to the westerly right-of-way line of the former Burlington Northern Railroad (now Paul Bunyan State Trail); thence North 00 degrees 04 minutes 00 seconds West along said right-of-way 1696.50 feet to the POINT OF BEGINNING of the tract of land to be described; thence continuing North 00 degrees 04 minutes 00 seconds West along said right-of-way 707 feet, more or less, to the shore line of Steamboat Lake; thence southwesterly along said shore line to the intersection with a line that bears South 89 degrees 56 minutes 00 seconds West from the POINT OF BEGINNING; thence North 89 degrees 56 minutes 00 seconds East 137 feet, more or less, to the POINT OF BEGINNING. Said tract of land contains 1.43 acres (82,256 square feet), more or less.

Together with Easements No. 1 and No. 2 described below.

### TRACT B

That part of Government Lot 5, Section 20, Township 144 North, Range 31 West of the Fifth Principal Meridian, Cass County, Minnesota described as follows:  
Commencing at the southwest corner of Government Lot 2, Section 29, Township 144 North, Range 31 West of the Fifth Principal Meridian, Cass County, Minnesota; thence on an assumed bearing of North 89 degrees 43 minutes 44 seconds East along the south line of said Government Lot 2 a distance of 725.10 feet to the westerly right-of-way line of the former Burlington Northern Railroad (now Paul Bunyan State Trail); thence North 00 degrees 04 minutes 00 seconds West along said right-of-way 1520.30 feet to the POINT OF BEGINNING of the tract of land to be described; thence continuing North 00 degrees 04 minutes 00 seconds West along said right-of-way 178.20 feet; thence South 89 degrees 56 minutes 00 seconds West 137 feet, more or less, to the shore line of Steamboat Lake; thence southwesterly along said shore line to the intersection with a line that bears South 89 degrees 56 minutes 00 seconds West from the POINT OF BEGINNING; thence North 89 degrees 56 minutes 00 seconds East 197 feet, more or less, to the POINT OF BEGINNING. Said tract of land contains 0.68 acres (29,825 square feet), more or less.

Together with Easement No. 1 described below.

Subject to Easement No. 2 described below.

### TRACT C

That part of Government Lot 5, Section 20, Township 144 North, Range 31 West of the Fifth Principal Meridian, Cass County, Minnesota described as follows:  
Commencing at the southwest corner of Government Lot 2, Section 29, Township 144 North, Range 31 West of the Fifth Principal Meridian, Cass County, Minnesota; thence on an assumed bearing of North 89 degrees 43 minutes 44 seconds East along the south line of said Government Lot 2 a distance of 725.10 feet to the westerly right-of-way line of the former Burlington Northern Railroad (now Paul Bunyan State Trail); thence North 00 degrees 04 minutes 00 seconds West along said right-of-way 1410.30 feet to the POINT OF BEGINNING of the tract of land to be described; thence continuing North 00 degrees 04 minutes 00 seconds West along said right-of-way 110.00 feet; thence South 89 degrees 56 minutes 00 seconds West 197 feet, more or less, to the shore line of Steamboat Lake; thence southwesterly along said shore line to the intersection with a line that bears South 89 degrees 56 minutes 00 seconds West from the POINT OF BEGINNING; thence North 89 degrees 56 minutes 00 seconds East 225 feet, more or less, to the POINT OF BEGINNING. Said tract of land contains 0.52 acres (22,868 square feet), more or less.

Together with Easement No. 1 described below.

Subject to and together with Easement No. 2 described below.

### TRACT D

That part of Government Lot 5, Section 20, Township 144 North, Range 31 West of the Fifth Principal Meridian, Cass County, Minnesota described as follows:  
Commencing at the southwest corner of Government Lot 2, Section 29, Township 144 North, Range 31 West of the Fifth Principal Meridian, Cass County, Minnesota; thence on an assumed bearing of North 89 degrees 43 minutes 44 seconds East along the south line of said Government Lot 2 a distance of 725.10 feet to the westerly right-of-way line of the former Burlington Northern Railroad (now Paul Bunyan State Trail); thence North 00 degrees 04 minutes 00 seconds West along said right-of-way 1310.30 feet to the POINT OF BEGINNING of the tract of land to be described; thence continuing North 00 degrees 04 minutes 00 seconds West along said right-of-way 100.00 feet; thence South 89 degrees 56 minutes 00 seconds West 225 feet, more or less, to the shore line of Steamboat Lake; thence southwesterly along said shore line to the intersection with a line that bears South 89 degrees 56 minutes 00 seconds West from the POINT OF BEGINNING; thence North 89 degrees 56 minutes 00 seconds East 273 feet, more or less, to the POINT OF BEGINNING. Said tract of land contains 0.57 acres (24,743 square feet), more or less.

Together with Easement No. 1 described below.

Subject to and together with Easement No. 2 described below.

