

CERTIFICATE OF SURVEY

PART OF GOVERNMENT 11,
SECTION 35, TOWNSHIP 144 NORTH, RANGE 25 WEST,
CASS COUNTY, MINNESOTA

PROVIDED LEGAL DESCRIPTION

(WARRANTY DEED DOC. NO. 466590)

That part of Government Lot Eleven (11), Section Thirty-five (35), Township One Hundred Forty-four (144) North, Range Twenty-five (25), West of the Fifth Principal Meridian, Cass County, Minnesota, described as follows: Commencing at the Southwest corner of said Section 35; thence North 1 degree 14 minutes 45 seconds West, assumed bearing along the West line of Section 35, a distance of 300 feet; thence North 88 degrees 51 minutes 00 seconds East 805.28 feet; thence North 1 degree 51 minutes 10 seconds West 412.84 feet to the point of beginning of the tract to be described; thence South 1 degree 51 minutes 10 seconds East 412.84 feet; thence South 88 degrees 51 minutes 00 seconds West 805.28 feet to said West line of said Section 35; thence North 1 degree 14 minutes 45 seconds West 222.74 feet along said West line to a point that is 400 feet southerly of northwest corner of said Lot 11; thence North 88 degrees 45 minutes 15 seconds East a distance of 700 feet; thence North 72 degrees 05 minutes 42 seconds East 502.65 feet more or less to the shore of the Mississippi River; thence Southeastly along said shore to the point which bears North 69 degrees 57 minutes 35 seconds West to the point of beginning; thence South 69 degrees 57 minutes 35 seconds West to the point of beginning. Subject to an Easement for road purposes 33.00 feet in width, the Southerly easterly and southeasterly line of said easement are described as follows: Commencing at the southwest corner of said Section 35; thence North 1 degree 14 minutes 45 seconds West assumed bearing along the West line of said Section 35 a distance of 300.00 feet to the point of beginning of the lines to be described; thence North 88 degrees 51 minutes 00 seconds East 805.28 feet; thence North 1 degree 51 minutes 10 seconds West 412.84 feet; thence North 69 degrees 57 minutes 35 seconds East 503.35 feet more or less to the shore of the Mississippi River and there terminating, according to the Government Survey thereof on file and of record in the office of the Cass County Recorder.

Subject to mineral reservations, restrictions and easements as they appear of record.

PROPOSED LEGAL DESCRIPTIONS

TRACT A

That part of Government Lot 11, Section 35, Township 144 North, Range 25 West, Cass County, Minnesota, described as follows: COMMENCING at the southwest corner of said Government Lot 11, also known as the southwest corner of said Section 35; thence North 01 degrees 14 minutes 45 seconds West, assigned bearing, along the west line of said Government Lot 11, a distance of 922.74 feet to a point that is 400.00 feet southerly of the northwest corner of said Government Lot 11 and the point of beginning of the tract to be herein described; thence North 88 degrees 45 minutes 15 seconds East 382.00 feet; thence South 01 degrees 14 minutes 45 seconds East 390.00 feet; thence South 88 degrees 45 minutes 15 seconds West 382.00 feet to said west line of Government Lot 11; thence North 01 degrees 14 minutes 45 seconds West, along said west line, a distance of 390.00 feet to the point of beginning.

SUBJECT to easements, restrictions, and reservations of record.

