

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOTS 3 & 4,
SECTION 8, TOWNSHIP 142 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA

PROPOSED DESCRIPTIONS:

TRACT A

That part of Government Lot 4, Section 8, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the southwest corner of Lot 6, Block Two, KABEKONA SPRINGS ESTATES, according to the recorded plat thereof, said County; thence South 78 degrees 30 minutes 41 seconds West, assigned bearing, along the south line of said plat and its westerly extension, 601.27 feet to the point of beginning of the tract to be herein described; thence continue South 78 degrees 30 minutes 41 seconds West, along said westerly extension, 470.00 feet to the west line of said Government Lot 4; thence South 08 degrees 56 minutes 00 seconds East, along said west line, 449.90 feet to the northerly line of the Paul Bunyan State Trail; thence North 89 degrees 57 minutes 22 seconds East, along said northerly line, 380.00 feet to the intersection with a line bearing South 01 degrees 08 minutes 31 seconds West from the point of beginning; thence North 01 degrees 08 minutes 31 seconds East 537.87 feet to the point of beginning. SUBJECT to easements, restrictions, and reservations of record. SUBJECT to and TOGETHER with Easement No. 1.

TRACT B

That part of the Southeast Quarter of the Southwest Quarter and that part of Government Lot 4, both in Section 8, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the southwest corner of Lot 6, Block Two, KABEKONA SPRINGS ESTATES, according to the recorded plat thereof, said County; thence South 78 degrees 30 minutes 41 seconds West, assigned bearing, along the south line of said plat, 371.27 feet to the point of beginning of the tract to be herein described; thence continue South 78 degrees 30 minutes 41 seconds West, along said southerly line and its westerly extension 230.00 feet; thence South 01 degrees 08 minutes 31 seconds West 537.87 feet to the northerly line of the Paul Bunyan State Trail; thence North 89 degrees 57 minutes 22 seconds East, along said northerly line, 226.00 feet to the intersection with a line bearing South 00 degrees 59 minutes 35 seconds West from the point of beginning; thence North 00 degrees 59 minutes 35 seconds East 583.49 feet to the point of beginning. SUBJECT to easements, restrictions, and reservations of record. SUBJECT to and TOGETHER with Easement No. 1.

TRACT C

That part of the Southeast Quarter of the Southwest Quarter, that part of the Southwest Quarter of the Southeast Quarter, that part of Government Lot 3, and that part of Government Lot 4, all in Section 8, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the southwest corner of Lot 6, Block Two, KABEKONA SPRINGS ESTATES, according to the recorded plat thereof, said County; thence South 78 degrees 30 minutes 41 seconds West, assigned bearing, along the south line of said plat, 371.27 feet to the point of beginning of the tract to be herein described; thence North 78 degrees 30 minutes 41 seconds East, along said south line, 371.27 feet to said southwest corner of Lot 6; thence continue North 78 degrees 30 minutes 41 seconds East, along said south line, 10.68 feet; thence South 32 degrees 53 minutes 08 seconds East 218.30 feet; thence South 20 degrees 22 minutes 16 seconds East 142.69 feet; thence South 26 degrees 28 minutes 08 seconds East 124.70 feet; thence South 21 degrees 16 minutes 40 seconds East 158.14 feet; thence southerly 60.56 feet, along a tangential curve, concave to the west, having a radius of 403.05 feet, and a central angle of 08 degrees 36 minutes 34 seconds to the northerly line of the Paul Bunyan State Trail; thence South 89 degrees 57 minutes 22 seconds West, not tangent to said curve, 395.55 feet to an angle point in said northerly line; thence South 21 degrees 56 minutes 38 seconds East, along said northerly line 26.94 feet to an angle point in said northerly line; thence South 89 degrees 57 minutes 22 seconds West, along said northerly line 297.76 feet to the intersection with a line bearing South 00 degrees 59 minutes 35 seconds West from the point of beginning; thence North 00 degrees 59 minutes 35 seconds East 583.49 feet to the point of beginning. SUBJECT to easements, restrictions, and reservations of record. SUBJECT to and TOGETHER with the existing roadway and utility easement described in Doc. No. 353903.