### TRACT E

That part of Government Lot 5, Section 20 and Government Lot 2, Section 29, all in Township 144 North, Range 31 West of the Fifth Principal Meridian, Cass County, Minnesota described as follows:  
Commencing at the southwest corner of said Government Lot 2; thence on an assumed Bearing of North 89 degrees 43 minutes 44 seconds East along the south line of said Government Lot 2 a distance of 725.10 feet to the westerly right-of-way line of the former Burlington Northern Railroad (now Paul Bunyan State Trail); thence North 00 degrees 04 minutes 00 seconds West along said right-of-way 1210.30 feet to the POINT OF BEGINNING of the tract of land to be described; thence continuing North 00 degrees 04 minutes 00 seconds West along said right-of-way 100.00 feet; thence South 89 degrees 56 minutes 00 seconds West 273 feet, more or less, to the shore line of Steamboat Lake; thence southwesterly along said shore line to the intersection with a line that bears South 89 degrees 56 minutes 00 seconds West from the POINT OF BEGINNING; thence North 89 degrees 56 minutes 00 seconds East 284 feet, more or less, to the POINT OF BEGINNING. Said tract of land contains 0.66 acres (28,679 square feet), more or less.

Together with Easement No. 1 described below.

Together with and subject to Easement No. 2 described below.

### TRACT F

That part of Government Lot 2, Section 29, Township 144 North, Range 31 West of the Fifth Principal Meridian, Cass County, Minnesota described as follows:  
Commencing at the southwest corner of said Government Lot 2; thence on an assumed bearing of North 89 degrees 43 minutes 44 seconds East along the south line of said Government Lot 2 a distance of 725.10 feet to the westerly right-of-way line of the former Burlington Northern Railroad (now Paul Bunyan State Trail); thence North 00 degrees 04 minutes 00 seconds West along said right-of-way 700.01 feet to the north line of the south 700.00 feet of said Government Lot 2, said point being the POINT OF BEGINNING of the tract of land to be described; thence continuing North 00 degrees 04 minutes 00 seconds West along said right-of-way 510.29 feet; thence South 89 degrees 56 minutes 00 seconds West 284 feet, more or less, to the shore line of Steamboat Lake; thence southwesterly along said shore line to the intersection with the north line of the south 700.00 feet of said Government Lot 2, said line bears South 89 degrees 43 minutes 44 seconds West from the POINT OF BEGINNING; thence North 89 degrees 43 minutes 44 seconds East 369 feet, more or less, to the POINT OF BEGINNING. Said tract of land contains 3.65 acres, more or less, including wetlands, and contains 1.51 acres (65,671 square feet), more or less, excluding wetlands.

Together with Easements No. 1 and No. 2 described below.

