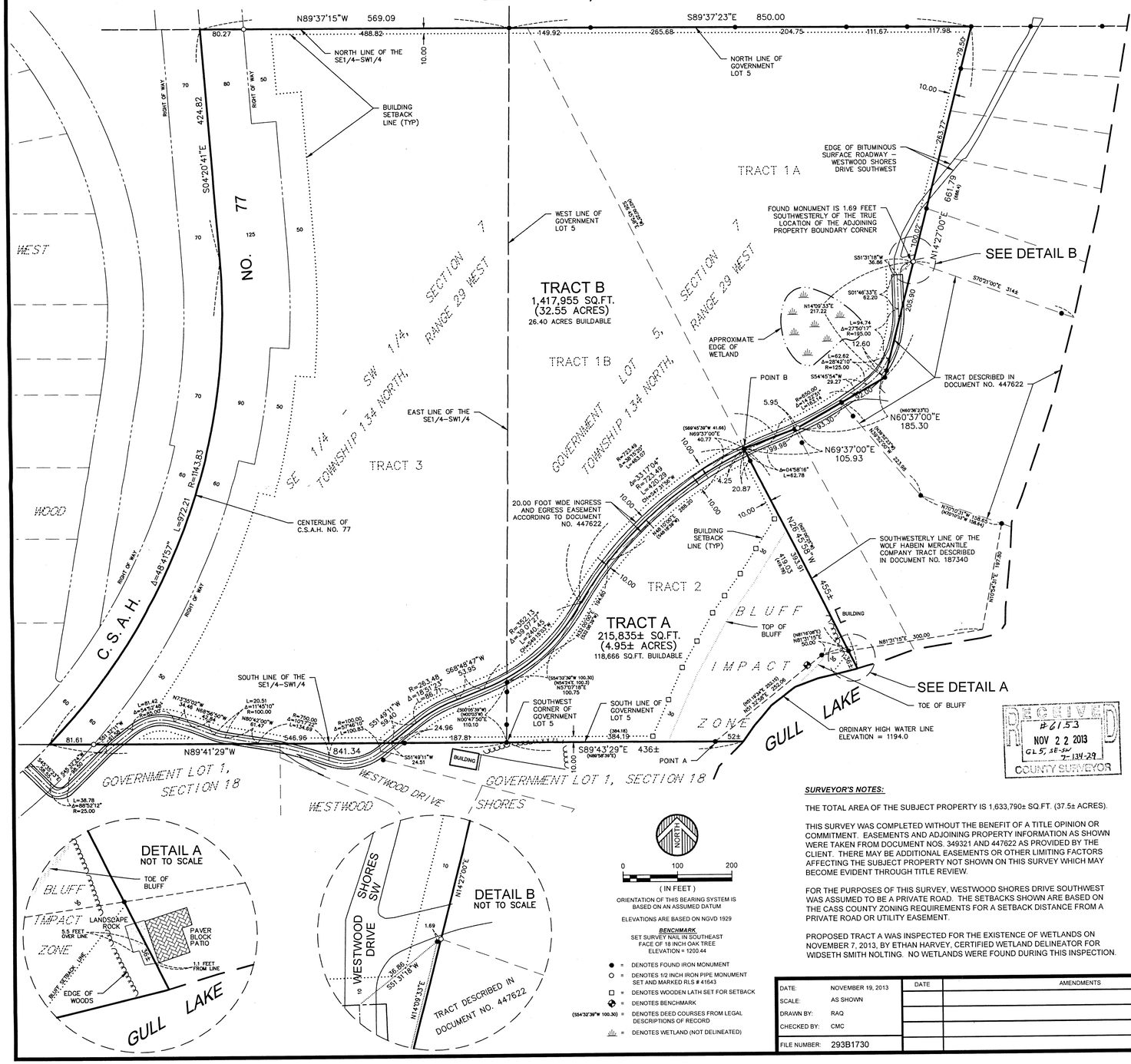
CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 5 AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 7, TOWNSHIP 134 NORTH, RANGE 29 WEST, CASS COUNTY, MINNESOTA



NORTH

0 100 200

(IN FEET)