TRACT D

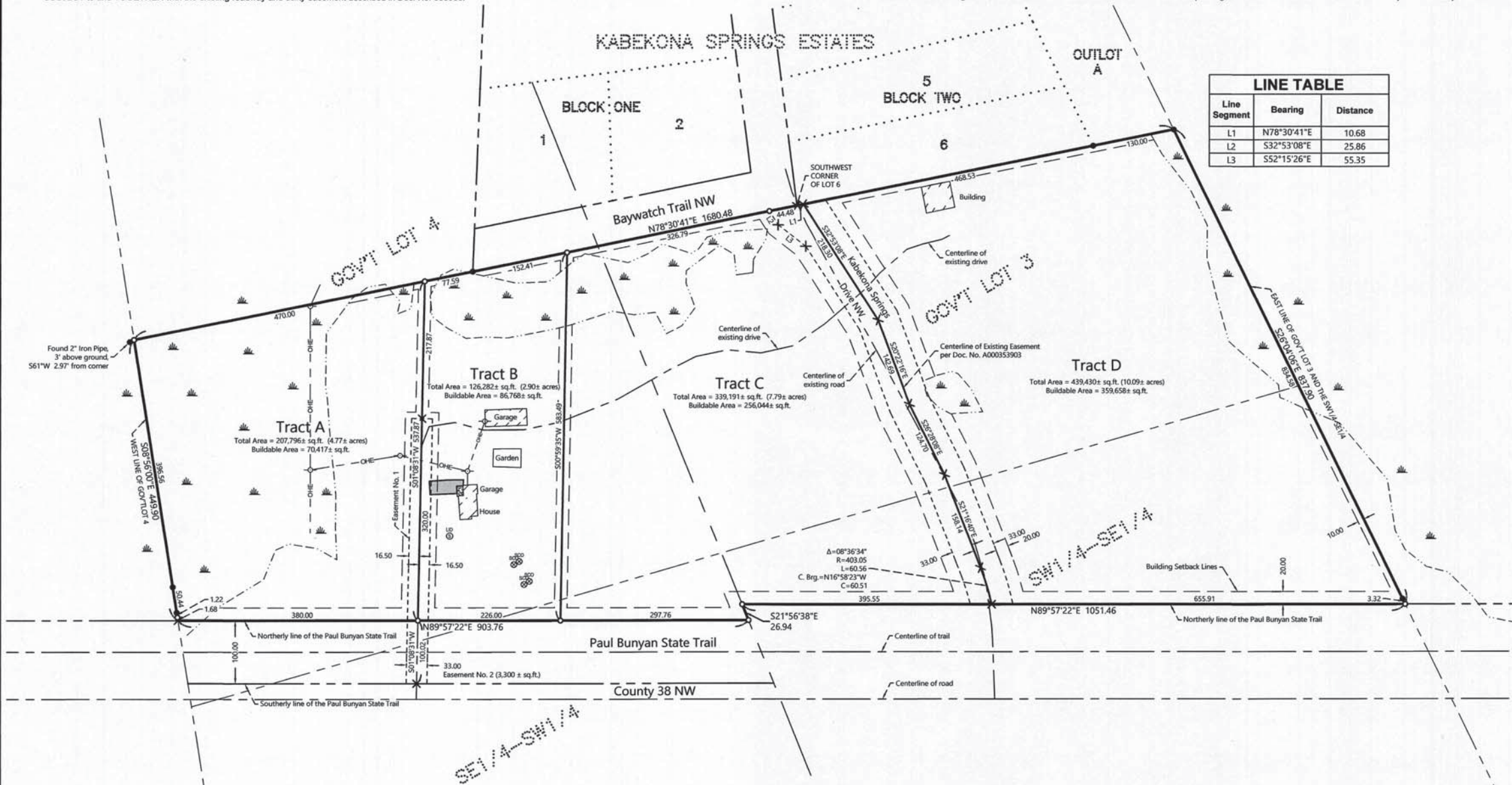
That part of the Southwest Quarter of the Southeast Quarter and that part of Government Lot 3, both in Section 8, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the southwest corner of Lot 6, Block Two, KABEKONA SPRINGS ESTATES, according to the recorded plat thereof, said County; thence North 78 degrees 30 minutes 41 seconds East, assigned bearing, along the south line of said plat and its westerly extension, 601.27 feet to the point of beginning of the tract to be herein described; thence South 32 degrees 53 minutes 08 seconds East 218.30 feet; thence South 20 degrees 22 minutes 16 seconds East 142.69 feet; thence South 26 degrees 28 minutes 08 seconds East 124.70 feet; thence South 21 degrees 16 minutes 40 seconds East 158.14 feet; thence southerly 60.56 feet, along a tangential curve, concave to the west, having a radius of 403.05 feet, and a central angle of 08 degrees 36 minutes 34 seconds to the northerly line of the Paul Bunyan State Trail; thence North 89 degrees 57 minutes 22 seconds East, not tangent to said curve, 395.55 feet to the east line of said Southwest Quarter of the Southeast Quarter; thence North 26 degrees 04 minutes 06 seconds West, along said east line and the east line of said Government Lot 3, a distance of 837.90 feet to the southeast corner of said KABEKONA SPRINGS ESTATES; thence South 78 degrees 30 minutes 41 seconds West, along the southerly line of said plat, 598.53 feet to the point of beginning. SUBJECT to easements, restrictions, and reservations of record. SUBJECT to and TOGETHER with the existing roadway and utility easement described in Doc. No. 353903.

