

LEGAL DESCRIPTION PER DOCUMENT NUMBER 350577

A tract or parcel of land situated in Government Lot 2, Section 30, Township 139, Range 30, described as follows: Beginning at an iron pipe monument on the North line of said Lot 2 placed on the shore of Pine Mountain Lake 1,039.50 feet West from the Northeast corner of said Lot 2; thence East on the North line of said Lot 2 a distance of 394.50 feet to a second iron pipe monument; thence South 39 degrees 29 minutes West 216.40 feet to a third iron pipe monument on the shore of said Pine Mountain Lake; thence along the marshy shore of Pine Mountain Lake North 56 degrees 58 minutes West 306.43 feet, more or less, to the place of beginning. The land herein described extends Southwesterly to the water's edge of Pine Mountain Lake.

AND
All that part of the Northeast Quarter of the Northeast Quarter, Section 30, Township 139, Range 30, lying and being West of the Minnesota and International Railway; and the East 45 rods of the South 20 rods lying West of the East 45 rods of Lot 1, Section 30, Township 139, Range 30.

AND
The East 45 rods and the South 20 rods lying, West of the East 45 rods in Lot 1, Section 30, Township 139, Range 30,

LESS the tract taken through condemnation by the City or Backus as evidenced in Documents No. 273450 and 273746, and described as follows: That part or the Northeast Quarter of the Northeast Quarter AND Government Lot 1, Section 30, Township 139, Range 30, described as follows: Beginning at the point on the South line of said Northeast Quarter of the Northeast Quarter, which is the Westerly right-of-way line for the Burlington Northern Railroad; thence North 00 degrees 13 minutes 30 seconds East 770 feet along said right-of-way line; thence North 89 degrees 46 minutes 30 seconds West 540 feet; thence South 00 degrees 13 minutes 30 seconds West 540 feet; thence South 89 degrees 46 minutes 30 seconds East 480 feet; thence South 00 degrees 13 minutes 30 seconds West 230 feet, more or less, along the line parallel with and 60 feet West of said Burlington Northern Railroad right-of-way line to the South line of said Northeast Quarter of the Northeast Quarter; thence Easterly 60 feet, more or less, along said South line to the point of beginning.

AND ALSO LESS the following described tract herein reserved by Grantor: That part of the Northeast Quarter of the Northeast Quarter AND Government Lot 1, Section 30, Township 139, Range 30, described as follows: Beginning at the point on the South line of said Northeast Quarter of the Northeast Quarter, which is the Westerly right-of-way line for the Burlington Northern Railroad; thence North 00 degrees 13 minutes 30 seconds East 770 feet along said right-of-way line; thence North 89 degrees 46 minutes 30 seconds West 540 feet; thence South 00 degrees 13 minutes 30 seconds West 540 feet; thence South 89 degrees 46 minutes 30 seconds East 480 feet, which is the point of beginning of the tract to be described; thence South 00 degrees 13 minutes 30 seconds West 230 feet, more or less, along the line parallel with and 60 feet West of said Burlington Northern Railroad right-of-way line to the South line of said Northeast Quarter of the Northeast Quarter; thence West along said South line of said Northeast Quarter of Northeast Quarter and said Lot 1, 240 feet; thence North, parallel with the said Westerly right-of-way line for Burlington Northern Railway 230 feet, more or less, to the line bearing North 89 degrees 46 minutes 30 seconds West from said point of beginning; thence East along the said line bearing North 89 degrees 46 minutes 30 seconds West from the point of beginning, 240 feet, more or less, to the point of beginning.

together with all hereditaments and appurtenances belonging thereto, and together with all easements and rights of access of record, subject to the following exceptions: All easements for access, wells and well monitoring, and other purposes, obtained by the City of Backus, and evidenced in said Documents Nos. 273450 and 273746; all other easements of record or in use, if any; reservations and restrictions of record, if any; all governmental laws and regulations.

Grantor hereby reserves, and also simultaneously grants to Grantee, the following easements and rights of access:

All right of access to said premises referenced in said condemnation certificates recorded as Documents Nos. 273450 and 273746; a perpetual road easement over and across the Northerly 2 rods of Lot 2, Section 30, Township 139, Range 30, lying West of the Northern Pacific Railway and terminating at the building area of said Lot 1 where the present road is now located, and also over that part of said Lot 1 and said Northeast Quarter of Northeast Quarter over which the present access road is now located and travelled together with all hereditaments and appurtenances belonging thereto.

