

**PROPOSED DESCRIPTION:**

**TRACT A**  
That part of Government Lot 3, Section 7, and that part of Government Lot 4, Section 6, both in Township 140 North, Range 28 West, Cass County, Minnesota, described as follows: COMMENCING at the northeast corner of said Government Lot 3; thence South 03 degrees 49 minutes 56 seconds East, assigned bearing, along the east line thereof, 208.83 feet; thence North 60 degrees 53 minutes 09 seconds West 196.53 feet, to the west line of Lot 1, STUART'S BEACH, plat of record, said County; thence North 07 degrees 35 minutes 30 seconds East, along said west line, 271.98 feet to a point hereinafter referred to as Point "A"; and COMMENCING at the northwest corner of said Government Lot 4; thence South 88 degrees 26 minutes 30 seconds East, assigned bearing, along the north line thereof, 611.25 feet to the point of beginning of the tract to be herein described; thence South 00 degrees 00 minutes 00 seconds East 781.06 feet; thence South 17 degrees 57 minutes 00 seconds East 236.82 feet; thence South 17 degrees 01 minutes 00 seconds West 280 feet, more or less, to the shoreline of Woman Lake; thence southeasterly, along said shoreline, to the intersection with a line bearing South 29 degrees 09 minutes 24 seconds West from said Point "A"; thence North 29 degrees 09 minutes 24 seconds East 270 feet, more or less, to said Point "A"; thence North 07 degrees 35 minutes 30 seconds East, along said west line and its northerly projection, 708.38 feet to the east line of said Government Lot 4; thence North 00 degrees 08 minutes 12 seconds West 522.13 feet to the northeast corner of said Government Lot 4; thence North 88 degrees 26 minutes 30 seconds West, along said north line 698.69 feet to the point of beginning.

SUBJECT to easements, restrictions, and reservations of record.  
TOGETHER with Easement #1.  
SUBJECT to and TOGETHER with Easement #2 and #4.  
TOGETHER with Easement #3.

# ALTA / ACSM SURVEY

## PARTS OF SECTIONS 5, 6, & 7, TOWNSHIP 140 NORTH, RANGE 28 WEST, CASS COUNTY, MINNESOTA

**SURVEYOR'S CERTIFICATE**

The undersigned, being a Registered Land Surveyor in the State of Minnesota certifies to: Richard Schmoker as personal representative of the Estate of James Stuart, Helen C. Stuart, William S. Stuart, Catherine Stuart Schmoker, Richard Schmoker, The Catherine Stuart Schmoker Family Partnership, Glenmar Lodge Inc., a Nebraska corporation, Lakeshore LLC, a Nebraska limited liability company, Partridge Run LLC, a Nebraska limited liability company, William Scott Stuart, Jr. and Tiffany Stuart and First American Title Insurance Company, and all their members, partners, successors and assigns.

Certifies as follows:  
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 4, and 11(b) of Table A thereof. The field work was completed on June 12 and August 6, 2013.

Date of plat or map: August 22, 2013.

*Terry Freeman* 21367  
Terry Freeman Registration No.

Dated: 8/23/13

**SURVEY NOTES**

- Parcel contains 20.45+ acres.
- The underground and overhead utilities shown are based on locates using "Gopher One Call" ticket #132132917, dated August 1, 2013. Utilities contacted by Gopher One Call regarding this survey included Crow Wing Coop and Arvig. To confirm underground utility locations shown, call Gopher One Call at 800-252-1166 for locate.
- This survey has been prepared based on a title commitment prepared by First American Title Insurance Company, Commitment No. NCS-466833-MPLS, effective date: March 15, 2013 at 7:30 a.m. Only easements which appear in Schedule B-Section 2, Standard Exceptions of this title commitment have been shown as part of this survey.
- Access to the property is via Glenmar Drive and Stuart Beach Drive. Address is 4577 Stuart Beach Drive NE.

NO.	DATE	DESCRIPTION
1	7/26/2013	ADDED TOWNSHIP ROAD
2	8/13/2013	ADDED TELEPHONE / ELECTRIC INFO
3	8/23/2013	ADDED ALTA CERTIFICATE

