CERTIFICATE OF SURVEY

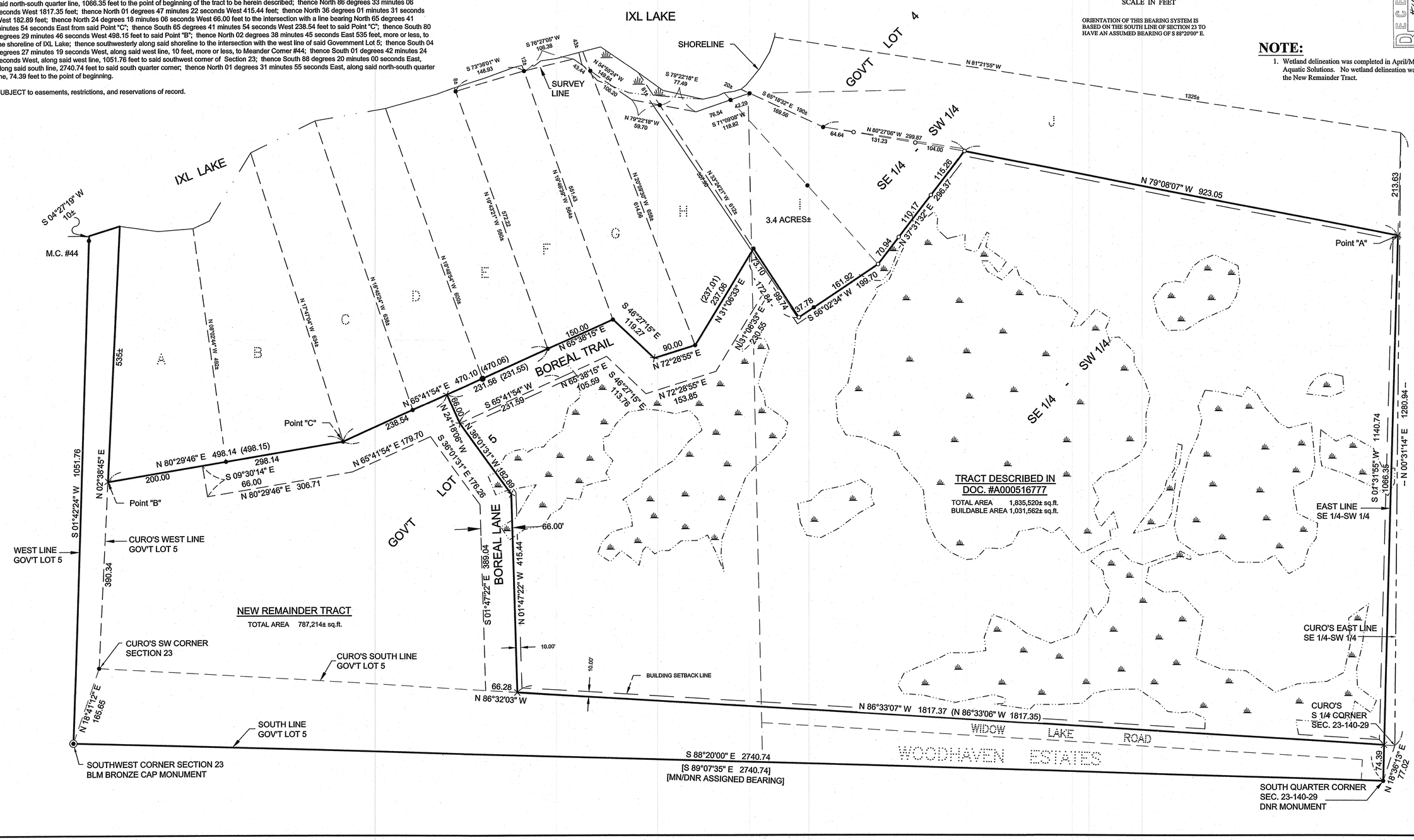
PART OF GOVERNMENT LOTS 4 AND 5, AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 23, TOWNSHIP 140 NORTH, RANGE 29 WEST, CASS COUNTY, MINNESOTA

