

Certificate of Survey

Located in
Section 14, Township 133 North, Range 30 West,
Cass County, Minnesota.

Northwest Corner
Section 14-133-30

North Quarter Corner
Section 14-133-30

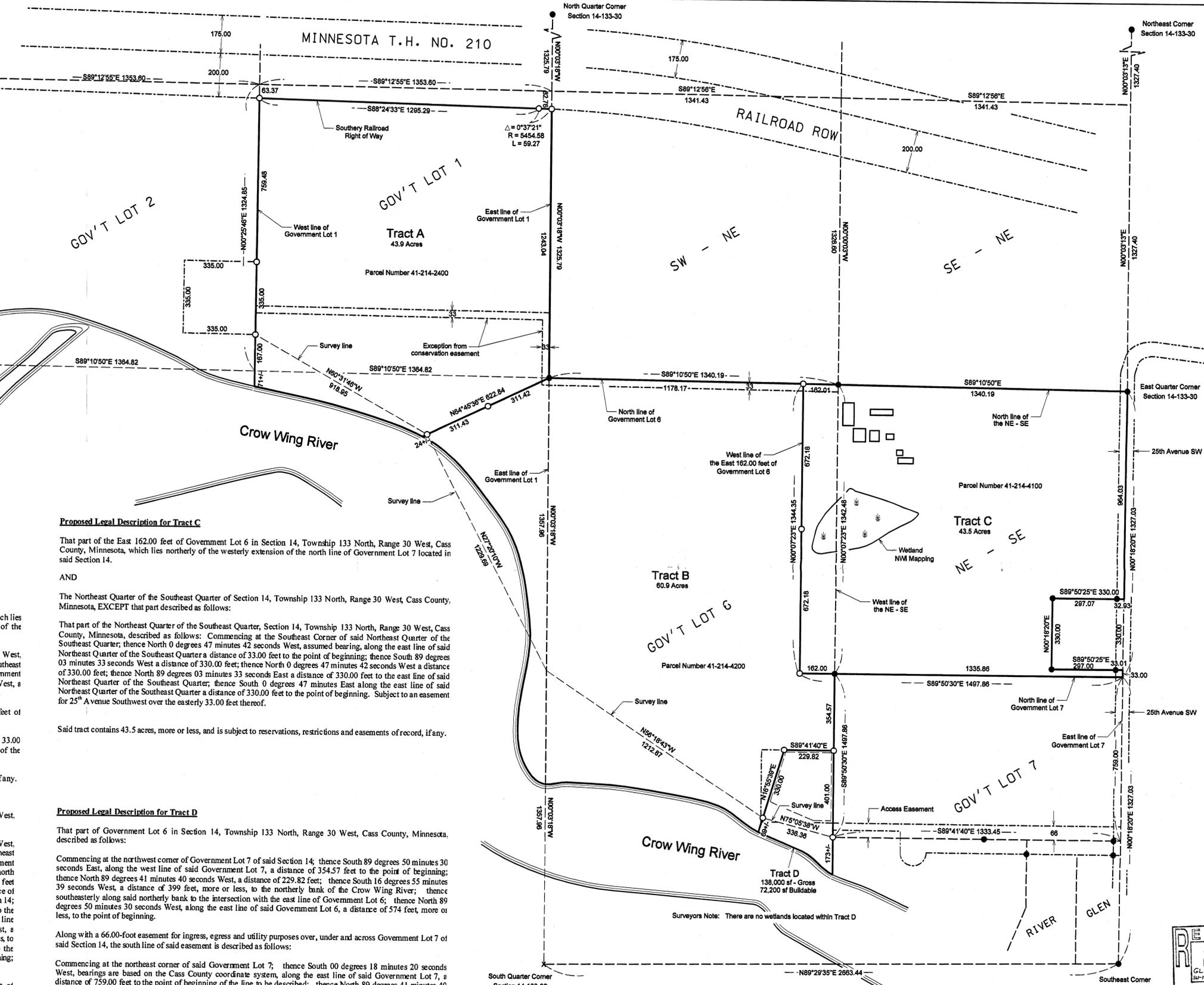
Northeast Corner
Section 14-133-30

West Quarter Corner
Section 14-133-30

East Quarter Corner
Section 14-133-30

South Quarter Corner
Section 14-133-30

Southeast Corner
Section 14-133-30



Proposed Legal Description for Tract A

Proposed Legal Description for Tract A

That part of Government Lot 1, Section 14, Township 133 North, Range 30 West, Cass County, Minnesota which lies southerly of the Burlington Northern Railroad right of way, EXCEPT that part which lies southeasterly of the following described line:

Commencing at the East Quarter corner of said Section 14; thence North 89 degrees 10 minutes 50 seconds West, bearings are based on Cass County coordinate system, along the north lines of the Northeast Quarter of the Southeast Quarter and Government Lot 6 of said Section 14, a distance of 2680.38 feet to the northwest corner of Government Lot 6, the point of beginning of the line to be described; thence South 64 degrees 45 minutes 36 seconds West, a distance of 647 feet, more or less, to the northerly bank of the Crow Wing River, and said line there terminating.

Along with an easement for ingress, egress and utility purposes over, under and across the North 33.00 feet of Government Lot 6 of said Section 14.

Also along with an easement for ingress, egress and utility purposes over, under and across that part of the East 33.00 feet of Government Lot 1 of said Section 16 which lies northerly of the westerly extension of the south line of the North 33.00 feet of Government Lot 6 of said Section 14.

Said tract contains 43.9 acres, more or less, and is subject to reservations, restrictions and easements of record, if any.

