

# Certificate of Survey

Part of the Northeast Quarter of  
Section 1, Township 135 North, Range 30 West,  
Cass County, Minnesota.

**Legal Description - Conveyance for Hunts Point Promotions LLC to Trenholm/Winegar**

The West Half of Government Lot 1 (also known as the Northeast Quarter of the Northeast Quarter), Section 1, Township 135 North, Range 30 West, Cass County, Minnesota, EXCEPT the West 230.00 feet thereof.

AND

That part of the North 180.00 feet the Southeast Quarter of the Northeast Quarter of Section 1, Township 135 North, Range 30 West, Cass County, Minnesota, which lies easterly of the east line of the West 230.00 of said Southeast Quarter of the Northeast Quarter.

Subject to the easement described by Document Number A000548318 in the Office of the County Recorder.

**Legal Description - Conveyance for Wills to Trenholm/Winegar**

The East Half of Government Lot 1 (also known as the Northeast Quarter of the Northeast Quarter), Section 1, Township 135 North, Range 30 West, Cass County, Minnesota, EXCEPT the following described tract:

That part of the Northeast Quarter (NE 1/4), Section One (1), Township One Hundred Thirty-five (135), Range Thirty (30), described as follows:

Commencing at the Northeast corner of said Northeast Quarter; thence South 00 degrees 23 minutes 17 seconds East, assumed bearing, 440.00 feet along the East line of said Northeast Quarter to the point of beginning of the Tract to be described; thence continue South 00 degrees 23 minutes 17 seconds East 675.00 feet along said East line of the Northeast Quarter; thence South 89 degrees 36 minutes 43 seconds West 580.00 feet; thence North 00 degrees 23 minutes 17 seconds West 675.00 feet; thence North 89 degrees 36 minutes 43 seconds East 580.00 feet to the point of beginning.

Subject to an easement for ingress and egress and utilities 33 feet wide over and along the existing and in use driveway as it crosses the of the Northeast Quarter of Section 1, Township 135, Range 30, Beginning at the Northeast corner of Government Lot One (1), Section One (1), Township One Hundred Thirty-five (135), Range Thirty (30) and extending southwesterly along the existing and in use driveway to the East line of Government Lot Two (2), Section One (1), Township One Hundred Thirty-five (135), Range Thirty (30) and there ending. Said easement hereby conveyed being appurtenant to Government Lot 2, Section 1, Township 135, Range 30, except the North 660 feet of the West 660 feet of said Government Lot 2.

**Tract A Legal Description**

Government Lot 2, Section 1, Township 135 North, Range 30 West, Cass County, Minnesota, EXCEPT the North 660.00 feet of the West 660.00 feet thereof.

Said tract contains 30.9 acres, more or less, and is subject to all restrictions, reservations and easements of record, if any.

**Tract B Legal Description**

The Southwest Quarter of the Northeast Quarter of Section 1, Township 135 North, Range 30 West, Cass County, Minnesota.

AND

The West 230.00 feet of Government Lot 1, Section 1, Township 135 North, Range 30 West, Cass County, Minnesota.

AND

The Southeast Quarter of the Northeast Quarter of Section 1, Township 135 North, Range 30 West, Cass County, Minnesota, EXCEPT that part of the North 180.00 feet thereof which lies easterly of the east line of the West 230.00 feet of said Southeast Quarter of the Northeast Quarter.

Said tract contains 83.9 acres, more or less, and is subject to all restrictions, reservations and easements of record, if any.

**Tract C Legal Description**

Government Lot 1, Section 1, Township 135 North, Range 30 West, Cass County, Minnesota, EXCEPT the West 230.00 feet thereof.