EASEMENT NO. 1

A 33.00 foot wide easement for ingress, egress, and utility purposes over, under, and across that part of Government Lot 4, Section 8, Township 142 North, Range 31 West, Cass County, Minnesota, the centerline of said 33.00 foot wide easement is described as follows: COMMENCING at the southwest corner of Lot 6, Block Two, KABEKONA SPRINGS ESTATES, according to the recorded plat thereof, said County; thence South 78 degrees 30 minutes 41 seconds West, assigned bearing, along the south line of said plat and its westerly extension, 601.27 feet; thence South 01 degrees 08 minutes 31 seconds West 217.87 feet to the point of beginning of the centerline to be herein described; thence continue South 01 degrees 08 minutes 31 seconds West 320.00 feet to the northerly line of the Paul Bunyan State Trail and said described centerline there terminating. The sidelines of said 33.00 foot wide easement shall be prolonged or shortened to terminate on lines bearing North 89 degrees 57 minutes 22 seconds East and South 89 degrees 57 minutes 22 seconds West from the point of termination of the above described centerline.

EASEMENT NO. 2

A 33.00 foot wide easement for ingress, egress, and utility purposes over, under, and across that part of Government Lot 4 and the Southeast Quarter of the Southwest Quarter, Section 8, Township 142 North, Range 31 West, Cass County, Minnesota, the centerline of said 33.00 foot wide easement is described as follows: COMMENCING at the southwest corner of Lot 6, Block Two, KABEKONA SPRINGS ESTATES, according to the recorded plat thereof, said County; thence South 78 degrees 30 minutes 41 seconds West, assigned bearing, along the south line of said plat and its westerly extension, 601.27 feet; thence South 01 degrees 08 minutes 31 seconds West 537.87 feet to the northerly line of the Paul Bunyan State Trail and the Point of Beginning of the centerline to be herein described; thence continue South 01 degrees 08 minutes 31 seconds West 100.02 feet to the southerly line of the Paul Bunyan State Trail and said described centerline there terminating. The sidelines of said 33.00 foot wide easement shall be prolonged or shortened to terminate on said northerly and southerly lines of the Paul Bunyan Trail.



NO.	DATE	DESCRIPTION
1	09-15-2020	Added Easement No. 2

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

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



CERTIFICATE OF SURVEY
Rhonda Richardson
5221 35th Ave S
Minneapolis, MN 55417

JOB NO. 15-126
DATE: 12-21-2015
SHEET NO. 1 OF 1

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOTS 3 & 4,
SECTION 8, TOWNSHIP 142 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA

PROPOSED DESCRIPTIONS:

