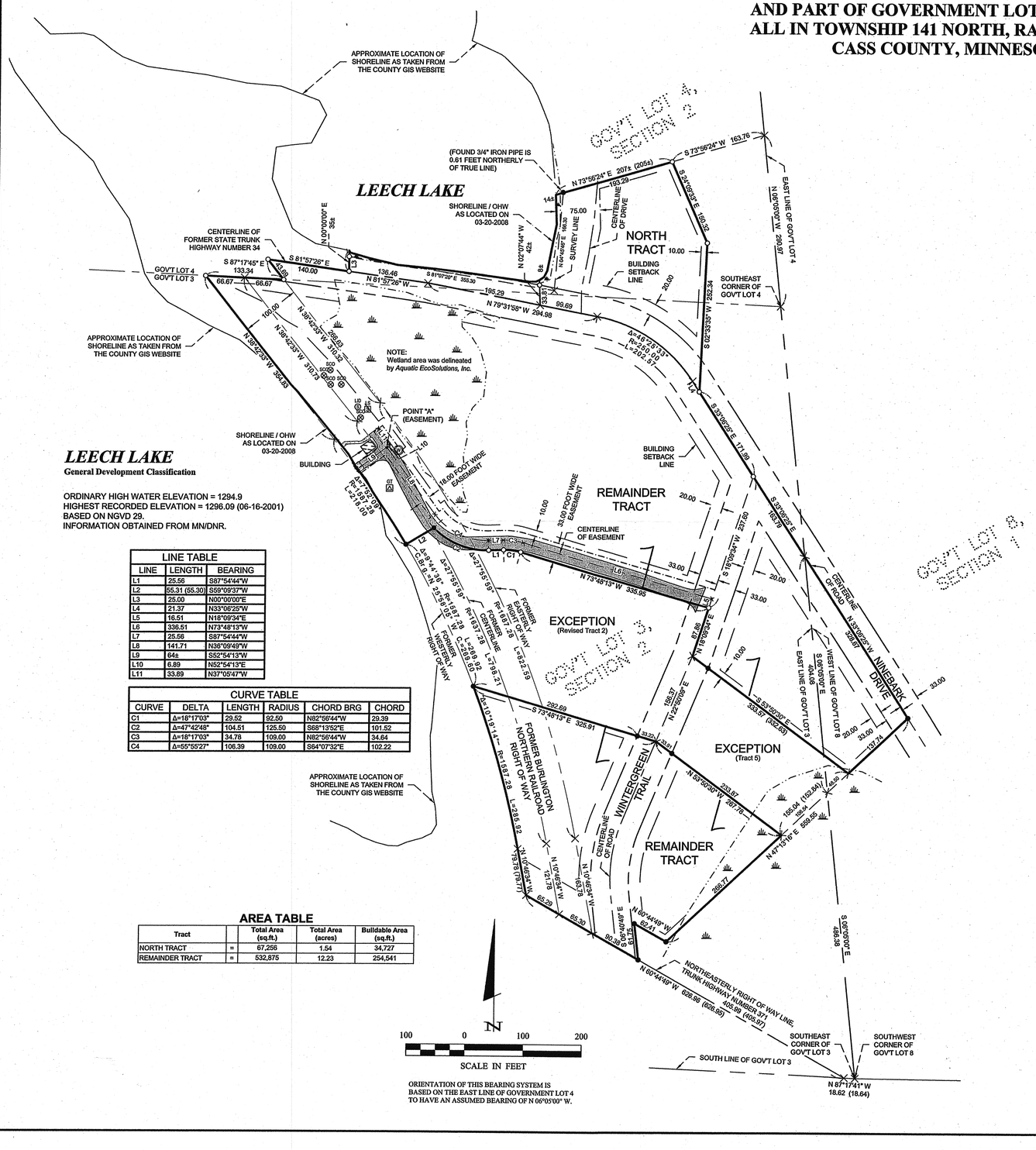
# CERTIFICATE OF SURVEY

## PART OF GOVERNMENT LOTS 3 AND 4, SECTION 2, AND PART OF GOVERNMENT LOT 8, SECTION 1, ALL IN TOWNSHIP 141 NORTH, RANGE 31 WEST, CASS COUNTY, MINNESOTA




ORDINARY HIGH WATER ELEVATION = 1294.9
HIGHEST RECORDED ELEVATION = 1296.09 (06-16-2001)
BASED ON NGVD 29.
INFORMATION OBTAINED FROM MN/DNR.

