

# FESTLER LAND SURVEYING

16096 173rd STREET, LITTLE FALLS, MINNESOTA 56345 (320) 632-4395

PART OF GOVERNMENT LOT 3, SECTION 4, TOWNSHIP 133, RANGE 32, CASS COUNTY, MINNESOTA

## SURVEY FOR: GREG LEIFERMANN

### SURVEY OF: (DESCRIPTION BY OTHERS)

Government Lot 3 (3) of Section Four (4), Township One Hundred Thirty-three (133), Range Thirty-two (32), except that part described as follows: Commencing at the southeast corner of said Government Lot 3; thence north along the east line of said Lot 3 to the north line of said Lot 3; thence west along the north line of Lot 3 a distance of 700 feet; thence due south a distance of 110 feet; thence westerly and parallel with the north line of Lot 3 and the south line of said Lot 3 to the river's edge of the Crow Wing River; thence southerly along the river's edge to the south line of said Government Lot 3; thence east along the south line of Government Lot 3 to the point of beginning.

### SUGGESTED NEW DESCRIPTION (FOR QUIT CLAIM)

That part of Government Lot 3 of Section 4, Township 133, Range 32, Cass County, Minnesota described as follows:

Commencing at the northeast corner of said Government Lot 3; thence North 90 degrees 00 minutes 00 seconds West, assumed bearing, 700.00 feet along the north line of said Government Lot 3 to the point of beginning; thence South 00 degrees 00 minutes 00 seconds West 110.00 feet; thence North 90 degrees 00 minutes 00 seconds West 474 feet, more or less, to the east shore of the Crow Wing River; thence northerly along said shoreline to its intersection with said north line of Government Lot 3; thence South 90 degrees 00 minutes 00 seconds East 332 feet, more or less, along said north line of Government Lot 3 to the point of beginning. Subject to County Road No. 33 on the north and other easements of record. All in accordance with a survey by Kevin Festler, Minnesota Lic. No. 22702, dated February 20, 2001.

### ROAD EASEMENT DESCRIPTION (FROM DON COULTER SURVEY SEPTEMBER 19, 1974)

A strip of land, 33 feet in width for road way purposes, over and across a part of Government Lots 3 and 4, Section 4, Township 133, Range 32, Cass County, Minnesota, the centerline of said strip of land being a line described as follows: Commencing at the Northeast corner of said Government Lot 3; thence on a bearing of West along the centerline to be described; thence distance of 683.47 feet to the actual point of beginning of the centerline to be described; thence South 3 degrees 32 minutes West a distance of 1560.38 feet; thence South 76 degrees 24 minutes East a distance of 220.42 feet; thence South 4 degrees 38 minutes West a distance of 165.56 feet and there terminating.

### DESCRIPTION - PARCEL 1

That part of Government Lot 3 of Section 4, Township 133, Range 32, Cass County, Minnesota described as follows:

Commencing at the northeast corner of said Government Lot 3; thence North 90 degrees 00 minutes 00 seconds West, assumed bearing, 700.00 feet along the north line of said Government Lot 3 to the point of beginning; thence South 00 degrees 00 minutes 00 seconds West 460.00 feet; thence North 90 degrees 00 minutes 00 seconds West 412 feet, more or less, to the east shore of the Crow Wing River; thence northerly along said shoreline to its intersection with said north line of Government Lot 3; thence South 90 degrees 00 minutes 00 seconds East 332 feet, more or less, along said north line of Government Lot 3 to the point of beginning. Subject to County Road No. 33 on the north and other easements of record. All in accordance with a survey by Kevin Festler, Minnesota Lic. No. 22702, dated February 20, 2001.

### DESCRIPTION - PARCEL 2

That part of Government Lot 3 of Section 4, Township 133, Range 32, Cass County, Minnesota described as follows:

Commencing at the northeast corner of said Government Lot 3; thence North 90 degrees 00 minutes 00 seconds West, assumed bearing, 700.00 feet along the north line of said Government Lot 3 to the point of beginning; thence South 00 degrees 00 minutes 00 seconds West 250.00 feet; thence beginning; thence continuing South 00 degrees 00 minutes 00 seconds West 200.00 feet; thence North 90 degrees 00 minutes 00 seconds West 449 feet, more or less, to the east shore of the Crow Wing River; thence northerly along said shoreline to its intersection with a line bearing North 90 degrees 00 minutes 00 seconds West from the point of beginning; thence South 90 degrees 00 minutes 00 seconds East 412 feet, more or less, to the point of beginning. Subject to easements of record. All in accordance with a survey by Kevin Festler, Minnesota Lic. No. 22702, dated February 20, 2001.