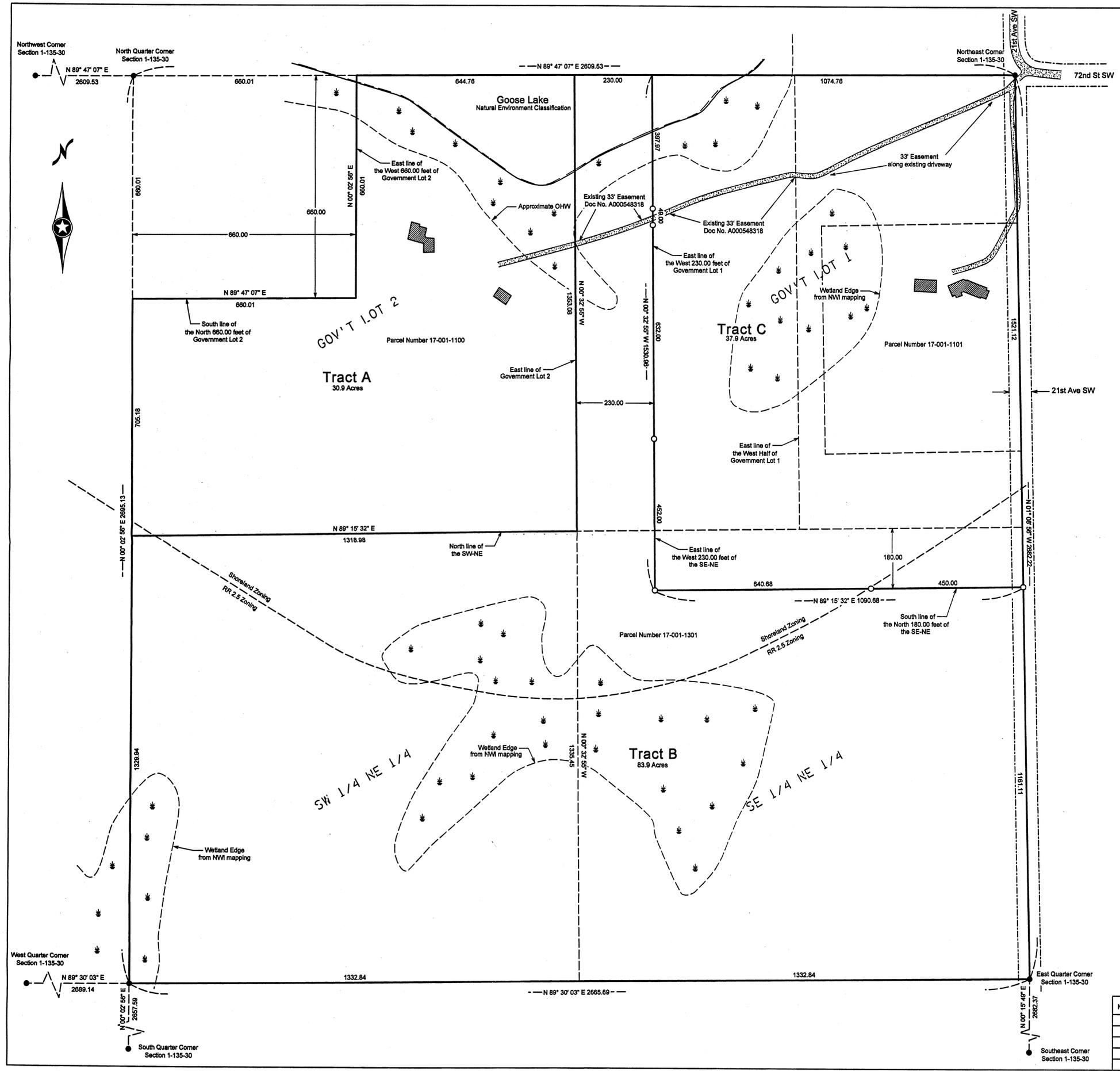
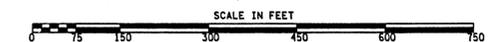
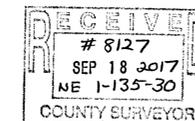
AND

That part of the North 180.00 feet the Southeast Quarter of the Northeast Quarter of Section 1, Township 135 North, Range 30 West, Cass County, Minnesota, which lies easterly of the east line of the West 230.00 of said Southeast Quarter of the Northeast Quarter.

Said tract contains 37.9 acres, more or less, and is subject to all restrictions, reservations and easements of record, if any.

- Denotes Iron monument found
- Denotes 1/2" Iron pipe set and marked by License No. 23668

Orientation of this bearing system is the  
Cass County coordinate system.



No.	Date	REVISIONS

Client Name: **Jim Wills**

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: 1-5-2017  
 JAMES KRAMER, MN LICENSE NUMBER 23668

PROJECT NO. **WILLJ1601**