

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 1 AND 2, SECTION 30, TOWNSHIP 144 NORTH, RANGE 29 WEST, CASS COUNTY, MINNESOTA

DESCRIPTION PROVIDED BY CASS COUNTY RECORDER'S OFFICE
DOC. NO. A000412396

TRACT 3

That part of Government Lot 1 and that part of Government Lot 2, Section 30, Township 144 North, Range 29 West, Cass County, Minnesota, described as follows:

Commencing at the Southeast Corner of said Government Lot 1; thence on an assumed bearing of South 87 degrees 19 minutes 30 seconds West along the South line of said Government Lot 1 a distance of 150.00 feet to the point of beginning of the tract to be described; thence North 87 degrees 19 minutes 30 seconds East along the South line of said Government Lot 1 a distance of 150.00 feet to said Southeast corner of Government Lot 1; thence North 2 degrees 1 minute 14 seconds West along the East line of said Government Lot 1 a distance of 370.47 feet to a point, said point lying 990.72 feet South of the Northwest corner of said Government Lot 1; thence South 88 degrees 32 minutes 54 seconds West a distance of 556.38 feet; thence South 28 degrees 51 minutes 14 seconds East a distance of 201.22 feet; thence South 53 degrees 32 minutes 27 seconds West a distance of 205.52 feet; thence South 24 degrees 29 minutes 1 second East a distance of 200.00 feet; thence South 52 degrees 37 minutes 08 seconds West to the waters edge of Leech Lake; thence southeasterly along said waters edge to its intersection with a line that bears South 49 degrees 22 minutes 00 seconds West from the point of beginning; thence North 49 degrees 22 minutes 00 seconds East to the point of beginning and there terminating. Containing 6.8 acres, more or less.

Subject to easements, restrictions and reservations of record if any.

PROPOSED LEGAL DESCRIPTIONS

LAKE TRACT

That part of Government Lot 2, Section 30, Township 144 North, Range 29 West, Cass County, Minnesota, described as follows: Commencing at the southeast corner of said Government Lot 1, with an assumed bearing of North 2 degrees 02 minutes 52 seconds West along the west line of said Government Lot 1; thence South 87 degrees 33 minutes 47 seconds West along the north line of BLACK BEAR ESTATES, plat of record, said County, a distance of 150.00 feet; thence South 49 degrees 36 minutes 17 seconds West along the northwesterly line of said plat of BLACK BEAR ESTATES, a distance of 187.75 feet to the point of beginning of the tract to be herein described; thence North 50 degrees 53 minutes 43 seconds West 12.71 feet; thence northwesterly 107.82 feet along a tangential curve, concave to the southwest, having a radius of 150.00 feet and a central angle of 41 degrees 11 minutes 06 seconds; thence South 87 degrees 55 minutes 11 seconds West, tangent to said curve 165.76 feet; thence South 24 degrees 30 minutes 39 seconds East 33.41 feet; thence South 52 degrees 35 minutes 30 seconds West 187 feet, more or less, to the shoreline of Leech Lake; thence southeasterly along said shoreline to the intersection with the northwesterly line of said plat of BLACK BEAR ESTATES; thence North 49 degrees 36 minutes 17 seconds East along said northwesterly line 393 feet, more or less, to the point of beginning.

SUBJECT to a 33.00 foot wide easement for ingress, egress, and utility purposes over, under, and across Government Lots 1 and 2, Section 30, Township 144 North, Range 29 West, Cass County, Minnesota, the centerline of which is described as follows: Commencing at the southeast corner of said Government Lot 1, with an assumed bearing of North 2 degrees 02 minutes 52 seconds West along the east line of said Government Lot 1; thence South 87 degrees 33 minutes 47 seconds West along the north line of BLACK BEAR ESTATES, plat of record, said County, a distance of 150.00 feet; thence South 49 degrees 36 minutes 17 seconds West along the northwesterly line of said plat of BLACK BEAR ESTATES, a distance of 187.75 feet to the point of beginning of the centerline to be herein described; thence North 50 degrees 53 minutes 43 seconds West 12.71 feet; thence northwesterly 107.82 feet along a tangential curve concave to the southwest, having a radius of 150.00 feet and a central angle of 41 degrees 11 minutes 06 seconds; thence South 87 degrees 55 minutes 11 seconds West, tangent to said curve 147.91 feet; thence North 24 degrees 30 minutes 39 seconds West 176.90 feet and said centerline there terminating. The sideline of said 33.00 foot wide easement shall be prolonged or shortened on the northwesterly line of said plat of BLACK BEAR ESTATES, and on lines bearing North 53 degrees 30 minutes 49 seconds East and South 53 degrees 30 minutes 49 seconds West from the point of termination.

SUBJECT to and TOGETHER with a 66.00 foot wide road easement.
SUBJECT to easements, restrictions, and reservations of record.