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE EAST LINE OF GOVERNMENT LOT 4 TO HAVE AN ASSUMED BEARING OF N 06°05'00" W.

| LINE TABLE | | |
|---|---|---|
| LINE | LENGTH | BEARING |
| L1 | 25.56 | S87°54'44"W |
| L2 | 55.31 (65.30) | S59°09'37"W |
| L3 | 25.00 | N00°00'00"E |
| L4 | 21.37 | N33°06'25"W |
| L5 | 16.51 | N18°09'34"E |
| L6 | 336.51 | N73°48'13"W |
| L7 | 25.56 | S87°54'44"W |
| L8 | 141.71 | N36°09'49"W |
| L9 | 64± | S82°54'13"W |
| L10 | 6.89 | N52°54'13"E |
| L11 | 33.89 | N37°05'47"W |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | DELTA | LENGTH | RADIUS | CHORD BRG | CHORD |
| C1 | Δ=18°17'03" | 29.52 | 92.50 | N82°56'44"W | 29.39 |
| C2 | Δ=47°42'48" | 104.51 | 125.50 | S68°13'52"E | 101.52 |
| C3 | Δ=18°17'03" | 34.78 | 109.00 | N82°56'44"W | 34.64 |
| C4 | Δ=55°55'27" | 106.39 | 109.00 | S64°07'32"E | 102.22 |

## AREA TABLE

| Tract | | Total Area (sq.ft.) | Total Area (acres) | Buildable Area (sq.ft.) |
|---|---|---|---|---|
| NORTH TRACT | = | 67,256 | 1.54 | 34,727 |
| REMAINDER TRACT | = | 532,875 | 12.23 | 254,541 |

## LEGAL DESCRIPTIONS

**NORTH TRACT**

Those parts of Government Lot Three (3) and Government Lot Four (4), Section Two (2), Township One Hundred Forty-one (141) North, Range Thirty-one (31) West, Cass County, Minnesota, described as follows: Commencing at the Southeast corner of said Government Lot 4; thence North 6 degrees 05 minutes West, assumed bearing along the east line thereof 290.97 feet; thence South 73 degrees 56 minutes 24 seconds West 163.76 feet to the point of beginning of the tract to be herein described; thence South 24 degrees 09 minutes 33 seconds East 150.32 feet; thence South 2 degrees 33 minutes 35 seconds West 252.34 feet; thence North 33 degrees 06 minutes 25 seconds West 21.37 feet; thence northwesterly 202.57 feet, along a tangential curve, concave to the southwest, having a radius of 250.00 feet and a central angle of 46 degrees 25 minutes 33 seconds; thence North 79 degrees 31 minutes 58 seconds West, tangent to said last described curve, 99.69 feet; thence North 2 degrees 07 minutes 44 seconds West 42 feet, more or less, to the shoreline of Leech Lake; thence northeasterly along said shoreline to its intersection with a line bearing South 73 degrees 56 minutes 24 seconds West from the point of beginning; thence North 73 degrees 56 minutes 24 seconds East 205 feet, more or less, to the point of beginning.