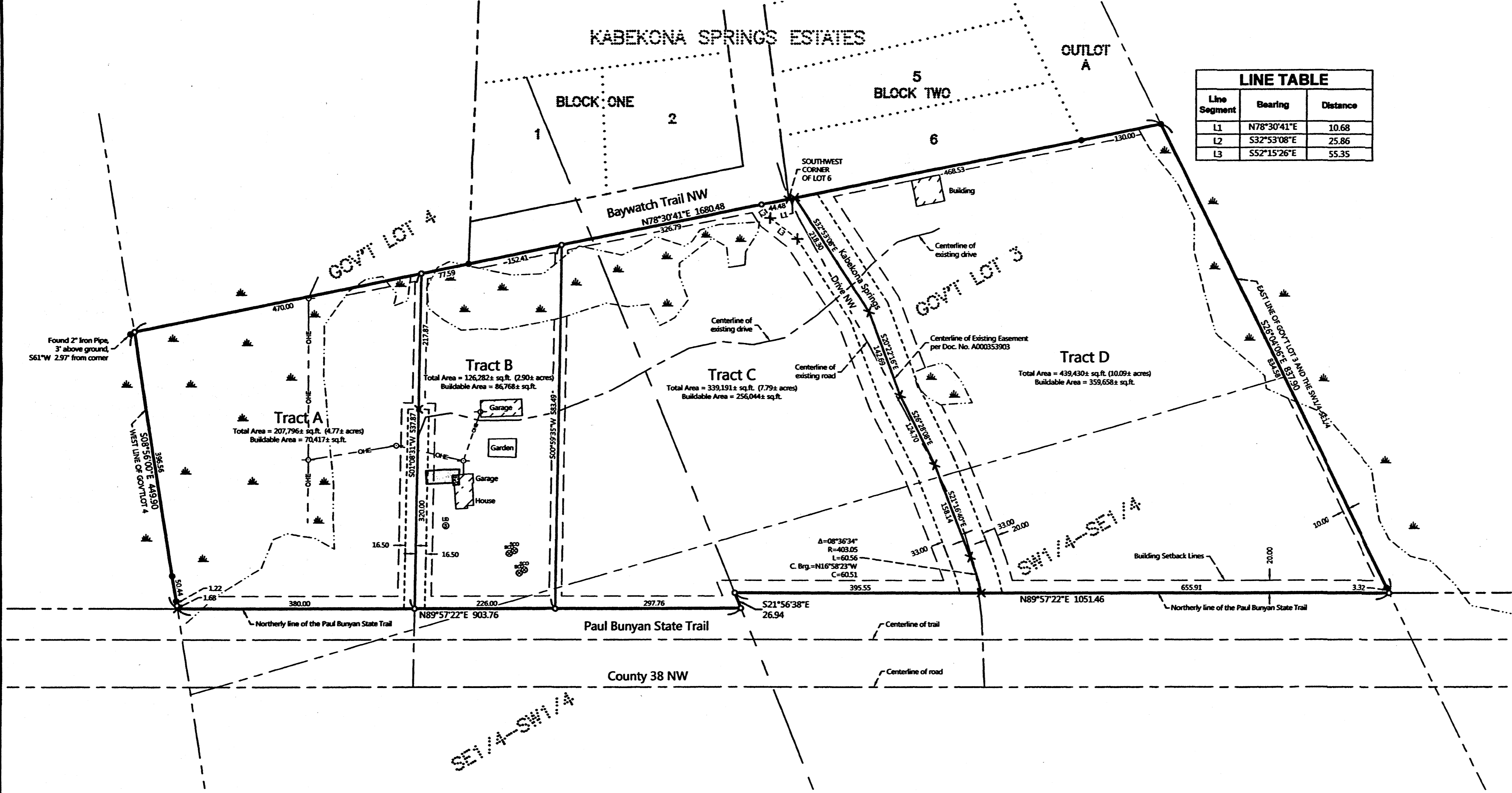
TRACT A
That part of Government Lot 4, Section 8, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the southwest corner of Lot 6, Block Two, KABEKONA SPRINGS ESTATES, according to the recorded plat thereof, said County; thence South 78 degrees 30 minutes 41 seconds West, assigned bearing, along the south line of said plat and its westerly extension, 601.27 feet to the point of beginning of the tract to be herein described; thence continue South 78 degrees 30 minutes 41 seconds West, along said westerly extension, 470.00 feet to the west line of said Government Lot 4; thence South 08 degrees 53 minutes 00 seconds East, along said west line, 443.90 feet to the northerly line of the Paul Bunyan State Trail; thence North 89 degrees 57 minutes 22 seconds East, along said northerly line, 380.00 feet to the intersection with a line bearing South 01 degrees 08 minutes 31 seconds West from the point of beginning; thence North 01 degrees 08 minutes 31 seconds East 537.87 feet to the point of beginning.
SUBJECT TO easements, restrictions, and reservations of record.
SUBJECT TO and TOGETHER with Easement No. 1.