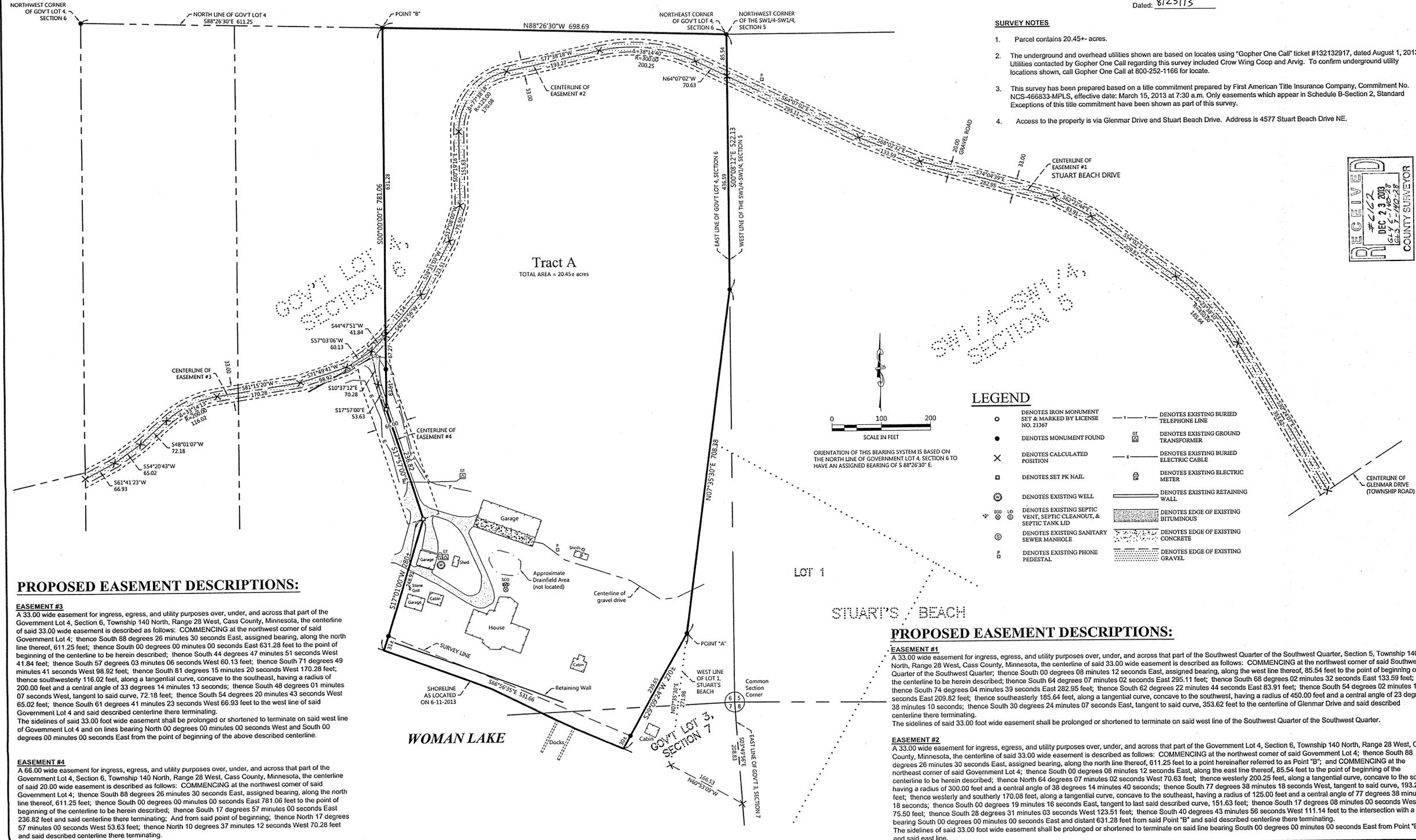
I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE LAWS OF THE STATE OF MINNESOTA.

*Terry L. Freeman*  
TERRY L. FREEMAN  
LIC. NO. 21367



**ALTA / ACSM SURVEY**  
Richard Schmoker  
6616 Biscayne Blvd.  
Edina, MN 55436

JOB NO. 13-071  
DATE: 06-24-2013  
SHEET NO.  
1 OF 1



**PROPOSED EASEMENT DESCRIPTIONS:**

**EASEMENT #3**  
A 33.00 wide easement for ingress, egress, and utility purposes over, under, and across that part of the Government Lot 4, Section 6, Township 140 North, Range 28 West, Cass County, Minnesota, the centerline of said 33.00 wide easement is described as follows: COMMENCING at the northwest corner of said Government Lot 4; thence South 88 degrees 26 minutes 30 seconds East, assigned bearing, along the north line thereof, 611.25 feet; thence South 00 degrees 00 minutes 00 seconds East 631.28 feet to the point of beginning of the centerline to be herein described; thence South 44 degrees 47 minutes 51 seconds West 41.84 feet; thence South 57 degrees 03 minutes 06 seconds West 60.13 feet; thence South 71 degrees 49 minutes 41 seconds West 99.92 feet; thence South 81 degrees 15 minutes 20 seconds West 170.28 feet; thence southwesterly 116.02 feet, along a tangential curve, concave to the southeast, having a radius of 200.00 feet and a central angle of 33 degrees 14 minutes 13 seconds; thence South 48 degrees 01 minutes 07 seconds West, tangent to said curve, 72.18 feet; thence South 54 degrees 20 minutes 43 seconds West 65.02 feet; thence South 61 degrees 41 minutes 23 seconds West 66.93 feet to the west line of said Government Lot 4 and said described centerline there terminating. The sidelines of said 33.00 foot wide easement shall be prolonged or shortened to terminate on said west line of Government Lot 4 and on lines bearing North 00 degrees 00 minutes 00 seconds West and South 00 degrees 00 minutes 00 seconds East from the point of beginning of the above described centerline.