TOGETHER WITH an easement for ingress and egress 33.00 feet in width over and across that part of Government Lot 3, Section 2, Township 141 North, Range 31 West, Cass County, Minnesota, the centerline of which is described as follows: Commencing at the Southeast corner of said Government Lot 3; thence North 87 degrees 17 minutes 41 seconds West, assumed bearing along the south line thereof 18.64 feet to the northeasterly right-of-way line of T.H. No. 371; thence North 60 degrees 44 minutes 49 seconds West along said right-of-way line 626.95 feet to the westerly line of the former Burlington Northern Railroad; thence North 10 degrees 46 minutes 34 seconds West along said westerly line 79.77 feet; thence northwesterly 285.92 feet along said westerly line along a tangential curve concave to the southwest, having a radius of 1587.28 feet and a central angle of 10 degrees 19 minutes 14 seconds; thence South 73 degrees 48 minutes 13 seconds East, not tangent to said curve 325.91 feet; thence North 22 degrees 50 minutes 09 seconds East 156.37 feet; thence North 18 degrees 09 minutes 34 seconds East 104.37 feet to the point of beginning of the centerline to be herein described; thence North 73 degrees 48 minutes 13 seconds West 336.51 feet; thence westerly 34.78 feet along a tangential curve concave to the south, having a radius of 109.00 feet and a central angle of 18 degrees 17 minutes 03 seconds; thence South 87 degrees 54 minutes 44 seconds West, tangent to said curve 25.56 feet; thence northwesterly 106.39 feet along a tangential curve concave to the northeast, having a radius of 109.00 feet and a central angle of 55 degrees 55 minutes 27 seconds and said centerline there terminating. And an easement for ingress and egress 18.00 feet in width over and across part of said Government Lot 3 beginning at above-said point of termination; thence North 36 degrees 09 minutes 49 seconds West, tangent to last said curve 141.71 feet to a point hereinafter referred to as Point "A"; thence South 52 degrees 54 minutes 13 seconds West 64 feet, more or less, to the shoreline of Leech Lake and said centerline there terminating. And from said Point "A"; thence North 52 degrees 54 minutes 13 seconds East 6.89 feet; thence North 37 degrees 05 minutes 47 seconds West 33.89 feet and said centerline there terminating.

SUBJECT to easements, restrictions, and reservations of record.

**REMAINDER TRACT**

(Abstract of Title - Northland Title & Abstract File No. 00-001037A)

Those parts of Government Lot Three (3) and Government Lot Four (4), Section Two (2), Township One Hundred Forty-one (141) North, Range Thirty-one (31) West, Cass County, Minnesota, described as follows: Commencing at the Southeast corner of said Government Lot 4; thence North 6 degrees 05 minutes West, assumed bearing along the east line thereof 290.97 feet; thence South 73 degrees 56 minutes 24 seconds West 163.76 feet to the point of beginning of the tract to be herein described; thence South 24 degrees 09 minutes 33 seconds East 150.32 feet; thence South 2 degrees 33 minutes 35 seconds West 252.34 feet; thence South 33 degrees 06 minutes 25 seconds East 335.78 feet to a point on the east line of said Government Lot 3; thence South 6 degrees 05 minutes East along said east line 404.08 feet to a point on said east line which is 486.38 feet distant from the Southeast corner of said Government Lot 3; thence South 47 degrees 13 minutes 16 seconds West 373.31 feet; thence North 60 degrees 44 minutes 49 seconds West 62.41 feet; thence South 6 degrees 49 minutes 49 seconds East 61.75 to the northeasterly right of way line of Trunk highway Number 371; thence North 60 degrees 44 minutes 49 seconds West along said northeasterly right of way line 90.38 feet to the easterly right of way line of the former Burlington Northern Railroad; thence North 10 degrees 46 minutes 34 seconds West along said easterly right of way line 163.78 feet; thence continue northwesterly along said easterly right of way line 822.59 feet along a tangential curve, concave to the Southwest, having a radius of 1687.28 feet and a central angle of 27 degrees 55 minutes 59 seconds; thence North 38 degrees 42 minutes 33 seconds West, tangent to said curve, continuing along said easterly right of way line 310.32 feet to the centerline of former State Trunk Highway Number 34; thence South 81 degrees 57 minutes 26 seconds East along said centerline 140.00 feet; thence on a bearing of North 35 feet, more or less, to the shoreline of Leech Lake; thence easterly and northerly along said shoreline to its intersection with a line bearing South 73 degrees 56 minutes 24 seconds West from the point of beginning; thence North 73 degrees 56 minutes 24 seconds East 205 feet, more or less, to the point of beginning.