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON AN ASSUMED DATUM

ELEVATIONS ARE BASED ON NGVD 1929

BENCHMARK
SET SURVEY NAIL IN SOUTHEAST FACE OF 18 INCH OAK TREE
ELEVATION = 1200.44

● = DENOTES FOUND IRON MONUMENT
○ = DENOTES 1/2 INCH IRON PIPE MONUMENT SET AND MARKED RLS # 41643
□ = DENOTES WOODEN LATH SET FOR SETBACK
◆ = DENOTES BENCHMARK
(S54°33'36"W 100.30) = DENOTES DEED COURSES FROM LEGAL DESCRIPTIONS OF RECORD
= DENOTES WETLAND (NOT DELINEATED)

EXISTING LEGAL DESCRIPTION (According to Document No. 349321):

Tract 1A
That part of Government Lot 5, Section 7, Township 134 North, Range 29 West, described as follows: That part lying North and West of the following described line: Commencing at the SW corner of Government Lot 5; thence North 0 degree 03 minutes West for 110.1 feet along the west line of Government Lot 5 to a point, said point being the point of beginning of the line to be described herein; thence North 54 degrees 24 minutes East for 100.3 feet; thence North 32 degrees 00 minutes East for 194.8 feet; thence North 48 degrees 10 minutes East for 288.2 feet; thence North 69 degrees 37 minutes East for 146.7 feet; thence North 60 degrees 37 minutes East for 185.3 feet; thence North 14 degrees 27 minutes East for a distance of 666.4 feet to a point on the north line of Government Lot 5 and the termination point for above described line. EXCEPT That part of Government Lot 5, Section 7, Township 134 North, Range 29 West, lying westerly and Northerly of the following described line: Commencing at the Southwest corner of said Government Lot 5; thence North 89 degrees 58 minutes 39 seconds East, assumed bearing along the South line of said Government Lot 5 a distance of 384.18 feet to an iron monument; thence North 51 degrees 19 minutes 34 seconds East 252.15 feet; thence North 81 degrees 16 minutes 08 seconds East 50.00 feet to an iron monument on the Southwesterly line of the Wolf Habein Mercantile Company tract as described in Document No. 187340 recorded in the Office of the Cass County Recorder, thence North 27 degrees 00 minutes 25 seconds West along said Southwesterly line 419.78 feet; to a point hereinafter referred to as point "B"; thence continue North 27 degrees 00 minutes 25 seconds West to the North line of said Government Lot 5 to the point of beginning of the line to be herein described; thence South 27 degrees 00 minutes 25 seconds East to said Point "B"; thence South 69 degrees 45 minutes 39 seconds West 41.66 feet; thence South 48 degrees 18 minutes 39 seconds West 288.20 feet; thence South 32 degrees 08 minutes 39 seconds West 194.80 feet; thence South 54 degrees 32 minutes 39 seconds West 100.30 feet to the West line of said Government Lot 5; and said line there terminating. Subject to easement, restrictions and reservations of record.

Tract 1B
That part of Government Lot 5, Section 7, Township 134 North, Range 29 West, Cass County, Minnesota lying Westerly and Northerly of the following described line: Commencing at the Southwest corner of said Government Lot 5; thence North 89 degrees 58 minutes 39 seconds East, assumed bearing along the South line of said Government Lot 5 a distance of 384.18 feet to an iron monument; thence North 51 degrees 19 minutes 34 seconds East 252.15 feet; thence North 81 degrees 16 minutes 08 seconds East 50.00 feet to an iron monument on the Southwesterly line of the Wolf Habein Mercantile Company tract as described in Document No. 187340 recorded in the Office of the Cass County Recorder, thence North 27 degrees 00 minutes 25 seconds West along said Southwesterly line 419.78 feet; to a point hereinafter referred to as point "B"; thence continue North 27 degrees 00 minutes 25 seconds West to the North line of said Government Lot 5 to the point of beginning of the line to be herein described; thence South 27 degrees 00 minutes 25 seconds East to said Point "B"; thence South 69 degrees 45 minutes 39 seconds West 41.66 feet; thence South 48 degrees 18 minutes 39 seconds West 288.20 feet; thence South 32 degrees 08 minutes 39 seconds West 194.80 feet; thence South 54 degrees 32 minutes 39 seconds West 100.30 feet to the West line of said Government Lot 5; and said line there terminating. Subject to easement, restrictions and reservations of record.