BACK TRACT

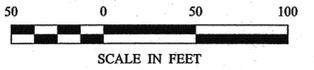
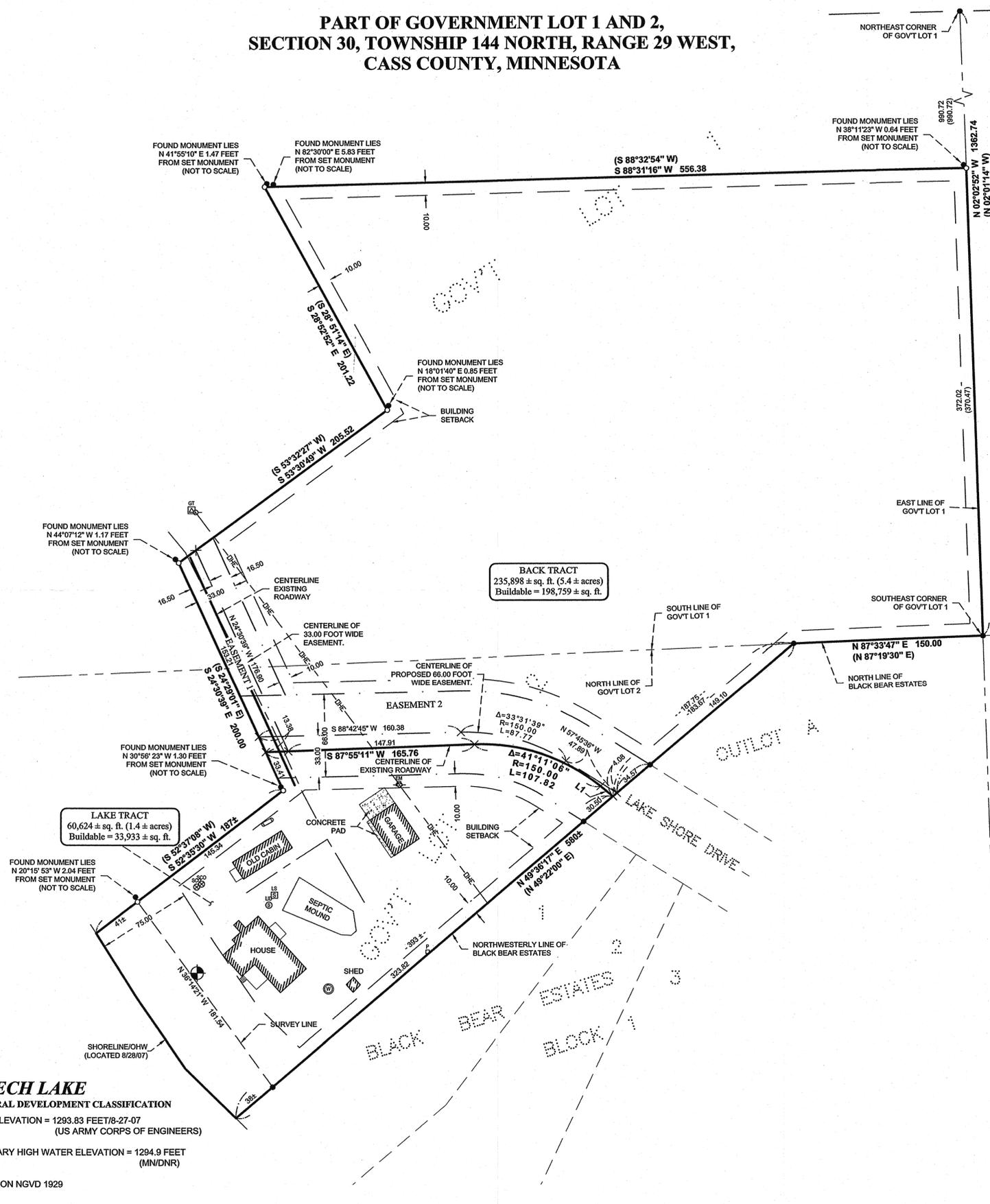
That part of Government Lots 1 and 2, Section 30, Township 144 North, Range 29 West, Cass County, Minnesota, described as follows: Beginning at the southeast corner of said Government Lot 1, with an assumed bearing of North 2 degrees 02 minutes 52 seconds West along the west line of said Government Lot 1; thence South 87 degrees 33 minutes 47 seconds West along the north line of BLACK BEAR ESTATES, plat of record, said County, a distance of 150.00 feet; thence South 49 degrees 36 minutes 17 seconds West along the northwesterly line of said plat of BLACK BEAR ESTATES, a distance of 187.75 feet; thence North 50 degrees 53 minutes 43 seconds West 12.71 feet; thence northwesterly 107.82 feet along a tangential curve, concave to the southwest, having a radius of 150.00 feet and a central angle of 41 degrees 11 minutes 06 seconds; thence South 87 degrees 55 minutes 11 seconds West, tangent to said curve 165.76 feet; thence North 24 degrees 30 minutes 39 seconds East 33.41 feet; thence North 88 degrees 31 minutes 16 seconds East 556.38 feet to the east line of said Government Lot 1, said point being 990.72 feet from the northeast corner of said Government Lot 1; thence South 2 degrees 02 minutes 52 seconds East along said east line of Government Lot 1, a distance of 372.02 feet to the point of beginning.