AND

That part of former Burlington Northern Railroad right of way, being 100 feet in width, located in part of Government Lot Three (3), Section Two (2), Township One Hundred Forty-one (141) North, Range Thirty-one (31) West, Cass County, Minnesota, the centerline of which is described as follows: Commencing at the Southeast corner of said Government Lot 3; thence on an assumed bearing of North 87 degrees 17 minutes 41 seconds West 18.62 feet along the south line of said Government Lot 3 to the northeasterly right of way line of Trunk Highway Number 371; thence North 60 degrees 44 minutes 49 seconds West 561.67 feet along said right of way line to the point of beginning of the centerline to be described; thence North 10 degrees 46 minutes 34 seconds West 121.78 feet; thence northwesterly 798.21 feet along a tangential curve, concave to the Southwest, having a radius of 1637.28 feet and a central angle of 27 degrees 55 minutes 59 seconds; thence North 38 degrees 42 minutes 33 seconds West, tangent to said curve 310.73 feet to the north line of said Government Lot 3 and there terminating. The side lines of said 100 foot strip are to be prolonged or shortened to terminate on the north line of said Government Lot 3 and said northeasterly right of way line.

AND

(Commonwealth Land Title Insurance Company, Policy No. 207-157705, part of Exhibit "A")

That part of Government Lot Eight (8), Section One (1), Township One Hundred Forty-one (141) North, Range Thirty-one (31) West, Cass County, Minnesota, described as follows: Commencing at the Southwest corner of said Government Lot 8; thence North 6 degrees 05 minutes West, assumed bearing along the west line thereof 486.38 feet to the point of beginning of the tract to be herein described; thence North 47 degrees 13 minutes 16 seconds East 186.24 feet; thence North 33 degrees 06 minutes 25 seconds West 328.67 feet to the west line of said Government Lot 8; thence South 6 degrees 05 minutes East along said west line 404.08 feet to the point of beginning.

LESS AND EXCEPT

(Affidavit of Surveyor, Doc. No. 454201, Revised Tract 2)

That part of Government Lot 3, Section 2, Township 141 North, Range 31 West, Cass County, Minnesota described as follows: Commencing at the Southeast corner of said Government Lot 3; thence North 87 degrees 17 minutes 41 seconds West, assumed bearing along the south line thereof 18.64 feet to the northeasterly right-of-way line of T.H. No. 371; thence North 60 degrees 44 minutes 49 seconds West along said right-of-way line 626.95 feet to the westerly line of the former Burlington Northern Railroad; thence North 10 degrees 46 minutes 34 seconds West along said westerly line 79.77 feet; thence northwesterly 285.92 feet along said westerly line along a tangential curve concave to the southwest, having a radius of 1587.28 feet and a central angle of 10 degrees 19 minutes 14 seconds to the point of beginning of the tract to be herein described; thence South 73 degrees 48 minutes 13 seconds East, not tangent to said curve 325.91 feet; thence North 22 degrees 50 minutes 09 seconds East 156.37 feet; thence North 18 degrees 09 minutes 34 seconds East 87.86 feet; thence North 73 degrees 48 minutes 13 seconds West 335.95 feet; thence westerly 29.52 feet along a tangential curve concave to the south, having a radius of 92.50 feet and a central angle of 18 degrees 17 minutes 03 seconds; thence South 87 degrees 54 minutes 44 seconds West, tangent to said curve 25.56 feet; thence northwesterly 104.51 feet along a tangential curve concave to the northeast, having a radius of 125.50 feet and a central angle of 47 degrees 42 minutes 48 seconds; thence South 59 degrees 09 minutes 37 seconds West, not tangent to said curve 55.30 feet to said westerly line; thence southeasterly 269.92 feet along said westerly line along a non-tangential curve concave to the southwest, having a radius of 1587.28 feet, a central angle of 9 degrees 44 minutes 36 seconds and the chord bears South 25 degrees 58 minutes 05 seconds East for a chord distance of 269.60 feet to the point of beginning.

Subject to township road right-of-way.

