

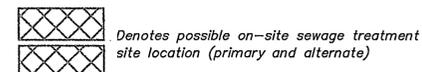
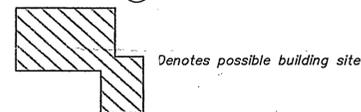
BEARINGS BASED ON ASSUMED DATUM

NORWAY BROOK IS CLASSIFIED AS TRIBUTARY

MIN. LOT SIZE: 40,000 S.F.  
MIN. BUILDABLE AREA: 18,000 S.F.  
MIN. LOT WIDTH: 150 FEET

○ Denotes iron pipe set and marked  
P.L.S. No. 17253

⊙ Denotes possible well site



Denotes building setback line  
River setback: 100 feet  
Road setback: 20 feet  
Sideyard setback: 10 feet

LEGAL DESCRIPTION FOR TRACT A:

That part of the Northeast Quarter of the Southeast Quarter of Section 6, Township 137 North, Range 29 West, Cass County, Minnesota described as follows: Beginning at the southwest corner of said Northeast Quarter of the Southeast Quarter; thence North 00 degrees 44 minutes 51 seconds East, assumed bearing, 150.00 feet along the west line of said Northeast Quarter of the Southeast Quarter; thence North 82 degrees 44 minutes 42 seconds East 522 feet, more or less, to the westerly shoreline of Norway Brook; thence southeasterly along said shoreline to its intersection with the south line of said Northeast Quarter of the Southeast Quarter; thence North 89 degrees 54 minutes 08 seconds West 591 feet, more or less, along said south line of the Northeast Quarter of the Southeast Quarter to the point of beginning. Subject to the right-of-way for 24th Avenue. Subject to easements reservations and restrictions of record, if any.

LEGAL DESCRIPTION FOR TRACT B:

That part of the Northeast Quarter of the Southeast Quarter of Section 6, Township 137 North, Range 29 West, Cass County, Minnesota described as follows: Commencing at the southwest corner of said Northeast Quarter of the Southeast Quarter; thence North 00 degrees 44 minutes 51 seconds East, assumed bearing, 150.00 feet along the west line of said Northeast Quarter of the Southeast Quarter to the point of beginning of the tract to be described; thence continue North 00 degrees 44 minutes 51 seconds East 200.00 feet along said west line of the Northeast Quarter of the Southeast Quarter; thence North 78 degrees 29 minutes 45 seconds East 262 feet, more or less, to the westerly shoreline of Norway Brook; thence southeasterly along said shoreline to its intersection with the line which bears North 82 degrees 44 minutes 42 seconds East from the point of beginning; thence South 82 degrees 44 minutes 42 seconds West 522 feet, more or less, along said line to the point of beginning. Subject to the right-of-way for 24th Avenue. Subject to easements reservations and restrictions of record, if any.

LEGAL DESCRIPTION FOR TRACT C:

That part of the Northeast Quarter of the Southeast Quarter of Section 6, Township 137 North, Range 29 West, Cass County, Minnesota described as follows: Commencing at the southwest corner of said Northeast Quarter of the Southeast Quarter; thence North 00 degrees 44 minutes 51 seconds East, assumed bearing, 350.00 feet along the west line of said Northeast Quarter of the Southeast Quarter to the point of beginning of the tract to be described; thence North 78 degrees 29 minutes 45 seconds East 262 feet, more or less, to the westerly shoreline of Norway Brook; thence northwesterly along said shoreline to its intersection with the west line of said Northeast Quarter of the Southeast Quarter; thence South 00 degrees 44 minutes 51 seconds West 411 feet, more or less, along said west line of the Northeast Quarter of the Southeast Quarter to the point of beginning. Subject to the right-of-way for 24th Avenue. Subject to easements reservations and restrictions of record, if any.