PROPOSED BOUNDARY DESCRIPTIONS:

TRACT A

That part of Government Lot 1 and that part of the Northeast Quarter of the Northeast Quarter, all in Section 30, Township 139 North, Range 30 West, Cass County, Minnesota, described as follows: Commencing at the intersection of the south line of said Northeast Quarter of the Northeast Quarter and the west right-of-way line of the Paul Bunyan Trail; thence North 00 degrees 03 minutes 02 seconds East, assumed bearing, along said west right-of-way line 770.91 feet to an iron pipe monument being the point of beginning of the tract to be herein described; thence North 89 degrees 56 minutes 58 seconds West 540.00 feet to an iron pipe monument; thence South 00 degrees 03 minutes 02 seconds West 540.00 feet; thence South 89 degrees 56 minutes 58 seconds East 240.02 feet; thence South 00 degrees 03 minutes 02 seconds West 227.08 feet to the south line of said Government Lot 1; thence North 89 degrees 13 minutes 02 seconds West along said south line 300.00 feet to a point 600.00 feet west of said point of commencement as measured along said south line; thence North 00 degrees 03 minutes 02 seconds East 327.65 feet to the monumented north line of the south 20 rods (330.00 feet); thence North 89 degrees 04 minutes 57 seconds West along said north line 377.60 feet to an iron pipe monument on the monumented west line of the east 45 rods (742.50 feet) of Government Lot 1; thence North 00 degrees 56 minutes 22 seconds East along said last described west line 989.33 feet to an iron pipe monument on the north line of said Government Lot 1; thence South 89 degrees 08 minutes 04 seconds East along said last described north line 962.26 feet to said west line of the Paul Bunyan Trail; thence South 00 degrees 03 minutes 02 seconds West along said last described west line 545.64 feet, more or less, to the point of beginning.

Subject to easements, restrictions and reservations of record.

TRACT B

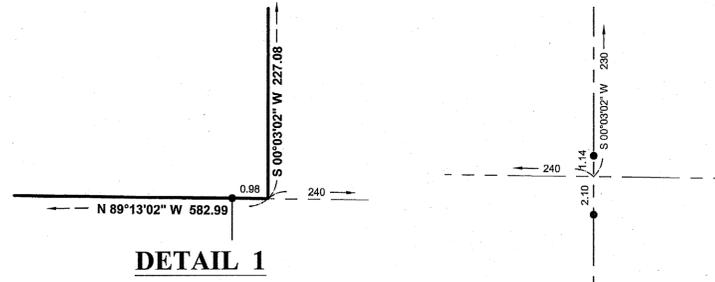
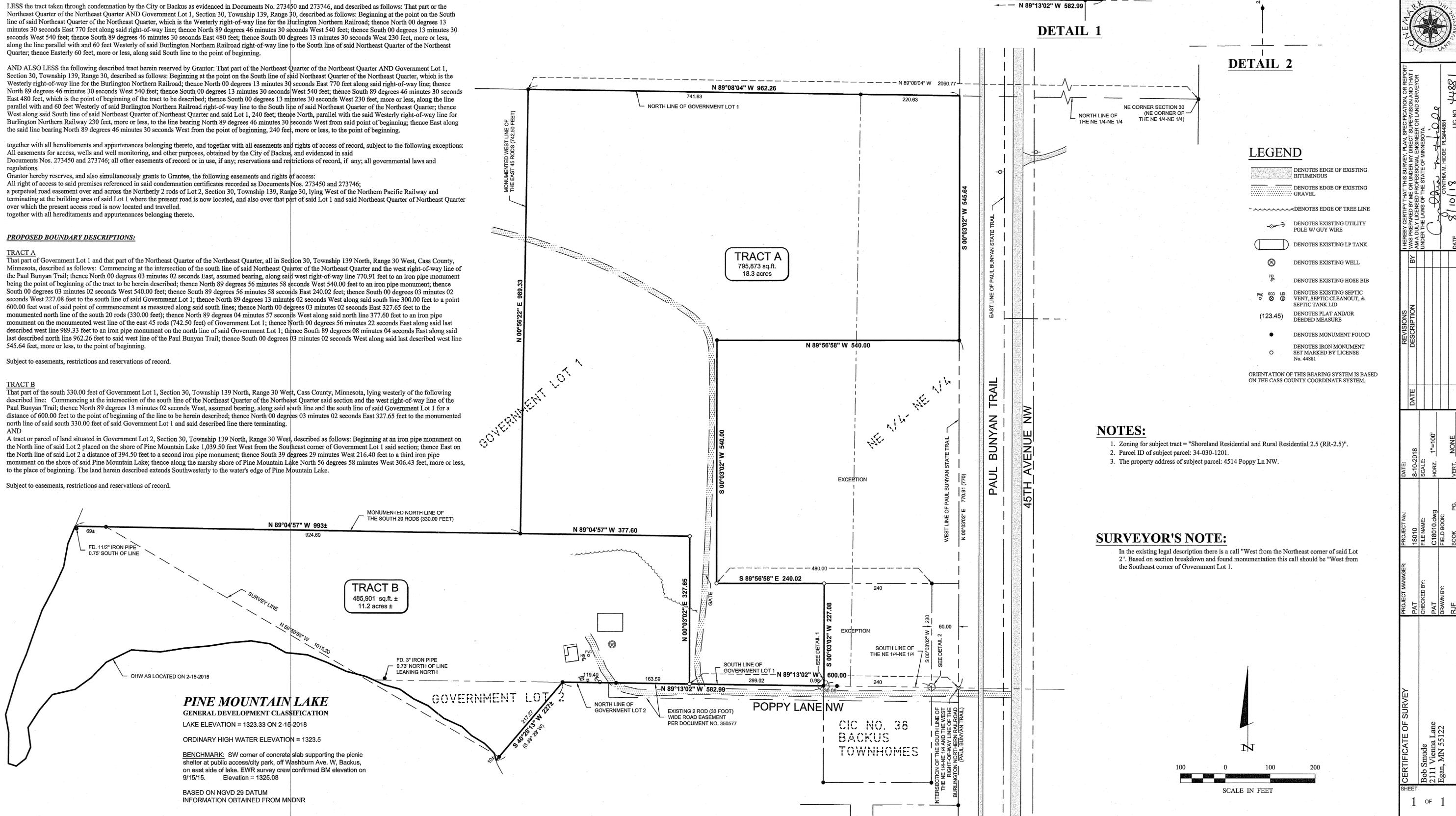
That part of the south 330.00 feet of Government Lot 1, Section 30, Township 139 North, Range 30 West, Cass County, Minnesota, lying westerly of the following described line: Commencing at the intersection of the south line of the Northeast Quarter of the Northeast Quarter said section and the west right-of-way line of the Paul Bunyan Trail; thence North 89 degrees 13 minutes 02 seconds West, assumed bearing, along said south line and the south line of said Government Lot 1 for a distance of 600.00 feet to the point of beginning of the line to be herein described; thence North 00 degrees 03 minutes 02 seconds East 327.65 feet to the monumented north line of said south 330.00 feet of said Government Lot 1 and said described line there terminating.