AND ALSO LESS AND EXCEPT

(Affidavit of Surveyor, Doc. No. 454201, Tract 5)

Those parts of Government Lot 3, Section 2 and Government Lot 8, Section 1, all in Township 141 North, Range 31 West, Cass County, Minnesota described as follows: Commencing at the Southeast corner of said Government Lot 3; thence North 87 degrees 17 minutes 41 seconds West, assumed bearing along the South line thereof 18.64 feet to the northeasterly right-of-way line of T.H. No. 371; thence North 60 degrees 44 minutes 49 seconds West along said right-of-way line 405.97 feet; thence North 6 degrees 40 minutes 49 seconds West 61.75 feet; thence South 60 degrees 44 minutes 49 seconds East 62.41 feet; thence North 47 degrees 13 minutes 16 seconds East 266.77 feet to the point of beginning of the tract to be herein described; thence North 53 degrees 50 minutes 30 seconds West 267.78 feet; thence North 22 degrees 50 minutes 09 seconds East 156.37 feet; thence South 53 degrees 50 minutes 30 seconds East 332.63 feet to the intersection with a line bearing North 47 degrees 13 minutes 16 seconds East from the point of beginning; thence South 47 degrees 13 minutes 16 seconds West 152.84 feet to the point of beginning.

Subject to township road right-of-way.

AND ALSO LESS AND EXCEPT

(North Tract)

Those parts of Government Lot Three (3) and Government Lot Four (4), Section Two (2), Township One Hundred Forty-one (141) North, Range Thirty-one (31) West, Cass County, Minnesota, described as follows: Commencing at the Southeast corner of said Government Lot 4; thence North 6 degrees 05 minutes West, assumed bearing along the east line thereof 290.97 feet; thence South 73 degrees 56 minutes 24 seconds West 163.76 feet to the point of beginning of the tract to be herein described; thence South 24 degrees 09 minutes 33 seconds East 150.32 feet; thence South 2 degrees 33 minutes 35 seconds West 252.34 feet; thence North 33 degrees 06 minutes 25 seconds East 335.78 feet to a point on the east line of said Government Lot 3; thence South 6 degrees 05 minutes East along said east line 404.08 feet to a point on said east line which is 486.38 feet distant from the Southeast corner of said Government Lot 3; thence South 47 degrees 13 minutes 16 seconds West 373.31 feet; thence North 60 degrees 44 minutes 49 seconds West 62.41 feet; thence South 6 degrees 49 minutes 49 seconds East 61.75 to the northeasterly right of way line of Trunk highway Number 371; thence North 60 degrees 44 minutes 49 seconds West along said northeasterly right of way line 90.38 feet to the easterly right of way line of the former Burlington Northern Railroad; thence North 10 degrees 46 minutes 34 seconds West along said easterly right of way line 163.78 feet; thence continue northwesterly along said easterly right of way line 822.59 feet along a tangential curve, concave to the Southwest, having a radius of 1687.28 feet and a central angle of 27 degrees 55 minutes 59 seconds; thence North 38 degrees 42 minutes 33 seconds West, tangent to said curve, continuing along said easterly right of way line 310.32 feet to the centerline of former State Trunk Highway Number 34; thence South 81 degrees 57 minutes 26 seconds East along said centerline 140.00 feet; thence on a bearing of North 35 feet, more or less, to the shoreline of Leech Lake; thence easterly and northerly along said shoreline to its intersection with a line bearing South 73 degrees 56 minutes 24 seconds West from the point of beginning; thence North 73 degrees 56 minutes 24 seconds East 205 feet, more or less, to the point of beginning.