### DESCRIPTION - PARCEL 3

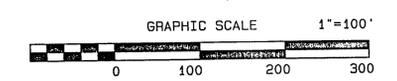
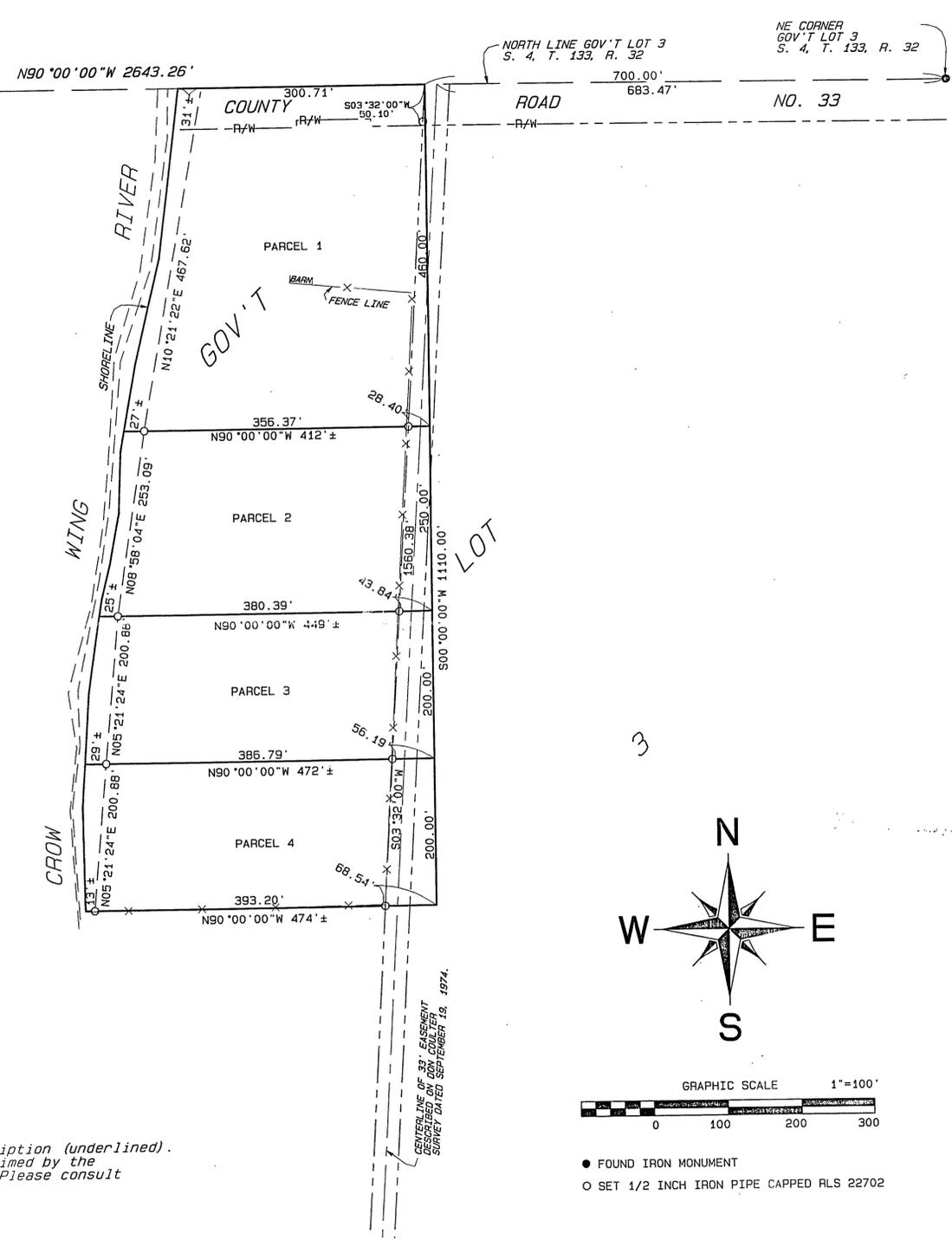
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Commencing at the northeast corner of said Government Lot 3; thence North 90 degrees 00 minutes 00 seconds West, assumed bearing, 700.00 feet along the north line of said Government Lot 3 to the point of beginning; thence South 00 degrees 00 minutes 00 seconds West 710.00 feet to the point of beginning; thence continuing South 00 degrees 00 minutes 00 seconds West 200.00 feet; thence North 90 degrees 00 minutes 00 seconds West 474 feet, more or less, to the east shore of the Crow Wing River; thence northerly along said shoreline to its intersection with a line bearing North 90 degrees 00 minutes 00 seconds West from the point of beginning; thence South 90 degrees 00 minutes 00 seconds East 412 feet, more or less, to the point of beginning. Subject to easements of record. All in accordance with a survey by Kevin Festler, Minnesota Lic. No. 22702, dated February 20, 2001.

### DESCRIPTION - PARCEL 4

That part of Government Lot 3 of Section 4, Township 133, Range 32, Cass County, Minnesota described as follows:

Commencing at the northeast corner of said Government Lot 3; thence North 90 degrees 00 minutes 00 seconds West, assumed bearing, 700.00 feet along the north line of said Government Lot 3 to the point of beginning; thence South 00 degrees 00 minutes 00 seconds West 910.00 feet to the point of beginning; thence continuing South 00 degrees 00 minutes 00 seconds West 200.00 feet; thence North 90 degrees 00 minutes 00 seconds West 474 feet, more or less, to the east shore of the Crow Wing River; thence northerly along said shoreline to its intersection with a line bearing North 90 degrees 00 minutes 00 seconds West from the point of beginning; thence South 90 degrees 00 minutes 00 seconds East 472 feet, more or less, to the point of beginning. Subject to easements of record. All in accordance with a survey by Kevin Festler, Minnesota Lic. No. 22702, dated February 20, 2001.



● FOUND IRON MONUMENT  
○ SET 1/2 INCH IRON PIPE CAPPED RLS 22702

**SURVEYOR NOTE:**  
Note the conflicting call in the original description (underlined).  
Thus a suggested new description to be Quit Claimed by the  
adjoining land owners before parcels are sold. Please consult  
an attorney on this matter.

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

Kevin Festler  
22702  
February 20, 2001  
2001-003  
16  
Reg. No. Date Job No. Book No.