PROPOSED DESCRIPTION

NEW REMAINDER TRACT

That part of the Southeast Quarter of the Southwest Quarter and that part of Government Lot 5, both in Section 23, Township 140 North, Range 29 West, Cass County, Minnesota, described as follows:
COMMENCING at the southwest corner of said Section 23, designated by a U.S. Bureau of Land Management bronze cap monument and assuming the bearing along the south line Section 23 to the south quarter corner thereof designated by a Minnesota Department of Natural Resources monument bears South 88 degrees 20 minutes 00 seconds East; thence North 18 degrees 41 minutes 12 seconds East 165.65 feet to a 2-1/4 inch iron pipe in concrete previously used for said Southwest corner; thence North 02 degrees 38 minutes 45 seconds East 390.34 feet to a point hereinafter referred to as Point "B"; thence North 80 degrees 29 minutes 46 seconds East 498.15 feet to a point hereinafter referred to as Point "C"; AND COMMENCING at said south quarter corner of Section 23, designated by a Minnesota Department of Natural Resources monument; thence North 18 degrees 36 minutes 13 seconds East 77.02 feet to the position previously used for said south quarter corner; thence North 00 degrees 31 minutes 14 seconds East 1280.94 feet to the point of intersection with the north-south quarter line of said Section 23; thence South 01 degrees 31 minutes 55 seconds West, along said north-south quarter line, 213.63 feet; thence continue South 01 degrees 31 minutes 55 seconds West, along said north-south quarter line, 1066.35 feet to the point of beginning of the tract to be herein described; thence North 86 degrees 33 minutes 06 seconds West 1817.35 feet; thence North 01 degrees 47 minutes 22 seconds West 415.44 feet; thence North 36 degrees 01 minutes 31 seconds West 182.89 feet; thence North 24 degrees 18 minutes 06 seconds West 66.00 feet to the intersection with a line bearing North 65 degrees 41 minutes 54 seconds East from said Point "C"; thence South 65 degrees 41 minutes 54 seconds West 238.54 feet to said Point "C"; thence South 80 degrees 29 minutes 46 seconds West 498.15 feet to said Point "B"; thence North 02 degrees 38 minutes 45 seconds East 535 feet, more or less, to the shoreline of IXL Lake; thence southwesterly along said shoreline to the intersection with the west line of said Government Lot 5; thence South 04 degrees 27 minutes 19 seconds West, along said west line, 10 feet, more or less, to Meander Corner #44; thence South 01 degrees 42 minutes 24 seconds West, along said west line, 1051.76 feet to said southwest corner of Section 23; thence South 88 degrees 20 minutes 00 seconds East, along said south line, 2740.74 feet to said south quarter corner; thence North 01 degrees 31 minutes 55 seconds East, along said north-south quarter line, 74.39 feet to the point of beginning.

SUBJECT to easements, restrictions, and reservations of record.


IXL LAKE
SHORELINE
GOV'T LOT 4
SURVEY LINE
SE 1/4
SW 1/4
3.4 ACRES±
N 79°08'07" W 923.05
Point "A"
213.63
M.C. #44
S 04°27'19" W 10±
535±
Point "C"
Point "B"
N 80°29'46" E 498.14 (498.15)
N 02°38'45" E
S 01°42'24" W 1051.76
WEST LINE GOV'T LOT 5
CURO'S WEST LINE GOV'T LOT 5
390.34
BOREAL TRAIL
BOREAL LANE
GOV'T LOT 5
NEW REMAINDER TRACT
TOTAL AREA 787,214± sq.ft.
TRACT DESCRIBED IN DOC. #A000516777
TOTAL AREA 1,835,520± sq.ft.
BUILDABLE AREA 1,031,562± sq.ft.
EAST LINE SE 1/4-SW 1/4
CURO'S EAST LINE SE 1/4-SW 1/4
CURO'S SW CORNER SECTION 23
CURO'S SOUTH LINE GOV'T LOT 5
BUILDING SETBACK LINE
N 86°32'03" W 66.28
N 86°33'07" W 1817.37 (N 86°33'06" W 1817.35)
WIDOW LAKE ROAD
WOODHAVEN ESTATES
SOUTH LINE GOV'T LOT 5
SOUTHWEST CORNER SECTION 23 BLM BRONZE CAP MONUMENT
S 88°20'00" E 2740.74
[S 89°07'35" E 2740.74]
[MN/DNR ASSIGNED BEARING]
CURO'S S 1/4 CORNER SEC. 23-140-29
SOUTH QUARTER CORNER SEC. 23-140-29 DNR MONUMENT
N 18°36'13" E 77.02
74.39
N 00°31'14" E 1280.94
S 01°31'55" W 1140.74
1066.35
66.00'
10.00'
389.04
415.44
N 01°47'22" W
S 01°47'22" E
N 18°41'12" E 165.65
N 65°41'54" E 470.10 (470.06)
231.56 (231.55)
S 65°41'54" W 231.59
N 65°41'54" E 179.70
238.54
N 80°29'46" E 498.14 (498.15)
298.14
200.00
S 09°30'14" E 66.00
N 80°29'46" E 306.71
N 24°18'06" W 66.00
N 36°01'31" W 182.89
S 36°01'31" E 176.26
N 65°38'15" E 150.00
N 65°38'15" E 105.59
S 46°27'15" E 119.27
S 46°27'15" E 113.76
N 72°28'55" E 90.00
N 72°28'55" E 153.85
N 31°06'33" E 237.06 (237.01)
N 31°06'33" E 230.55
S 56°02'34" W 161.92
N 37°31'32" E 110.17
115.26
296.37
70.94
199.70
N 81°21'55" W 1325±
N 80°27'05" W 299.87
131.23
104.00
S 65°18'32" E 169.36
S 71°09'08" W 118.82
N 33°32'21" W 612±
S 79°22'18" E 77.49
N 79°22'18" W 59.70
N 54°55'24" W 149.64
S 76°27'05" W 106.38
S 73°38'01" W 148.59
N 19°43'21" W 572.22
N 19°48'54" W 608±
N 17°47'04" W 634±
N 19°45'24" W 698±
N 20°28'26" W 698±
N 19°46'35" W 564±
551.43
S 04°27'19" W 535±
N 02°38'45" E 390.34
N 18°41'12" E 165.65
S 88°20'00" E 2740.74
N 86°33'07" W 1817.37
N 01°47'22" W 415.44
S 01°31'55" W 1066.35
N 00°31'14" E 1280.94
N 18°36'13" E 77.02
213.63
74.39
1325±
1051.76
390.34
535±
10.00'
66.00'
66.28
N 86°32'03" W
N 18°41'12" E 165.65
S 88°20'00" E 2740.74
N 86°33'07" W 1817.37
N 01°47'22" W 415.44
S 01°31'55" W 1066.35
N 00°31'14" E 1280.94
N 18°36'13" E 77.02
74.39
213.63