TRACT B
That part of the Southeast Quarter of the Southwest Quarter and that part of Government Lot 4, both in Section 8, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the southwest corner of Lot 6, Block Two, KABEKONA SPRINGS ESTATES, according to the recorded plat thereof, said County; thence South 78 degrees 30 minutes 41 seconds West, assigned bearing, along the south line of said plat, 371.27 feet to the point of beginning of the tract to be herein described; thence continue South 78 degrees 30 minutes 41 seconds West, along said southerly line and its westerly extension 230.00 feet; thence South 01 degrees 08 minutes 31 seconds West 537.87 feet to the northerly line of the Paul Bunyan State Trail; thence North 89 degrees 57 minutes 22 seconds East, along said northerly line, 228.00 feet to the intersection with a line bearing South 00 degrees 59 minutes 35 seconds West from the point of beginning; thence North 00 degrees 59 minutes 35 seconds East 583.49 feet to the point of beginning.
SUBJECT TO easements, restrictions, and reservations of record.
SUBJECT TO and TOGETHER with Easement No. 1.

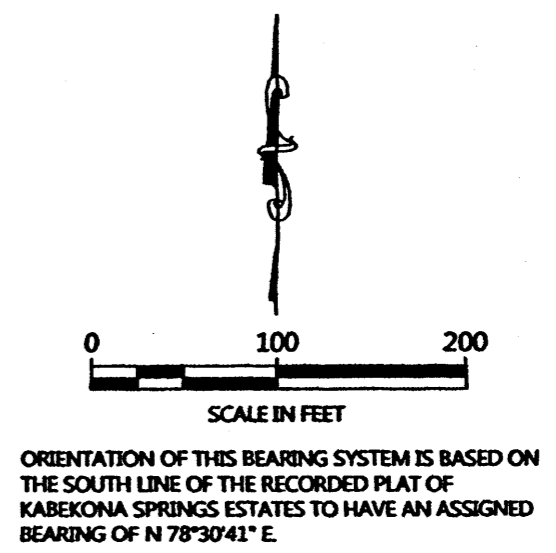
TRACT C
That part of the Southeast Quarter of the Southwest Quarter, that part of the Southwest Quarter of the Southeast Quarter, that part of Government Lot 3, and that part of Government Lot 4, all in Section 8, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the southwest corner of Lot 6, Block Two, KABEKONA SPRINGS ESTATES, according to the recorded plat thereof, said County; thence South 78 degrees 30 minutes 41 seconds West, assigned bearing, along the south line of said plat, 371.27 feet to the point of beginning of the tract to be herein described; thence North 78 degrees 30 minutes 41 seconds East, along said south line, 371.27 feet to said southwest corner of Lot 6; thence continue North 78 degrees 30 minutes 41 seconds East, along said south line, 10.68 feet; thence South 32 degrees 53 minutes 08 seconds East 218.30 feet; thence South 20 degrees 22 minutes 16 seconds East 142.69 feet; thence South 26 degrees 28 minutes 08 seconds East 124.70 feet; thence South 21 degrees 16 minutes 40 seconds East 158.14 feet; thence southerly 60.56 feet, along a tangential curve, concave to the west, having a radius of 403.05 feet, and a central angle of 08 degrees 36 minutes 34 seconds to the northerly line of the Paul Bunyan State Trail; thence South 89 degrees 57 minutes 22 seconds West, not tangent to said curve, along said northerly line, 395.55 feet to an angle point in said northerly line; thence South 21 degrees 56 minutes 38 seconds East, along said northerly line 26.94 feet to an angle point in said northerly line; thence South 89 degrees 57 minutes 22 seconds West, along said northerly line 297.76 feet to the intersection with a line bearing South 00 degrees 59 minutes 35 seconds West from the point of beginning; thence North 00 degrees 59 minutes 35 seconds East 583.49 feet to the point of beginning.
SUBJECT TO easements, restrictions, and reservations of record.
SUBJECT TO and TOGETHER with the existing roadway and utility easement described in Doc. No. 353903.

