

**EXISTING LEGAL DESCRIPTION: (PER DOC # A000615557)**

That part of Government Lot 2 (hereafter "Lot 2") in Section 29, Township 134 North, Range 32 West, Cass County, Minnesota described as follows: Begin at the Northwest corner of Lot 2 and run North 87 degrees 52 minutes 09 seconds East on an assumed bearing along the North line of Lot 2 a distance of 333.13 feet to an iron monument; then run South 0 degrees 57 minutes 30 seconds East, parallel to, and 333.13 feet distant from, the West line of Lot 2 to the Crow Wing River; then run South 0 degrees 57 minutes 30 seconds East, parallel to, and 333.13 feet distant from, the West line of Lot 2 to the Crow Wing River; then run South 0 degrees 57 minutes 30 seconds East along said East line of Lot 2 to the point of beginning; together with an easement for ingress and egress over the North 66 feet and the West 66 feet of the Northeast Quarter of the Southwest Quarter (NE1/4 of SW1/4) of said Section 29 and over the South 40 feet of the Northwest Quarter of the Southwest Quarter (NW1/4 of SW1/4) of said Section 29, said easement being non-exclusive and to be used in common with others; Note: The bearings and distances in this description are based upon Certificate of Survey signed by David S. Landecker and dated November 26, 1986.

That part of Government Lot 6 (hereafter "Lot 6"), Section 30, Township 134 North, Range 32 West, Cass County, Minnesota described as follows: Begin at a point on the East line of Lot 6 that is 460 feet South of the Northwest corner of Lot 2 in Section 29, Township 134 North, Range 32 West; then run South 0 degrees 57 minutes 30 seconds East along said East line of Lot 6 to the Crow Wing River; then run North 89 degrees 41 minutes 12 seconds West along the Crow Wing River to a point that bears North 89 degrees 44 minutes 40 seconds West from the point of beginning; then run South 89 degrees 44 minutes 40 seconds East to the point of beginning. Together with an easement for ingress and egress over (i) the North 66 feet and the West 66 feet of the Northeast Quarter of the Southwest Quarter (NE1/4 of SW1/4) of said Section 29; (ii) the South 40 feet of the Northwest Quarter of the Southwest Quarter (NW1/4 of SW1/4) of said Section 29; (said easements being non-exclusive and for use in common with others) and (iii) over the East 33 feet of that parcel in Lot 6 abutting upon the North line of the parcel being conveyed by this deed.

**GENERAL NOTES**

- No search for easements or restrictions, recorded or unrecorded, was made by the Surveyor.
- Bearings shown are based upon the Cass County Coordinate System.
- The underground utilities shown have been located from field survey information. The surveyor makes no guarantees that the utilities shown comprise all such utilities in the area, either in service or abandoned.
- The wetlands were delineated for Proposed Parcel A by Brinks Wetland Service.
- Amy Wanabe with Lakes Area Septic completed a septic site suitability on Proposed Parcel A.

**PROPOSED PARCEL A DESCRIPTION**

That part of Government Lot 6, Section 30, Township 134 North, Range 32 West, Cass County, Minnesota described as follows: Commencing at the Northwest Corner of Government Lot 2, Section 29, Township 134 North, Range 32 West; thence South 00 degrees 54 minutes 02 seconds East assumed bearing along the west line of said Government Lot 2 and the east line of said Government Lot 6, a distance of 460.00 feet to the point of beginning; thence continue South 00 degrees 54 minutes 02 seconds East along said Government Lot line, a distance of 330.07 feet; thence North 89 degrees 41 minutes 12 seconds West, a distance of 346 feet more or less to the shore of the Crow Wing River; thence northerly along the said shore to its intersection with a line that bears North 89 degrees 41 minutes 12 seconds West from the point of beginning; thence South 89 degrees 41 minutes 12 seconds East, a distance of 337 feet more or less to the point of beginning.

**PROPOSED EASEMENT DESCRIPTION**

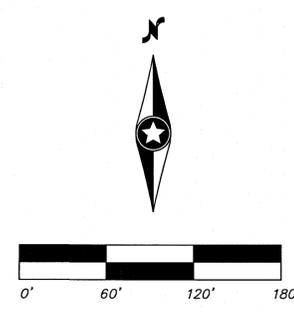
A 33.00 foot easement for ingress and egress, over, under and across that part of Government Lot 6, Section 30, Township 134 North, Range 32 West, Cass County, Minnesota described as follows: Commencing at the Northwest Corner of Government Lot 2, Section 29, Township 134 North, Range 32 West; thence South 00 degrees 54 minutes 02 seconds East assumed bearing along the west line of said Government Lot 2 and the east line of said Government Lot 6, a distance of 460.00 feet to the point of beginning; thence continue South 00 degrees 54 minutes 02 seconds East along said Government Lot line, a distance of 330.07 feet; thence North 89 degrees 41 minutes 12 seconds West, a distance of 33.00 feet; thence North 00 degrees 54 minutes 02 seconds West, a distance of 330.07 feet; thence South 89 degrees 41 minutes 12 seconds East, a distance of 33.00 feet to the point of beginning.

I hereby certify that this plan 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.

*Terry T. Strus*  
Terry T. Strus  
Date: 5/20/20 License No. 50319

**LEGEND**

- DENOTES FOUND MONUMENT
- DENOTES SET 1/2"x1/4" IRON PIPE WITH CAP # 50319



**Part of Section 29 and Section 30, Township 134, Range 32**  
Cass County, Minnesota

Date: 5/20/20 20-087 CTF01.DWG

**CERTIFICATE OF SURVEY**