Proposed Legal Description for Tract B

That part of Government Lot 1 and Government Lot 6 located in Section 14, Township 133 North, Range 30 West, Cass County, Minnesota, described as follows:

Commencing at the East Quarter corner of said Section 14; thence North 89 degrees 10 minutes 50 seconds West, bearings are based on Cass County coordinate system, along the north lines of the Northeast Quarter of the Southeast Quarter and Government Lot 6 of said Section 14, a distance of 2680.38 feet to the northwest corner of Government Lot 6, the point of beginning; thence reversing course South 89 degrees 10 minutes 50 seconds East, along the north line of said Government Lot 6, a distance of 1178.17 feet to the intersection with the west line of the East 162.00 feet of said Government Lot 6; thence South 00 degrees 07 minutes 23 seconds West, along said west line, a distance of 1344.35 feet to the intersection with the westerly extension of the north line of Government Lot 7 of said Section 14; thence South 89 degrees 50 minutes 30 seconds East, along said westerly extension, a distance of 162.00 feet to the northwest corner of said Government Lot 7; thence South 89 degrees 50 minutes 30 seconds East, along the west line of said Government Lot 7, a distance of 354.57 feet; thence North 89 degrees 41 minutes 40 seconds West, a distance of 229.82 feet; thence South 16 degrees 55 minutes 39 seconds West, a distance of 399 feet, more or less, to the northerly bank of the Crow Wing River; thence westerly and northwesterly along said northerly bank to the intersection with a line which bears South 64 degrees 45 minutes 36 seconds West from the point of beginning; thence North 64 degrees 45 minutes 36 seconds East, a distance of 647 feet, more or less, to the point of beginning.

Subject to an easement for ingress, egress and utility purposes over, under and across the North 33.00 feet of Government Lot 6 of said Section 14.

Also subject to an easement for ingress, egress and utility purposes over, under and across that part of the East 33.00 feet of Government Lot 1 of said Section 16 which lies northerly of the westerly extension of the south line of the North 33.00 feet of Government Lot 6 of said Section 14.

Said tract contains 60.9 acres, more or less, and is subject to reservations, restrictions and easements of record, if any.

That part of the East 162.00 feet of Government Lot 6 in Section 14, Township 133 North, Range 30 West, Cass County, Minnesota, which lies northerly of the westerly extension of the north line of Government Lot 7 located in said Section 14.

AND

The Northeast Quarter of the Southeast Quarter of Section 14, Township 133 North, Range 30 West, Cass County, Minnesota, EXCEPT that part described as follows:

That part of the Northeast Quarter of the Southeast Quarter, Section 14, Township 133 North, Range 30 West, Cass County, Minnesota, described as follows: Commencing at the Southeast Corner of said Northeast Quarter of the Southeast Quarter; thence North 0 degrees 47 minutes 42 seconds West, assumed bearing, along the east line of said Northeast Quarter of the Southeast Quarter a distance of 33.00 feet to the point of beginning; thence South 89 degrees 03 minutes 33 seconds West a distance of 330.00 feet; thence North 0 degrees 47 minutes 42 seconds West a distance of 330.00 feet; thence North 89 degrees 03 minutes 33 seconds East a distance of 330.00 feet to the east line of said Northeast Quarter of the Southeast Quarter; thence South 0 degrees 47 minutes East along the east line of said Northeast Quarter of the Southeast Quarter a distance of 330.00 feet to the point of beginning. Subject to an easement for 25' Avenue Southwest over the easterly 33.00 feet thereof.

Said tract contains 43.5 acres, more or less, and is subject to reservations, restrictions and easements of record, if any.

Proposed Legal Description for Tract C

That part of Government Lot 6 in Section 14, Township 133 North, Range 30 West, Cass County, Minnesota, described as follows:

Commencing at the northwest corner of Government Lot 7 of said Section 14; thence South 89 degrees 50 minutes 30 seconds East, along the west line of said Government Lot 7, a distance of 354.57 feet to the point of beginning; thence North 89 degrees 41 minutes 40 seconds West, a distance of 229.82 feet; thence South 16 degrees 55 minutes 39 seconds West, a distance of 399 feet, more or less, to the northerly bank of the Crow Wing River; thence southeasterly along said northerly bank to the intersection with the east line of Government Lot 6; thence North 89 degrees 50 minutes 30 seconds West, along the east line of said Government Lot 6, a distance of 574 feet, more or less, to the point of beginning.

Along with a 66.00-foot easement for ingress, egress and utility purposes over, under and across Government Lot 7 of said Section 14, the south line of said easement is described as follows:

Commencing at the northeast corner of said Government Lot 7; thence South 00 degrees 18 minutes 20 seconds West, bearings are based on the Cass County coordinate system, along the east line of said Government Lot 7, a distance of 759.00 feet to the point of beginning of the line to be described; thence North 89 degrees 41 minutes 40 seconds West, a distance of 1333.45 feet to the west line of said Government Lot 7, and said line there terminating.

The side line of said are to be shortened or prolonged to terminate on the east line of said Government Lot 7, and the west line of said Government Lot 7.

Said tract contains 138,000 square feet, more or less, and is subject to reservations, restrictions and easements of record, if any.

No.	Date	REVISIONS

Client Name: JoAnne Groves/Doug Spillman

Survey By: MS
Drawn By: KW
Checked By: JK

I HEREBY CERTIFY THAT THIS PLAN, SURVEY, 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.

SIGNATURE: *James Kramer* DATE: 1-16-2014
JAMES KRAMER, MN LICENSE NUMBER 23668

PROJECT NO. GROVJ1301

RECEIVED #7658 FEB 11 2014 GL 1, 2, 6, 7 14-133-30 SW-NE SE-NE NE-SE COUNTY SURVEYOR

KLD 1120 Industrial Park Road SW
Brainerd, MN 56607
218-829-6333

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