TRACT D
That part of the Southwest Quarter of the Southeast Quarter and that part of Government Lot 3, both in Section 8, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the southwest corner of Lot 6, Block Two, KABEKONA SPRINGS ESTATES, according to the recorded plat thereof, said County; thence North 78 degrees 30 minutes 41 seconds East, assigned bearing, along the south line of said Lot 6, a distance of 10.68 feet to the point of beginning of the tract to be herein described; thence South 32 degrees 53 minutes 08 seconds East 218.30 feet; thence South 20 degrees 22 minutes 16 seconds East 142.69 feet; thence South 26 degrees 28 minutes 08 seconds East 124.70 feet; thence South 21 degrees 16 minutes 40 seconds East 158.14 feet; thence southerly 60.56 feet, along a tangential curve, concave to the west, having a radius of 403.05 feet, and a central angle of 08 degrees 36 minutes 34 seconds to the northerly line of the Paul Bunyan State Trail; thence North 89 degrees 57 minutes 22 seconds East, not tangent to said curve, along said northerly line, 655.91 feet to the east line of said Southwest Quarter of the Southeast Quarter; thence North 26 degrees 04 minutes 06 seconds West, along said east line and the east line of said Government Lot 3, a distance of 837.90 feet to the southeast corner of said KABEKONA SPRINGS ESTATES; thence South 78 degrees 30 minutes 41 seconds West, along the southerly line of said plat, 586.53 feet to the point of beginning.
SUBJECT TO easements, restrictions, and reservations of record.
SUBJECT TO and TOGETHER with the existing roadway and utility easement described in Doc. No. 353903.

EASEMENT NO. 1
A 33.00 foot wide easement for ingress, egress, and utility purposes over, under, and across that part of Government Lot 4, Section 8, Township 142 North, Range 31 West, Cass County, Minnesota, the centerline of said 33.00 foot wide easement is described as follows: COMMENCING at the southwest corner of Lot 6, Block Two, KABEKONA SPRINGS ESTATES, according to the recorded plat thereof, said County; thence South 78 degrees 30 minutes 41 seconds West, assigned bearing, along the south line of said plat and its westerly extension, 601.27 feet; thence South 01 degrees 08 minutes 31 seconds West 217.87 feet to the point of beginning of the centerline to be herein described; thence continue South 01 degrees 08 minutes 31 seconds West 320.00 feet to the northerly line of the Paul Bunyan State Trail and said described centerline there terminating. The sidelines of said 33.00 foot wide easement shall be prolonged or shortened to terminate on lines bearing North 89 degrees 57 minutes 22 seconds East and South 89 degrees 57 minutes 22 seconds West from the point of termination of the above described centerline.



Line Segment	Bearing	Distance
L1	N78°30'41"E	10.68
L2	S32°53'08"E	25.86
L3	S52°15'26"E	55.35



- LEGEND**
- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
 - DENOTES MONUMENT FOUND
 - × DENOTES CALCULATED POSITION
 - DENOTES EXISTING UTILITY POLE
 - DENOTES OVERHEAD ELECTRIC LINE
 - ⊙ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
 - DENOTES EDGE OF EXISTING BITUMINOUS
 - DENOTES EDGE OF EXISTING CONCRETE
 - DENOTES DELINEATED WETLAND(S) by Patrick Reardon, August 2013

NO.	DATE	DESCRIPTION

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.

Terrell Freeman
TERRELL FREEMAN
LIC. NO. 21367

MINNESOTA SURVEYING & CONSULTING, INC.
P.O. Box 202, Walker, MN, 56484
Phone: 218-547-1296, Fax: 218-547-2272
web: www.mnrcs.com

CERTIFICATE OF SURVEY
Rhonda Richardson
5221 35th Ave S
Minneapolis, MN 55417

JOB NO. 15-126
DATE: 12-21-2015
SHEET NO. 1 OF 1