SUBJECT to a 33.00 foot wide easement for ingress, egress, and utility purposes over, under, and across Government Lots 1 and 2, Section 30, Township 144 North, Range 29 West, Cass County, Minnesota, the centerline of which is described as follows: Commencing at the southeast corner of said Government Lot 1, with an assumed bearing of North 2 degrees 02 minutes 52 seconds West along the east line of said Government Lot 1; thence South 87 degrees 33 minutes 47 seconds West along the north line of BLACK BEAR ESTATES, plat of record, said County, a distance of 150.00 feet; thence South 49 degrees 36 minutes 17 seconds West along the northwesterly line of said plat of BLACK BEAR ESTATES, a distance of 187.75 feet to the point of beginning of the centerline to be herein described; thence North 50 degrees 53 minutes 43 seconds West 12.71 feet; thence northwesterly 107.82 feet along a tangential curve concave to the southwest, having a radius of 150.00 feet and a central angle of 41 degrees 11 minutes 06 seconds; thence South 87 degrees 55 minutes 11 seconds West, tangent to said curve 147.91 feet; thence North 24 degrees 30 minutes 39 seconds East 33.41 feet and said centerline there terminating. The sideline of said 33.00 foot wide easement shall be prolonged or shortened on the northwesterly line of said plat of BLACK BEAR ESTATES, and on lines bearing North 53 degrees 30 minutes 49 seconds East and South 53 degrees 30 minutes 49 seconds West from the point of termination.

SUBJECT to and TOGETHER with a 66.00 foot wide road easement.
SUBJECT to easements, restrictions, and reservations of record.

A 66.00 FOOT WIDE ROAD EASEMENT

A 66.00 foot wide road easement for ingress, egress, and utility purposes over, under, and across Government Lot 2, Section 30, Township 144 North, Range 29 West, Cass County, Minnesota, the centerline of which is described as follows: Commencing at the southeast corner of Government Lot 1, said Section 30, with an assumed bearing of North 2 degrees 02 minutes 52 seconds West along the east line of said Government Lot 1; thence South 87 degrees 33 minutes 47 seconds West along the north line of BLACK BEAR ESTATES, plat of record, said County, a distance of 150.00 feet; thence South 49 degrees 36 minutes 17 seconds West along the northwesterly line of said plat of BLACK BEAR ESTATES, a distance of 187.75 feet to the point of beginning of the centerline to be herein described; thence North 57 degrees 45 minutes 36 seconds West 47.89 feet; thence northwesterly 87.77 feet along a tangential curve concave to the southwest, having a radius of 150.00 feet and a central angle of 33 degrees 31 minutes 39 seconds; thence South 88 degrees 42 minutes 45 seconds West, tangent to said curve 160.38 feet and said centerline there terminating. The sideline of said 66.00 foot wide road easement shall be prolonged or shortened on the northwesterly line of said plat of BLACK BEAR ESTATES, and on lines bearing North 24 degrees 30 minutes 39 seconds West and South 24 degrees 30 minutes 39 seconds East from the point of termination.



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE EAST LINE OF GOV'T LOT 1 TO HAVE AN ASSUMED BEARING OF N 2° 02' 52" W.

LEGEND

- DENOTES MONUMENT FOUND
- DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 21367
- × DENOTES CALCULATED POSITION FOUND
- (123.45) DENOTES PLAT AND/OR DEEDED MEASURE
- ⊙ DENOTES EXISTING, SEPTIC CLEANOUT, & SEPTIC TANK LID
- ⊕ DENOTES EXISTING WELL
- ⊞ DENOTES EXISTING PHONE PEDESTAL
- ⊠ DENOTES EXISTING LP TANK
- DENOTES EXISTING OVERHEAD ELECTRIC CABLE
- ⊞ DENOTES EXISTING ELECTRIC METER
- ⊞ DENOTES EXISTING UTILITY POLE
- ⊞ DENOTES EXISTING GROUND TRANSFORMER
- ⊞ DENOTES EXISTING SEPTIC LIFT STATION
- ⊞ DENOTES BENCHMARK: 604 SPIKE IN NLY SIDE OF 22" BASSWOOD
ELEV. = 1312.94 FEET

NOTE:

1. There are no bluffs and/or wet lands on surveyed property.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N50°53'43"W	12.71



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Wadena, MN 56484
Phone: 218-547-1336 Fax: 218-547-2272

TERMS: 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.

DATE: 8/15/08
BY: Terry L. Freeman, PLS #21367
CHECKED BY: [Signature]
DRAWN BY: [Signature]

PROJECT NO.: 072159
FILE NAME: C072159-1.dwg
FIELD BOOK: [Blank]
BOOK: 285 PG. 61

DATE: 08/31/07
SCALE: 1"=50'
HORIZ: [Blank]
VERT: NONE

CERTIFICATE OF SURVEY
SHEET 1 OF 1

ROMAN FRIGGE
12149 FRANKLIN CIRCLE
OMAHA, NE 68154

Wayne Gregory 8/15/2008 9:06 AM - F:\Drawings\2007\072159 FRIGGE.dwg\072159-1.dwg