

Parcel description of record:

Parcels 15-123-4101 & 15-123-4201 - Document A000514730:  
EXHIBIT "A"

Government Lot 7, lying East of County Road 136, less the North and South tracts described on Exhibit B attached hereto;

AND ALSO LESS the South 31.33 feet of the above described tract;

AND ALSO CONVEYING The Northeast Quarter of the Southeast Quarter, all in Section 23, Township 143, Range 29.

Together with a Roadway and Utility Easement for ingress, egress and utility purposes over, under and across the North 66.00 feet of the Northeast Quarter of the Southeast Quarter and the North 66.00 feet of Government Lot 7, all in Section 23, Township 143 North, Range 29 West, Cass County, Minnesota, lying Easterly of Township Road No. 136.

EXHIBIT "B"

**NORTH TRACT**  
That part of Government Lot Seven (7), Section Twenty-three (23), Township One Hundred Forty-three (143) North, Range Twenty-nine (29) West, Cass County, Minnesota, described as follows: Commencing at the Northeast corner of said Government Lot 7; thence South 0 degrees 51 minutes 58 seconds East, assumed bearing along the East line thereof 495.00 feet; thence North 89 degrees 59 minutes 04 seconds West, parallel to the South line of former Government Lot Three (3), now Government Lot Eight (8), a distance of 281.36 feet to the point of beginning of the tract to be herein described; thence North 0 degrees 51 minutes 58 seconds West 130.88 feet to the North line of the South 100.00 feet of the North 464.00 feet of said Government Lot 7; thence on a bearing of West 247.12 feet to the centerline of County Road No. 136; thence South 22 degrees 03 minutes 07 seconds West along said centerline to the South line of said North 464.00 feet of said Government Lot 7; thence on a bearing of West along last said South line 306 feet, more or less, to the shoreline of Leech Lake; thence Southerly along said shoreline to the intersection with a line which bears North 89 degrees 59 minutes 04 seconds West from the point of beginning; thence South 89 degrees 59 minutes 04 seconds East 602 feet, more or less, to the point of beginning.

Subject to and together with easements, restrictions and reservations of record, if any.

AND

**SOUTH TRACT**  
That part of Government Lot Seven (7), Section Twenty-three (23), Township One Hundred Forty-three (143) North, Range Twenty-nine (29) West, Cass County, Minnesota, lying Southerly and Westerly of the following described lines: Commencing at the Northeast corner of said Government Lot 7; thence South 0 degrees 51 minutes 58 seconds East, assumed bearing along the East line thereof 495.00 feet; thence North 89 degrees 59 minutes 04 seconds West, parallel to the South line of former Government Lot Three (3), now Government Lot Eight (8), a distance of 281.36 feet to the point of beginning of the lines to be herein described; thence North 89 degrees 59 minutes 04 seconds West to the shoreline of Leech Lake and said line there terminating; East from said point of beginning South 0 degrees 51 minutes 58 seconds East 31.33 feet to the South line of said Government Lot 7 and said line there terminating.

Subject to and together with easements, restrictions and reservations of record, if any.

The foregoing properties are not considered buildable lots on their own, and said parcels are attached to and indivisible from that parcel described in Document Number 428321, on file in the Office of the County Recorder, and described as Parcel Number 15-123-4205 in the Office of the County Auditor, Cass County, Minnesota.

Proposed parcel descriptions:

For conveyance: Furman to Kvasnicka:

The Northeast Quarter of the Southeast Quarter, Section 23, Township 143 North, Range 29 West, of the Fifth Principal Meridian, LESS AND EXCEPT the South 487.28 feet of the North 526.28 feet of the West 365.10 feet thereof.

AND That part of the North 66.00 feet of Government Lot 7, Section 23, Township 143 North, Range 29 West, of the Fifth Principal Meridian, lying east of County Road No. 136.

Subject to and together with easements, restrictions and reservations of record, if any.

Combined Kvasnicka Parcel 15-124-0003:

The West Half of the Northwest Quarter and the North Half of the Northwest Quarter of the Southwest Quarter, Section 24, Township 143 North, Range 29 West, of the Fifth Principal Meridian, Cass County, Minnesota.

AND The Northeast Quarter of the Southeast Quarter, Section 23, Township 143 North, Range 29 West, of the Fifth Principal Meridian, LESS AND EXCEPT the South 487.28 feet of the North 526.28 feet of the West 365.10 feet thereof.

AND That part of the North 66.00 feet of Government Lot 7, Section 23, Township 143 North, Range 29 West, of the Fifth Principal Meridian, lying east of County Road No. 136.

Subject to and together with easements, restrictions and reservations of record, if any.

Remaining Furman Parcels:

EXHIBIT "A"  
Government Lot 7, lying East of County Road 136, less the North and South tracts described on Exhibit B attached hereto;

AND ALSO LESS the North 66.00 feet of the above described tract;

AND ALSO the South 487.28 feet of the North 526.28 feet of the West 365.10 feet of the Northeast Quarter of the Southeast Quarter, all in Section 23, Township 143 North, Range 29 West, Cass County, Minnesota.