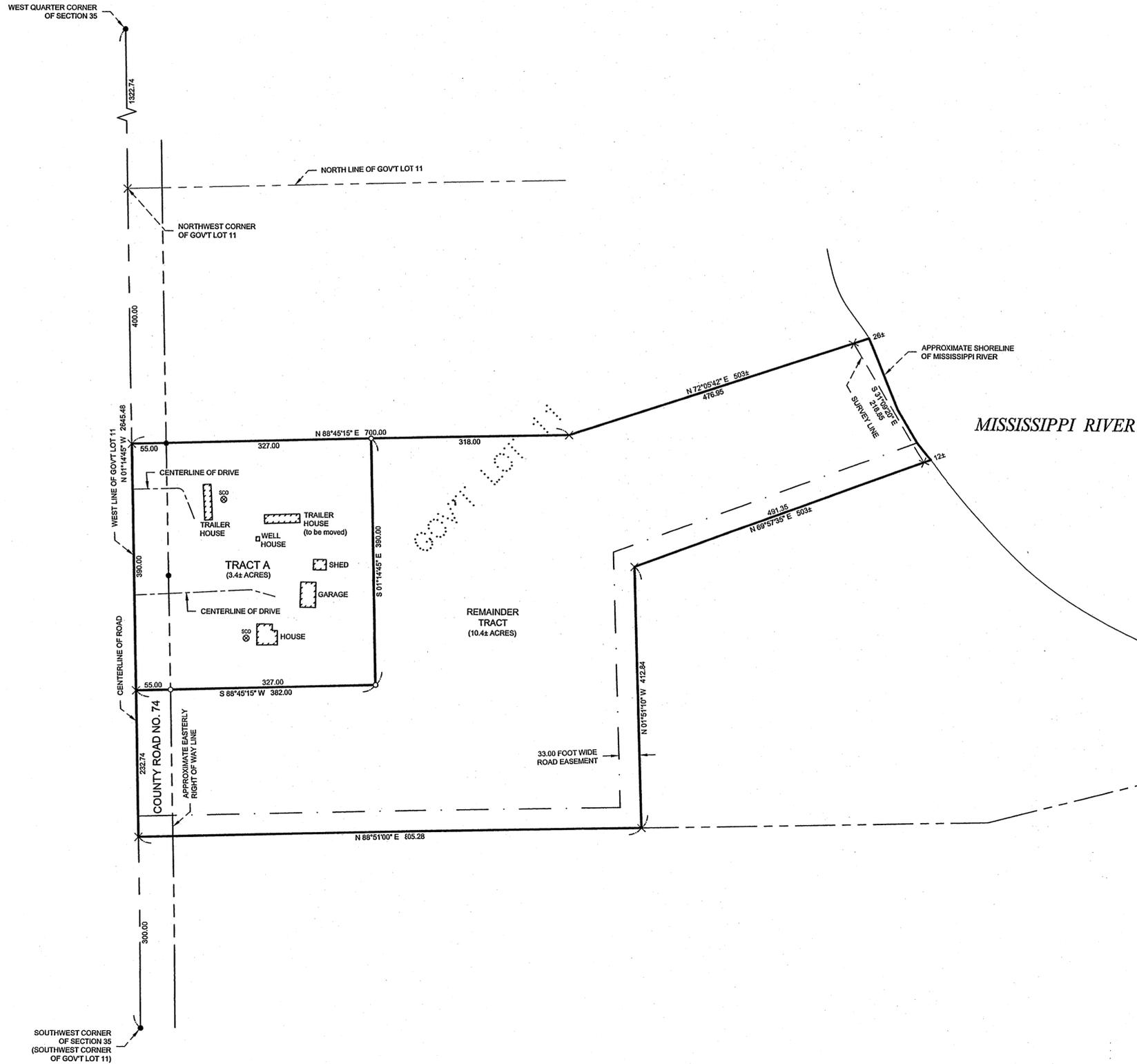
REMAINDER TRACT

That part of Government Lot 11, Section 35, Township 144 North, Range 25 West, Cass County, Minnesota, described as follows: COMMENCING at the southwest corner of said Government Lot 11, also known as the southwest corner of said Section 35; thence North 01 degrees 14 minutes 45 seconds West, assigned bearing, along the west line of said Government Lot 11, a distance of 300.00 feet; thence North 88 degrees 51 minutes 00 seconds East 805.28 feet; thence North 01 degrees 51 minutes 10 seconds West 412.84 feet to the point of beginning of the tract to be herein described; thence South 01 degrees 51 minutes 10 seconds East 412.84 feet; thence South 88 degrees 51 minutes 00 seconds West 805.28 feet to said west line of Government Lot 11; thence North 01 degrees 14 minutes 45 seconds West, along said west line, a distance of 622.74 feet to a point that is 400.00 feet southerly of the northwest corner of said Government Lot 11; thence North 88 degrees 45 minutes 15 seconds East 700.00 feet; thence North 72 degrees 05 minutes 42 seconds East 503 feet, more or less, to the shoreline of the Mississippi River; thence southeasterly along said shoreline to the intersection with a line that bears North 69 degrees 57 minutes 35 seconds East from the point of beginning; thence South 69 degrees 57 minutes 35 seconds West, 503 feet, more or less, to the point of beginning.

LESS AND EXCEPT the following described tract:

That part of Government Lot 11, Section 35, Township 144 North, Range 25 West, Cass County, Minnesota, described as follows: COMMENCING at the southwest corner of said Government Lot 11, also known as the southwest corner of said Section 35; thence North 01 degrees 14 minutes 45 seconds West, assigned bearing, along the west line of said Government Lot 11, a distance of 922.74 feet to a point that is 400.00 feet southerly of the northwest corner of said Government Lot 11 and the point of beginning of the tract to be herein described; thence North 88 degrees 45 minutes 15 seconds East 382.00 feet; thence South 01 degrees 14 minutes 45 seconds East 390.00 feet; thence South 88 degrees 45 minutes 15 seconds West 382.00 feet to said west line of Government Lot 11; thence North 01 degrees 14 minutes 45 seconds West, along said west line, a distance of 390.00 feet to the point of beginning.

SUBJECT to easements, restrictions, and reservations of record.



NOTES

- Land features such as wetlands, bluffs, and physical improvements may exist that have not been surveyed or shown for the purposes of this drawing.
- All lines marked with flagging are only an approximation of the true boundary lines and are not to be used as an exact boundary location. Flagged lines should not be used for the establishment of improvements. To mark true boundary lines, additional monumentation would be required.
- The tracts shown and described herein must be approved by the local zoning authority before title is transferred and/or building permits obtained.
- The shoreline labeled on this drawing does not represent the official MNDNR Ordinary High Water (O.H.W.) elevation as published by the MNDNR. If the official O.H.W. is needed, then additional field work may be required.

LEGEND

- DENOTES MONUMENT FOUND
- DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 42656
- ⊗ DENOTES EXISTING SEPTIC CLEANOUT

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RECEIVED
#3682
SEP - 4 2007
C.L. 11 35-144-25
CASS COUNTY SURVEYOR

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL SURVEYOR OR LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
Dennis J. Wimmer
Dennis J. Wimmer
6/30/2007
LIC. NO. 42656

PROJECT MANAGER	PROJECT NO.	DATE	REVISIONS
JJB	073105	08-30-2007	
DJW	073106		
WAG	BOOK 220 PG. 3		

DATE: 08-30-2007
SCALE: 1" = 100'
HORZ.: NONE
VERT.: NONE

CERTIFICATE OF SURVEY
SHEET 1 OF 1
Michael Best
12050 88th Avenue NE
Deer River, MN 56636