**EASEMENT #4**  
A 66.00 wide easement for ingress, egress, and utility purposes over, under, and across that part of the Government Lot 4, Section 6, Township 140 North, Range 28 West, Cass County, Minnesota, the centerline of said 20.00 wide easement is described as follows: COMMENCING at the northwest corner of said Government Lot 4; thence South 88 degrees 26 minutes 30 seconds East, assigned bearing, along the north line thereof, 611.25 feet; thence South 00 degrees 00 minutes 00 seconds East 781.06 feet to the point of beginning of the centerline to be herein described; thence South 17 degrees 57 minutes 00 seconds East 236.82 feet and said centerline there terminating; thence North 17 degrees 57 minutes 00 seconds West 53.63 feet; thence North 10 degrees 37 minutes 12 seconds West 70.28 feet and said described centerline there terminating.

**PROPOSED EASEMENT DESCRIPTIONS:**

**EASEMENT #1**  
A 33.00 wide easement for ingress, egress, and utility purposes over, under, and across that part of the Southwest Quarter of the Southwest Quarter, Section 5, Township 140 North, Range 28 West, Cass County, Minnesota, the centerline of said 33.00 wide easement is described as follows: COMMENCING at the northwest corner of said Southwest Quarter of the Southwest Quarter; thence South 00 degrees 08 minutes 12 seconds East, assigned bearing, along the west line thereof, 85.54 feet to the point of beginning of the centerline to be herein described; thence South 64 degrees 07 minutes 02 seconds East 295.11 feet; thence South 68 degrees 02 minutes 32 seconds East 133.59 feet; thence South 74 degrees 04 minutes 39 seconds East 282.95 feet; thence South 62 degrees 22 minutes 44 seconds East 83.91 feet; thence South 54 degrees 02 minutes 17 seconds East 209.82 feet; thence southeasterly 185.64 feet, along a tangential curve, concave to the southwest, having a radius of 450.00 feet and a central angle of 23 degrees 38 minutes 10 seconds; thence South 30 degrees 24 minutes 07 seconds East, tangent to said curve, 353.62 feet to the centerline of Glenmar Drive and said described centerline there terminating. The sidelines of said 33.00 foot wide easement shall be prolonged or shortened to terminate on said west line of the Southwest Quarter of the Southwest Quarter.

**EASEMENT #2**  
A 33.00 wide easement for ingress, egress, and utility purposes over, under, and across that part of the Government Lot 4, Section 6, Township 140 North, Range 28 West, Cass County, Minnesota, the centerline of said 33.00 wide easement is described as follows: COMMENCING at the northwest corner of said Government Lot 4; thence South 88 degrees 26 minutes 30 seconds East, assigned bearing, along the east line thereof, 85.54 feet to the point of beginning of the centerline to be herein described; thence North 64 degrees 07 minutes 02 seconds West 70.63 feet; thence westerly 200.25 feet, along a tangential curve, concave to the south, having a radius of 300.00 feet and a central angle of 38 degrees 14 minutes 40 seconds; thence South 77 degrees 38 minutes 18 seconds West, tangent to said curve, 193.27 feet; thence westerly and southerly 170.08 feet, along a tangential curve, concave to the southeast, having a radius of 125.00 feet and a central angle of 77 degrees 38 minutes 18 seconds; thence South 00 degrees 19 minutes 16 seconds East, tangent to last said described curve, 151.63 feet; thence South 17 degrees 08 minutes 00 seconds West 75.50 feet; thence South 28 degrees 31 minutes 03 seconds West 123.51 feet; thence South 40 degrees 43 minutes 56 seconds West 111.14 feet to the intersection with a line bearing South 00 degrees 00 minutes 00 seconds East and distant 631.28 feet from said Point "B" and said described centerline there terminating. The sidelines of said 33.00 foot wide easement shall be prolonged or shortened to terminate on said line bearing South 00 degrees 00 minutes 00 seconds East from Point "B" and said east line.

**LEGEND**

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- DENOTES SET PK NAIL
- ⊙ DENOTES EXISTING WELL
- ⊕ DENOTES EXISTING SEPTIC VENT, SEPTIC CLEANOUT, & SEPTIC TANK LID
- ⊗ DENOTES EXISTING SANITARY SEWER MANHOLE
- ⊠ DENOTES EXISTING PHONE PEDESTAL
- — — DENOTES EXISTING BURIED TELEPHONE LINE
- — — DENOTES EXISTING GROUND TRANSFORMER
- — — DENOTES EXISTING BURIED ELECTRIC CABLE
- ⊕ DENOTES EXISTING ELECTRIC METER
- — — DENOTES EXISTING RETAINING WALL
- ▨ DENOTES EDGE OF EXISTING BITUMINOUS
- ▨ DENOTES EDGE OF EXISTING CONCRETE
- ▨ DENOTES EDGE OF EXISTING GRAVEL