Tract 2
That part of Government Lot 5, Section 7, Township 134 North, Range 29 West, Cass County, Minnesota, described as follows: Commencing at the Southwest corner of said Government Lot 5; thence North 89 degrees 58 minutes 39 seconds East, assumed bearing along the South line of said Government Lot 5 a distance of 384.18 feet to an iron monument: hereinafter referred to as Point "A"; thence North 51 degrees 19 minutes 34 seconds East 252.15 feet; thence North 81 degrees 16 minutes 08 seconds East 50.00 feet to an iron monument on the Southerly line of Wolf Habein Mercantile Company tract as described in Document No. 187340 recorded in the Office of the Cass County Recorder, the point of beginning of the tract to be herein described; thence North 27 degrees 00 minutes 25 seconds West along said Southwesterly line 419.78 feet; thence South 69 degrees 45 minutes 39 seconds West 41.66 feet; thence South 48 degrees 18 minutes 39 seconds West 288.20 feet; thence South 32 degrees 08 minutes 39 seconds West 194.80 feet; thence South 54 degrees 32 minutes 39 seconds West 100.30 feet to the West line of said Government Lot 5; thence South 0 degrees 05 minutes 39 seconds West along said West line 110.10 feet to the Southwest corner of said Government Lot 5; thence North 89 degrees 58 minutes 39 seconds East along the South line of Government Lot 5 passing through said Point "A" a distance of 437 feet more or less to the shoreline of Gull Lake; thence Northeasterly along said shoreline to the intersection with the Southwesterly line of said Wolf Habein Mercantile Company tract; thence North 27 degrees 00 minutes 25 seconds West along said Southwesterly line 28 feet more or less to the point of beginning. Subject to easements, restrictions and reservations of record.

Tract 3
All that part of the SE 1/4 of the SW 1/4 of Section 7, Township 134 North. Range 29 West, Cass County, Minnesota, lying Easterly of the centerline of County State Aid Highway Number 77. Subject to a right-of-way easement for said highway.

PROPOSED LEGAL DESCRIPTIONS:

Tract A:
That part of Government Lot 5 and that part of the Southeast Quarter of the Southwest Quarter (SE1/4-SW1/4), both in Section 7, Township 134 North, Range 29 West, Cass County, Minnesota, described as follows: Commencing at the southwest corner of said Government Lot 5; thence South 89 degrees 43 minutes 29 seconds East, assumed bearing, 384.19 feet along the south line of said Government Lot 5 to an iron monument hereinafter referred to as Point "A"; thence North 51 degrees 32 minutes 58 seconds East 252.06 feet; thence North 81 degrees 31 minutes 15 seconds East 50.00 feet to an iron monument on the southwesterly line of the Wolf Habein Mercantile Company tract as described in Document No. 187340, of record and on file in the Cass County Recorder's office, the point of beginning of the tract to be described; thence North 26 degrees 45 minutes 58 seconds West along said southwesterly line of the Wolf Habein Mercantile Company tract 414.78 feet; thence southwesterly 420.29 feet along a non-tangential curve, concave to the southeast, having a central angle of 33 degrees 17 minutes 04 seconds, a radius of 723.49 feet and a chord which bears South 47 degrees 31 minutes 56 seconds West; thence southwesterly 240.45 feet along a non-tangential curve, concave to the northwest, having a central angle of 39 degrees 07 minutes 27 seconds, a radius of 352.13 feet and a chord which bears South 49 degrees 15 minutes 03 seconds West; thence South 68 degrees 48 minutes 47 seconds West, tangent to the last described curve, 53.95 feet; thence southwesterly 86.71 feet along a tangential curve, concave to the southeast, having a central angle of 18 degrees 51 minutes 23 seconds and a radius of 263.48 feet; thence South 51 degrees 49 minutes 11 seconds West, tangent to the last described curve, 59.40 feet, more or less, to the south line of said SE1/4-SW1/4; thence South 89 degrees 43 minutes 29 seconds East 212.77 feet along said south line of the SE1/4-SW1/4 to said southwest corner of Government Lot 5; thence South 89 degrees 43 minutes 29 seconds East 436 feet, more or less, along said south line of Government Lot 5, passing through said Point "A", to the shore of Gull Lake; thence northeasterly along said shore to its intersection with said southwesterly line of the Wolf Habein Mercantile Company tract; thence North 26 degrees 45 minutes 58 seconds West 36 feet, more or less, along said southwesterly line of the Wolf Habein Mercantile Company tract to the point of beginning.
Together with and subject to the 20.00 foot wide ingress and egress easement described in Document No. 447622, of record and on file in said Cass County Recorder's office.
Subject to other easements, reservations or restrictions of record, if any.