Together with a Roadway and Utility Easement for ingress, egress and utility purposes over, under and across the North 66.00 feet of the Northeast Quarter of the Southeast Quarter and the North 66.00 feet of Government Lot 7, all in Section 23, Township 143 North, Range 29 West, Cass County, Minnesota, lying Easterly of County Road No. 136.

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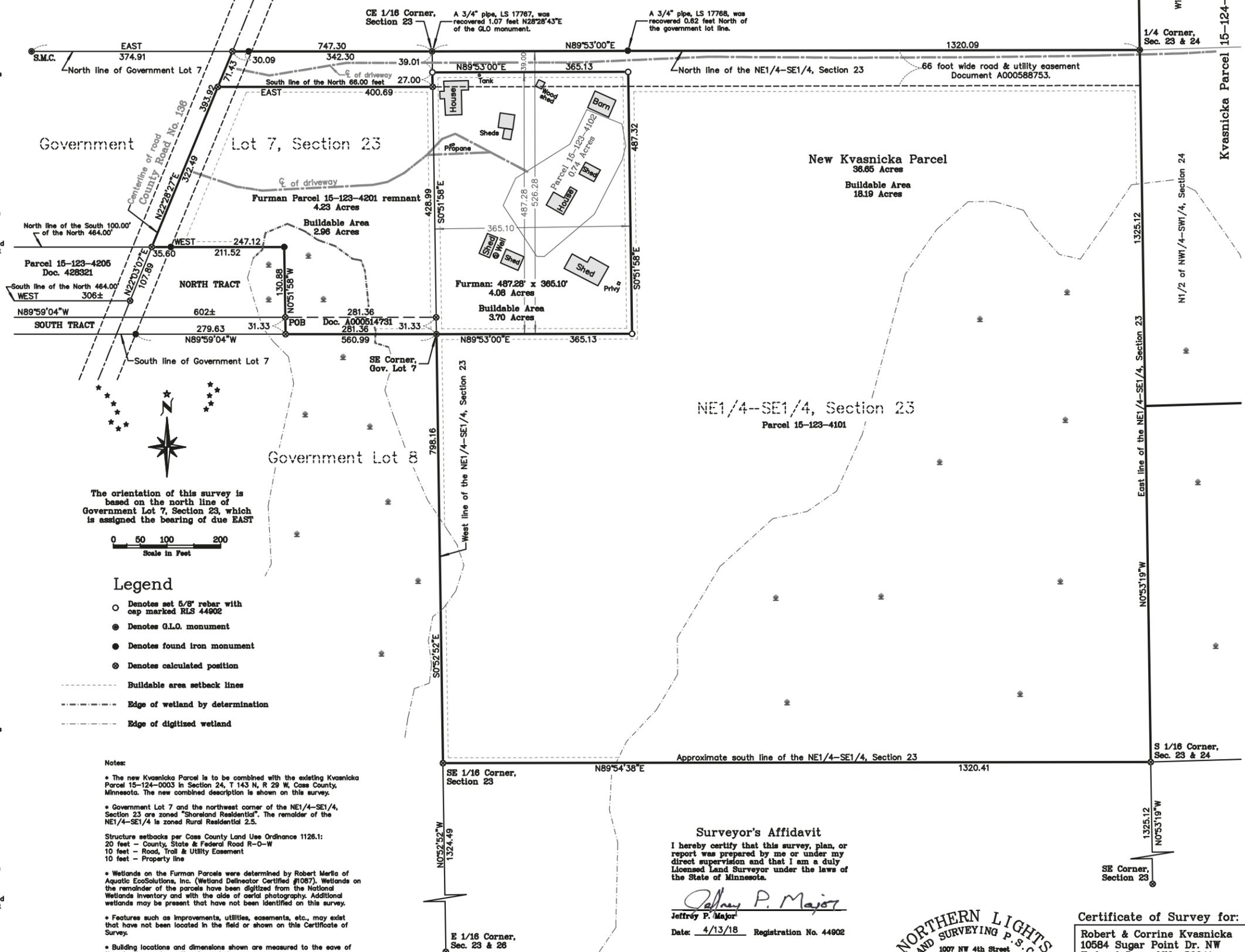
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Subject to and together with easements, restrictions and reservations of record, if any.

The foregoing properties are not considered buildable lots on their own, and said parcels are attached to and indivisible from that parcel described in Document Number 428321, on file in the Office of the County Recorder, and described as Parcel Number 15-123-4205 in the Office of the County Auditor, Cass County, Minnesota.

# Certificate of Survey

Parts of the NE1/4-SE1/4 & Government Lot 7, Section 23,  
T 143 N, R 29 W, Cass County, Minnesota



Surveyor's Affidavit

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.

*Jeffrey P. Major*  
Jeffrey P. Major

Date: 4/13/18 Registration No. 44902



Certificate of Survey for:

Robert & Corrine Kvasnicka  
10584 Sugar Point Dr. NW  
Federal Dam, MN 56641

Date of Draft: 4/13/18 Job Number: 2018003