SUBJECT to an easement for ingress and egress 33.00 feet in width over and across that part of Government Lot 3, Section 2, Township 141 North, Range 31 West, Cass County, Minnesota, the centerline of which is described as follows: Commencing at the Southeast corner of said Government Lot 3; thence North 87 degrees 17 minutes 41 seconds West, assumed bearing along the south line thereof 18.64 feet to the northeasterly right-of-way line of T.H. No. 371; thence North 60 degrees 44 minutes 49 seconds West along said right-of-way line 626.95 feet to the westerly line of the former Burlington Northern Railroad; thence North 10 degrees 46 minutes 34 seconds West along said westerly line 79.77 feet; thence northwesterly 285.92 feet along said westerly line along a tangential curve concave to the southwest, having a radius of 1587.28 feet and a central angle of 10 degrees 19 minutes 14 seconds; thence South 73 degrees 48 minutes 13 seconds East, not tangent to said curve 325.91 feet; thence North 22 degrees 50 minutes 09 seconds East 156.37 feet; thence North 18 degrees 09 minutes 34 seconds East 104.37 feet; thence North 73 degrees 48 minutes 13 seconds West 336.51 feet; thence westerly 34.78 feet along a tangential curve concave to the south, having a radius of 109.00 feet and a central angle of 18 degrees 17 minutes 03 seconds; thence South 87 degrees 54 minutes 44 seconds West, tangent to said curve 25.56 feet; thence northwesterly 106.39 feet along a tangential curve concave to the northeast, having a radius of 109.00 feet and a central angle of 55 degrees 55 minutes 27 seconds and said centerline there terminating. And an easement for ingress and egress 18.00 feet in width over and across part of said Government Lot 3 beginning at above-said point of termination; thence North 36 degrees 09 minutes 49 seconds West, tangent to last said curve 141.71 feet to a point hereinafter referred to as Point "A"; thence South 52 degrees 54 minutes 13 seconds West 64 feet, more or less, to the shoreline of Leech Lake and said centerline there terminating. And from said Point "A"; thence North 52 degrees 54 minutes 13 seconds East 6.89 feet; thence North 37 degrees 05 minutes 47 seconds West 33.89 feet and said centerline there terminating.

SUBJECT to easements, restrictions, and reservations of record.

## LEGEND

- DENOTES EDGE OF EXISTING BITUMINOUS
- DENOTES WET LAND(S)
- GT — DENOTES EXISTING GROUND TRANSFORMER
- DENOTES EXISTING WELL
- SCO / LID — DENOTES EXISTING SEPTIC CLEANOUT, & SEPTIC TANK LID
- LS — DENOTES EXISTING SEPTIC LIFT STATION
- DENOTES MONUMENT FOUND
- DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 21367
- DENOTES CALCULATED POSITION
- (123.45) — DENOTES PLAT AND/OR DEEDED MEASURE

## NOTES:

1. There was a snow depth of 6" when survey crew collected topographic data. Therefore, some physical features covered by snow may not have been identified. Only visible topographic features, improvements, and utilities were located. Site verification in spring when the snow cover is gone is recommended.
2. Parcel ID of subject parcel: 38-002-1105, 38-002-1106, 38-002-1403, and 38-002-1405.
3. 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.

RECEIVED
#3866
APR 24 2008
GL 3 & 4 - 2-140-31
GL 8 - 1-141-31
CASS COUNTY SURVEYOR

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Landecker & Associates, Inc.
Engineering · Surveying · Planning
Walker, MN 56484
Phone: 218-547-1296 Fax: 218-547-2272

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER/LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Terry L. Freeman, PLS #21367 LIC. NO. 21367

DATE: 4/16/08

| REVISIONS | | |
|---|---|---|
| DESCRIPTION | DATE | BY |
| ADDED EASEMENT | 03-28-2008 | WAG |
| CHANGED BND LINES AND DESCRIPTIONS | 04-14-2008 | CJH |

DATE: 03-27-2008
SCALE: HORZ. 1" = 100' VERT. NONE
PROJECT No.: 082034
FILE NAME: C082034.dwg
FIELD BOOK: BOOK 292 PG. 38
PROJECT MANAGER: TLF
CHECKED BY: TLF
DRAWN BY: WAG

CERTIFICATE OF SURVEY

D.W. Jones
P.O. Box 340
Walker, MN 56484

SHEET 1 OF 1

Corey hendershot 4/4/2008 8:28 AM - F:\Drawings\2008\082034 D W JONES\dwg\C082034.dwg