Tract B:
That part of Government Lot 5, Section 7, Township 134 North, Range 29 West, described as follows: That part lying North and West of the following described line: Commencing at the SW corner of Government Lot 5; thence North 0 degree 03 minutes West for 110.1 feet along the west line of Government Lot 5 to a point, said point being the point of beginning of the line to be described herein; thence North 54 degrees 24 minutes East for 100.3 feet; thence North 32 degrees 00 minutes East for 194.8 feet; thence North 48 degrees 10 minutes East for 288.2 feet; thence North 69 degrees 37 minutes East for 146.7 feet; thence North 60 degrees 37 minutes East for 185.3 feet; thence North 14 degrees 27 minutes East for a distance of 666.4 feet to a point on the north line of Government Lot 5 and the termination point for above described line. EXCEPT That part of Government Lot 5, Section 7, Township 134 North, Range 29 West, lying westerly and Northerly of the following described line: Commencing at the Southwest corner of said Government Lot 5; thence North 89 degrees 58 minutes 39 seconds East, assumed bearing along the South line of said Government Lot 5 a distance of 384.18 feet to an iron monument; thence North 51 degrees 19 minutes 34 seconds East 252.15 feet; thence North 81 degrees 16 minutes 08 seconds East 50.00 feet to an iron monument on the Southwesterly line of the Wolf Habein Mercantile Company tract as described in Document No. 187340 recorded in the Office of the Cass County Recorder, thence North 27 degrees 00 minutes 25 seconds West along said Southwesterly line 419.78 feet; to a point hereinafter referred to as point "B"; thence continue North 27 degrees 00 minutes 25 seconds West to the North line of said Government Lot 5 to the point of beginning of the line to be herein described; thence South 27 degrees 00 minutes 25 seconds East to said Point "B"; thence South 69 degrees 45 minutes 39 seconds West 41.66 feet; thence South 48 degrees 18 minutes 39 seconds West 288.20 feet; thence South 32 degrees 08 minutes 39 seconds West 194.80 feet; thence South 54 degrees 32 minutes 39 seconds West 100.30 feet to the West line of said Government Lot 5; and said line there terminating;
TOGETHER WITH
That part of Government Lot 5, Section 7, Township 134 North, Range 29 West, Cass County, Minnesota lying Westerly and Northerly of the following described line: Commencing at the Southwest corner of said Government Lot 5; thence North 89 degrees 58 minutes 39 seconds East, assumed bearing along the South line of said Government Lot 5 a distance of 384.18 feet to an iron monument; thence North 51 degrees 19 minutes 34 seconds East 252.15 feet; thence North 81 degrees 16 minutes 08 seconds East 50.00 feet to an iron monument on the Southwesterly line of the Wolf Habein Mercantile Company tract as described in Document No. 187340 recorded in the Office of the Cass County Recorder, thence North 27 degrees 00 minutes 25 seconds West along said Southwesterly line 419.78 feet; to a point hereinafter referred to as point "B"; thence continue North 27 degrees 00 minutes 25 seconds West to the North line of said Government Lot 5 to the point of beginning of the line to be herein described; thence South 27 degrees 00 minutes 25 seconds East to said Point "B"; thence South 69 degrees 45 minutes 39 seconds West 41.66 feet; thence South 48 degrees 18 minutes 39 seconds West 288.20 feet; thence South 32 degrees 08 minutes 39 seconds West 194.80 feet; thence South 54 degrees 32 minutes 39 seconds West 100.30 feet to the West line of said Government Lot 5; and said line there terminating;
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TOGETHER WITH
All that part of the SE 1/4 of the SW 1/4 of Section 7, Township 134 North. Range 29 West, Cass County, Minnesota, lying Easterly of the centerline of County State Aid Highway Number 77. Subject to a right-of-way easement for said highway;
EXCEPT
That part of Government Lot 5 and that part of the Southeast Quarter of the Southwest Quarter (SE1/4-SW1/4), both in Section 7, Township 134 North, Range 29 West, Cass County, Minnesota, described as follows: Commencing at the southwest corner of said Government Lot 5; thence South 89 degrees 43 minutes 29 seconds East, assumed bearing, 384.19 feet along the south line of said Government Lot 5 to an iron monument hereinafter referred to as Point "A"; thence North 51 degrees 32 minutes 58 seconds East 252.06 feet; thence North 81 degrees 31 minutes 15 seconds East 50.00 feet to an iron monument on the southwesterly line of the Wolf Habein Mercantile Company tract as described in Document No. 187340, of record and on file in the Cass County Recorder's office, the point of beginning of the tract to be described; thence North 26 degrees 45 minutes 58 seconds West along said southwesterly line of the Wolf Habein Mercantile Company tract 414.78 feet; thence southwesterly 420.29 feet along a non-tangential curve, concave to the southeast, having a central angle of 33 degrees 17 minutes 04 seconds, a radius of 723.49 feet and a chord which bears South 47 degrees 31 minutes 56 seconds West; thence southwesterly 240.45 feet along a non-tangential curve, concave to the northwest, having a central angle of 39 degrees 07 minutes 27 seconds, a radius of 352.13 feet and a chord which bears South 49 degrees 15 minutes 03 seconds West; thence South 68 degrees 48 minutes 47 seconds West, tangent to the last described curve, 53.95 feet; thence southwesterly 86.71 feet along a tangential curve, concave to the southeast, having a central angle of 18 degrees 51 minutes 23 seconds and a radius of 263.48 feet; thence South 51 degrees 49 minutes 11 seconds West, tangent to the last described curve, 59.40 feet, more or less, to the south line of said SE1/4-SW1/4; thence South 89 degrees 43 minutes 29 seconds East 212.77 feet along said south line of the SE1/4-SW1/4 to said southwest corner of Government Lot 5; thence South 89 degrees 43 minutes 29 seconds East 436 feet, more or less, along said south line of Government Lot 5, passing through said Point "A", to the shore of Gull Lake; thence northeasterly along said shore to its intersection with said southwesterly line of the Wolf Habein Mercantile Company tract; thence North 26 degrees 45 minutes 58 seconds West 36 feet, more or less, along said southwesterly line of the Wolf Habein Mercantile Company tract to the point of beginning.
Together with and subject to the 20.00 foot wide ingress and egress easement described in Document No. 447622, of record and on file in said Cass County Recorder's office.
Subject to other easements, reservations or restrictions of record, if any.

