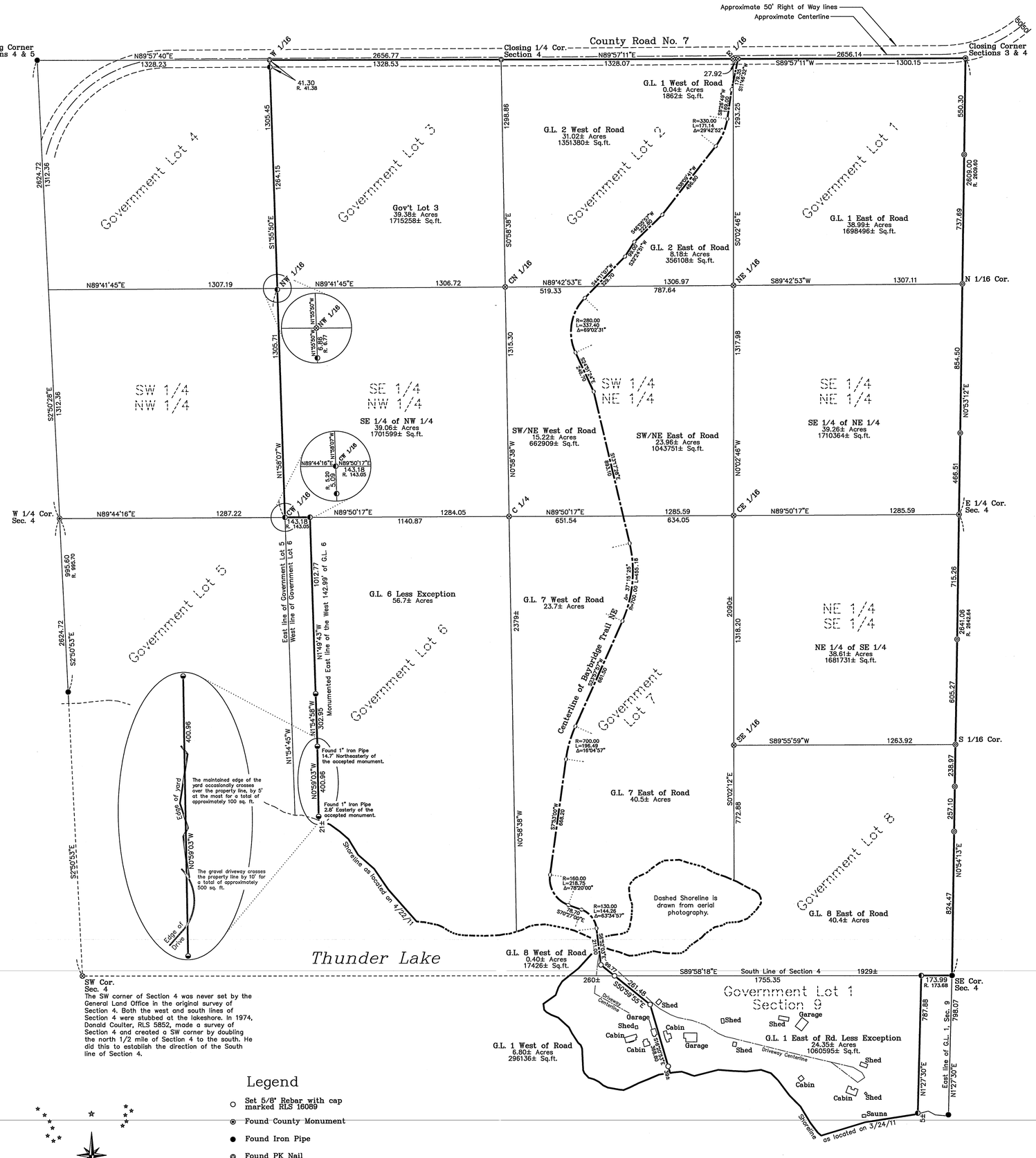
Certificate of Survey for:

Baybridge Property, LLC

Part of Section 4,
T 140 N, R 26 W, Cass County



Legend

- Set 5/8" Rebar with cap marked RLS 16089
- Found County Monument
- Found Iron Pipe
- Found PK Nail
- Set 5/8" Rebar w/cap marked RLS 16089 in 2009
- Found 3/4" Iron Pipe w/cap marked RLS 42619
- Found 1" Iron Pipe (RLS 5852)
- Calculated Position
- Unmonumented road alignment PT

Bearings are based on Grid North, Cass County Coordinate System, North Zone NAD 83 (2007)

0 150 300 600
Scale in Feet

Proposed Legal Description – Westerly Parcel:
(Properties owned in Gov't Lot 3, SE1/4 NE1/4, and Gov't Lot 6 remain as currently described)

Those parts of Government Lot 1, Government Lot 2, the Southwest Quarter of the Northeast Quarter, Government Lot 7 and Government Lot 8, all in Section 4, Township 140 North, Range 26 West, of the Fifth Principal Meridian, lying westerly of the centerline of Baybridge Trail NE described as follows:

Commencing at the northeast corner of said Section 4; thence S89°57'11"W, along the north line of said Section 4, a distance of 1300.15 feet to the point of beginning; thence S11°46'32"W a distance of 179.35 feet; thence S8°26'49"W a distance of 169.00 feet to the beginning of a tangential curve, concave to the west and having a radius of 330.00 feet; thence Southwesterly, along said curve, a distance of 171.14 feet; thence S38°09'41"W a distance of 496.80 feet; thence S46°05'57"W a distance of 222.80 feet; thence S32°24'51"W a distance of 99.00 feet; thence S44°11'07"W a distance of 329.70 feet to the beginning of a tangential curve, concave to the east and having a radius of 280.00 feet; thence Southerly, along said curve, a distance of 337.40 feet; thence S24°51'24"E a distance of 246.70 feet; thence S13°17'28"E a distance of 893.10 feet to the beginning of a tangential curve, concave to the west and having a radius of 700.00 feet; thence Southerly, along said curve, a distance of 455.18 feet; thence S23°57'57"W a distance of 668.20 feet to the beginning of a tangential curve, concave to the northeast and having a radius of 160.00 feet; thence Southeasterly, along said curve, a distance of 218.75 feet; thence S70°27'00"E a distance of 78.70 feet to the beginning of a tangential curve, concave to the southwest and having a radius of 130.00 feet; thence Southeasterly, along said curve, a distance of 144.26 feet; thence S6°52'03"E a distance of 211.00 feet; thence S50°59'55"E a distance of 99.77 feet to the south line of said Section 4 and there terminate.

AND

That part of Goverment Lot 1, Section 9, Township 140 North, Range 26 West, of the Fifth Principal Meridian, lying westerly of the line described as follows:

Commencing at the northeast corner of said Government Lot 1; thence N89°58'18"W, along the north line of said Government Lot 1, a distance of 1929.34 feet to the point of beginning; thence S50°59'55"E a distance of 261.48 feet; thence S16°20'53"E a distance of 410 feet, more or less, to the waters edge of Thunder Lake and there terminate.

Proposed Legal Description – Easterly Parcel:
(Properties owned in the SE1/4 NE1/4 and NE1/4 SE1/4 remain as currently described)

Those parts of Government Lot 1, Government Lot 2, the Southwest Quarter of the Northeast Quarter, Government Lot 7 and Government Lot 8, all in Section 4, Township 140 North, Range 26 West, of the Fifth Principal Meridian, lying easterly of the centerline of Baybridge Trail NE described as follows:

Commencing at the northeast corner of said Section 4; thence S89°57'11"W, along the north line of said Section 4, a distance of 1300.15 feet to the point of beginning; thence S11°46'32"W a distance of 179.35 feet; thence S8°26'49"W a distance of 169.00 feet to the beginning of a tangential curve, concave to the west and having a radius of 330.00 feet; thence Southwesterly, along said curve, a distance of 171.14 feet; thence S38°09'41"W a distance of 496.80 feet; thence S46°05'57"W a distance of 222.80 feet; thence S32°24'51"W a distance of 99.00 feet; thence S44°11'07"W a distance of 329.70 feet to the beginning of a tangential curve, concave to the east and having a radius of 280.00 feet; thence Southerly, along said curve, a distance of 337.40 feet; thence S24°51'24"E a distance of 246.70 feet; thence S13°17'28"E a distance of 893.10 feet to the beginning of a tangential curve, concave to the west and having a radius of 700.00 feet; thence Southerly, along said curve, a distance of 455.18 feet; thence S23°57'57"W a distance of 668.20 feet to the beginning of a tangential curve, concave to the northeast and having a radius of 160.00 feet; thence Southeasterly, along said curve, a distance of 218.75 feet; thence S70°27'00"E a distance of 78.70 feet to the beginning of a tangential curve, concave to the southwest and having a radius of 130.00 feet; thence Southeasterly, along said curve, a distance of 144.26 feet; thence S6°52'03"E a distance of 211.00 feet; thence S50°59'55"E a distance of 99.77 feet to the south line of said Section 4 and there terminate.

AND

That part of Goverment Lot 1, Section 9, Township 140 North, Range 26 West, of the Fifth Principal Meridian, lying easterly of the line described as follows:

Commencing at the northeast corner of said Government Lot 1; thence N89°58'18"W, along the north line of said Government Lot 1, a distance of 1929.34 feet to the point of beginning; thence S50°59'55"E a distance of 261.48 feet; thence S16°20'53"E a distance of 410 feet, more or less, to the waters edge of Thunder Lake and there terminate.

EXCEPT those parts of Government Lot 1, Section 9, Township 140 North, Range 26 West, of the Fifth Principal Meridian described as follows:

Beginning at the northeast corner of said Government Lot 1; thence Westerly, along the north line of said Government Lot 1 a distance of 173.68 feet; thence Southerly, parallel with the east line of said Government Lot 1, a distance of 787.83 feet, more or less, to the shore of Thunder Lake; thence Easterly, along said shore, a distance of 173.74 feet, more or less, to the east line of said Government Lot 1; thence Northerly, along said east line, a distance of 798.45 feet, more or less, to the point of beginning;

ALSO EXCEPT that part of Government Lot 1, Section 9, Township 140 North, Range 26 West, of the Fifth Principal Meridian described as follows:

Commencing at the northeast corner of said Government Lot 1; thence Southerly, along the east line of said Government Lot 1, a distance of 798.45 feet, more or less, to the northerly shore of a bay of Thunder Lake; thence continuing Southerly, along the east line of said Government Lot 1, a distance of 350 feet across said bay to the southerly shore of said bay, the actual point of beginning of the tract to be described; thence Westerly and Southeasterly, along the shore of said bay and the shore of Thunder Lake, to the east line of said Government Lot 1; thence Northerly, along said easterly line, a distance of 560 feet, more or less, to the actual point of beginning and there terminating.

RECEIVED
4677
MAY 27 2011
4-140-26
GLI 9-140-26
CASS COUNTY SURVEYOR

Surveyor's Affidavit

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

LaVerne Leuelling

Date: 5-27-11 Registration No. 16089

Northern Lights Surveying and Mapping, Inc.
1007 Northwest Fourth Street
Grand Rapids, MN 55744
Phone/Fax: (218) 326-5325
E-mail: nlsurveying10016@westoffice.net

Date of Draft: 4/25/11 Job Number: 2011004