AND
A tract or parcel of land situated in Government Lot 2, Section 30, Township 139 North, Range 30 West, described as follows: Beginning at an iron pipe monument on the North line of said Lot 2 placed on the shore of Pine Mountain Lake 1,039.50 feet West from the Southeast corner of Government Lot 1 said section; thence East on the North line of said Lot 2 a distance of 394.50 feet to a second iron pipe monument; thence South 39 degrees 29 minutes West 216.40 feet to a third iron pipe monument on the shore of said Pine Mountain Lake; thence along the marshy shore of Pine Mountain Lake North 56 degrees 58 minutes West 306.43 feet, more or less, to the place of beginning. The land herein described extends Southwesterly to the water's edge of Pine Mountain Lake.

Subject to easements, restrictions and reservations of record.

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOTS 1 & 2 AND PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, ALL IN SECTION 30, TOWNSHIP 139 NORTH, RANGE 30 WEST, CASS COUNTY, MINNESOTA

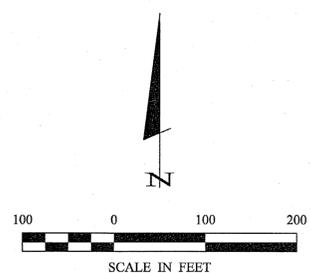


- LEGEND**
- DENOTES EDGE OF EXISTING BITUMINOUS
 - DENOTES EDGE OF EXISTING GRAVEL
 - DENOTES EDGE OF TREE LINE
 - DENOTES EXISTING UTILITY POLE W/ GUY WIRE
 - DENOTES EXISTING LP TANK
 - DENOTES EXISTING WELL
 - DENOTES EXISTING HOSE BIB
 - DENOTES EXISTING SEPTIC VENT, SEPTIC CLEANOUT, & SEPTIC TANK LID (123.45)
 - DENOTES MONUMENT FOUND
 - DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 44881
- ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CASS COUNTY COORDINATE SYSTEM.

- NOTES:**
- Zoning for subject tract = "Shoreland Residential and Rural Residential 2.5 (RR-2.5)".
 - Parcel ID of subject parcel: 34-030-1201.
 - The property address of subject parcel: 4514 Poppy Ln NW.

SURVEYOR'S NOTE:
In the existing legal description there is a call "West from the Northeast corner of said Lot 2". Based on section breakdown and found monumentation this call should be "West from the Southeast corner of Government Lot 1."

PINE MOUNTAIN LAKE
GENERAL DEVELOPMENT CLASSIFICATION
LAKE ELEVATION = 1323.33 ON 2-15-2018
ORDINARY HIGH WATER ELEVATION = 1323.5
BENCHMARK: SW corner of concrete slab supporting the picnic shelter at public access/city park, off Washburn Ave. W, Backus, on east side of lake. EWR survey crew confirmed BM elevation on 9/15/15. Elevation = 1325.08
BASED ON NGVD 29 DATUM
INFORMATION OBTAINED FROM MNDNR



PROJECT NO.: 18010		DATE: 8-10-2018	BY: [Signature]
PROJECT MANAGER: PAT		SCALE: 1"=100'	DATE: 8/10/18
CHECKED BY: PAT		HORIZ.:	VERT.:
DRAWN BY: RJF		BOOK:	PG.:
FILE NAME: C:\8010.dwg		REVISIONS DESCRIPTION	
FIELD BOOK:		DATE	
CERTIFICATE OF SURVEY		SHEET 1 OF 1	
Bob Simade 2111 Vienna Lane Egan, MN 55122		LIC. NO. 44881	