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SURVEYOR'S NOTES:

THE TOTAL AREA OF THE SUBJECT PROPERTY IS 1,633,790± SQ.FT. (37.5± ACRES).

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE OPINION OR COMMITMENT. EASEMENTS AND ADJOINING PROPERTY INFORMATION AS SHOWN WERE TAKEN FROM DOCUMENT NOS. 349321 AND 447622 AS PROVIDED BY THE CLIENT. THERE MAY BE ADDITIONAL EASEMENTS OR OTHER LIMITING FACTORS AFFECTING THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY WHICH MAY BECOME EVIDENT THROUGH TITLE REVIEW.

FOR THE PURPOSES OF THIS SURVEY, WESTWOOD SHORES DRIVE SOUTHWEST WAS ASSUMED TO BE A PRIVATE ROAD. THE SETBACKS SHOWN ARE BASED ON THE CASS COUNTY ZONING REQUIREMENTS FOR A SETBACK DISTANCE FROM A PRIVATE ROAD OR UTILITY EASEMENT.

PROPOSED TRACT A WAS INSPECTED FOR THE EXISTENCE OF WETLANDS ON NOVEMBER 7, 2013, BY ETHAN HARVEY, CERTIFIED WETLAND DELINEATOR FOR WIDSETH SMITH NOLTING. NO WETLANDS WERE FOUND DURING THIS INSPECTION.

RECEIVED
#61553
NOV 22 2013
GL 5, SE SW
7-134-29
COUNTY SURVEYOR

DATE:	NOVEMBER 19, 2013
SCALE:	AS SHOWN
DRAWN BY:	RAQ
CHECKED BY:	CMC
FILE NUMBER:	293B1730

DATE	AMENDMENTS	BY

PREPARED FOR: **KENNETH POWELL**

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.

CHAD M. CONNER DATE: 11-21-2013 LIC. NO. 41643

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WIDSETH SMITH NOLTING

ARCHITECTS — ALEXANDRIA, MN
ENGINEERS — BAXTER, MN
ENVIRONMENTAL SERVICES — BEMIDJI, MN
LAND SURVEYORS — CROOKSTON, MN
WATER RESOURCES — GRAND FORKS, ND
RED WING, MN
ROCHESTER, MN