### EASEMENT NO. 1

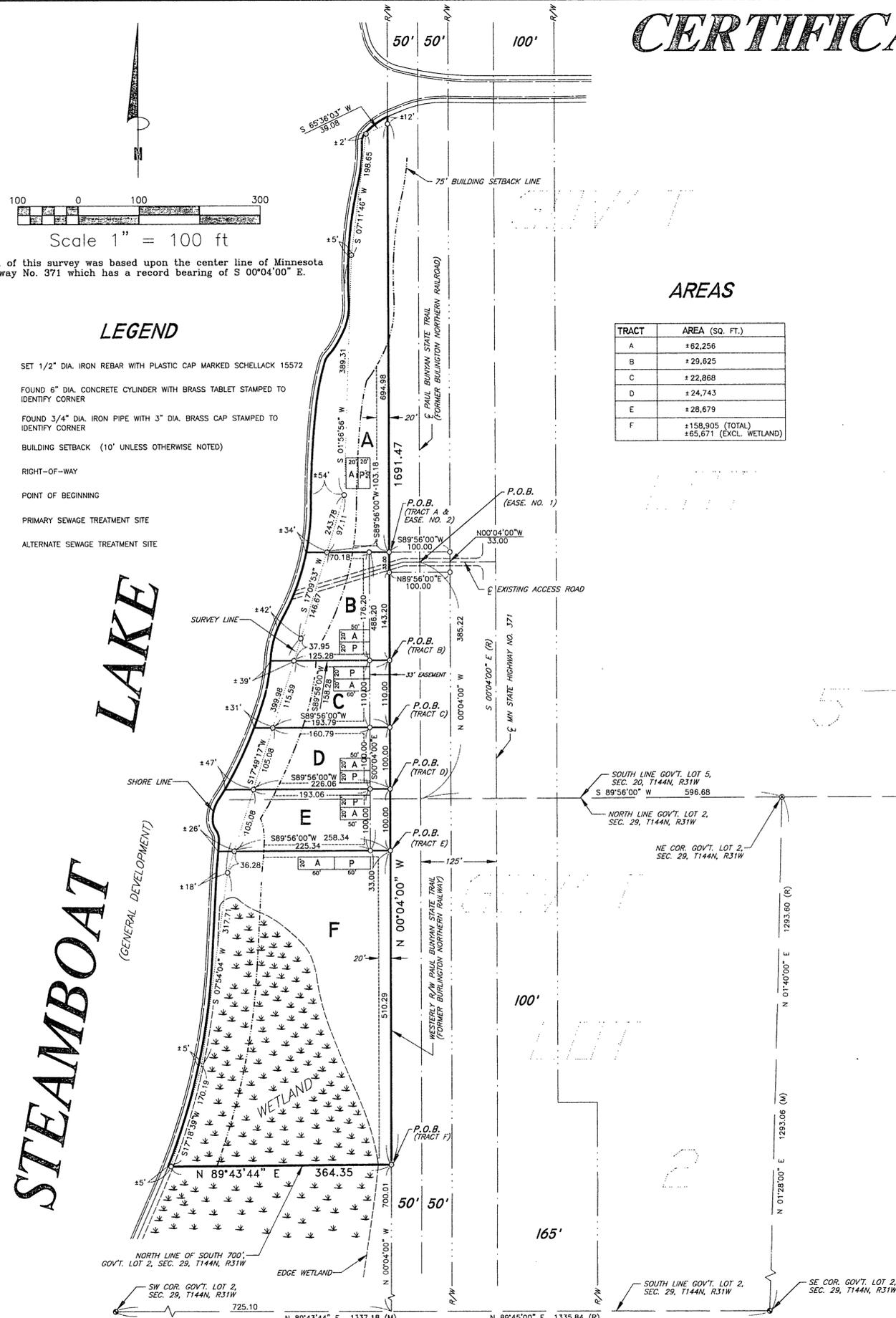
That part of the former Burlington Northern Railroad Company's Brainerd to Bemidji main branch line right-of-way, now Paul Bunyan State Trail, located in Government Lot 5, Section 20, Township 144 North, Range 31 West of the Fifth Principal Meridian, Cass County, Minnesota, being a strip of land 33.00 feet in width being 18.50 feet on each side of the following described centerline, commencing at the intersection of the south line of Government Lot 5 of said Section 20 and the centerline of the main track, now removed, of said branch line right-of-way; thence northerly along said centerline 385.22 feet to the POINT OF BEGINNING; thence westerly and easterly at right angles to said centerline a distance of 50.00 feet to the westerly and easterly right-of-way lines of said branch line right-of-way and there terminating. Containing 0.076 acres, more or less.

### EASEMENT NO. 2

A 33.00 foot easement for ingress and egress over, under and across that part of Government Lot 5, Section 20 and Government Lot 2, Section 29, all in Township 144 North, Range 31 West of the Fifth Principal Meridian, Cass County, Minnesota described as follows:  
Commencing at the southwest corner of said Government Lot 2; thence on an assumed bearing of North 89 degrees 43 minutes 44 seconds East along the south line of said Government Lot 2 a distance of 725.10 feet to the westerly right-of-way line of the former Burlington Northern Railroad Company's Brainerd to Bemidji main branch line right-of-way, now Paul Bunyan State Trail; thence North 00 degrees 04 minutes 00 seconds West along said right-of-way 1696.50 feet to the POINT OF BEGINNING of the easement to be described; thence South 89 degrees 56 minutes 00 seconds West 33.00 feet; thence South 00 degrees 04 minutes 00 seconds East 486.20 feet; thence North 89 degrees 56 minutes 00 seconds East 33.00 feet to the westerly right-of-way line of said branch line right-of-way; thence North 00 degrees 04 minutes 00 seconds West along said westerly right-of-way line 486.20 feet to the POINT OF BEGINNING. Containing 0.37 acres, more or less.

NOTE: ALL STRUCTURES MUST MEET THE 75' SETBACK AS REQUIRED BY CASS COUNTY.

I hereby certify that this Certificate of Survey 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.  
*Lowell J. Schellack*  
Lowell J. Schellack  
Minnesota Registration No. 15572



### AREAS

TRACT	AREA (SQ. FT.)
A	±82,256
B	±29,825
C	±22,868
D	±24,743
E	±28,679
F	±158,905 (TOTAL) ±65,671 (EXCL. WETLAND)

Orientation of this survey was based upon the center line of Minnesota State Highway No. 371 which has a record bearing of S 00°04'00" E.

### LEGEND

- SET 1/2" DIA. IRON REBAR WITH PLASTIC CAP MARKED SCHELLACK 15572
- FOUND 6" DIA. CONCRETE CYLINDER WITH BRASS TABLET STAMPED TO IDENTIFY CORNER
- FOUND 3/4" DIA. IRON PIPE WITH 3" DIA. BRASS CAP STAMPED TO IDENTIFY CORNER
- BUILDING SETBACK (10' UNLESS OTHERWISE NOTED)
- R/W RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- P PRIMARY SEWAGE TREATMENT SITE
- A ALTERNATE SEWAGE TREATMENT SITE

STEAMBOAT LAKE

(GENERAL DEVELOPMENT)