

Proposed Legal Description - Tract A:
 Government Lot One (1), Section Nineteen (19), Township One Hundred Forty (140), Range Twenty-six (26), LESS the East 225 feet thereof and also LESS the tracts described on Document No. 380829; Document No. 321136; Document No. 231398; Document recorded in Book 56 of Deeds page 255; and Document recorded in Book 54 of Deeds page 285, Cass County, Minnesota
 AND ALSO EXCEPT

That part of Government Lot 1, Section 19, Township 140 North, Range 26 West, Cass County, Minnesota, lying southerly and easterly of the following described line described as follows:
 Commencing at the northwest corner of said Government Lot 1; thence South 01 degrees 22 minutes 17 seconds West, along the west line of said Government Lot 1, a distance of 696.90 feet; thence South 76 degrees 44 minutes 28 seconds East, a distance of 990.38 feet to an iron pipe with plastic cap stamped "KRAMER 23668"; thence North 37 degrees 24 minutes 34 seconds East, a distance of 265.70 feet, more or less, to the intersection with the west line of the East 225.00 feet of said Government 1, the point of beginning of the line to be described; thence reverting course South 37 degrees 24 minutes 34 seconds West, a distance of 290 feet, more or less, to the intersection with the northerly shoreline of Island Lake, said line there terminating.

Subject to and together with a 20.00-foot-wide easement for ingress and egress purposes, over, under, and across that part of Government Lot 1, Section 19, Township 140 North, Range 26 West, Cass County, Minnesota. The centerline of said easement is described as follows:

Commencing at the northwest corner of said Government Lot 1; thence North 89 degrees 14 minutes 52 seconds East, along the north line of said Government Lot 1, a distance of 168.49 feet to the point of beginning of the centerline to be described; thence South 34 degrees 21 minutes 26 seconds East, a distance of 75.80 feet; thence South 51 degrees 28 minutes 59 seconds East, a distance of 190.51 feet; thence South 43 degrees 13 minutes 29 seconds East, a distance of 169.20 feet; thence easterly 151.78 feet along a tangential curve concave to the north, said curve having a radius of 110.00 feet and a central angle of 79 degrees 03 minutes 23 seconds; thence North 57 degrees 43 minutes 09 seconds East, tangent to the last described curve, a distance of 124.41 feet; thence easterly 166.25 feet along a tangential curve concave to the south, said curve having a radius of 105.00 feet and a central angle of 90 degrees 43 minutes 00 seconds; thence South 31 degrees 33 minutes 51 seconds East, tangent to the last described curve; a distance of 222.29 feet; thence South 01 degrees 36 minutes 53 seconds West, a distance of 122.20 feet; thence southeasterly 134.52 feet along a tangential curve concave to the northeast, said curve having a radius of 100.00 feet and a central angle of 77 degrees 04 minutes 38 seconds; thence South 75 degrees 27 minutes 45 seconds East, tangent to the last described curve, a distance of 56.96 feet, more or less, to the intersection with the west line of the East 225.00 feet of said Government Lot 1, said centerline there terminating.

The sideline of said easement are to be shortened or prolonged to terminate on the north line of said Government Lot 1 AND the west line of the East 225.00 feet of said Government Lot 1.

Said tract contains 4.3 acres, more or less, and is subject to any restrictions, reservation, and easements of record, if any.

Proposed Legal Description - Tract B:
 The East 225.00 feet of Government Lot 1, Section 19, Township 140 North, Range 26 West, Cass County, Minnesota.

AND
 That part of Government Lot 1, Section 19, Township 140 North, Range 26 West, Cass County, Minnesota, lying southerly and easterly of the following described line described as follows:

Commencing at the northwest corner of said Government Lot 1; thence South 01 degrees 22 minutes 17 seconds West, along the west line of said Government Lot 1, a distance of 696.90 feet; thence South 76 degrees 44 minutes 28 seconds East, a distance of 990.38 feet to an iron pipe with plastic cap stamped "KRAMER 23668"; thence North 37 degrees 24 minutes 34 seconds East, a distance of 265.70 feet, more or less, to the intersection with the west line of the East 225.00 feet of said Government 1, the point of beginning of the line to be described; thence reverting course South 37 degrees 24 minutes 34 seconds West, a distance of 290 feet, more or less, to the intersection with the northerly shoreline of Island Lake, said line there terminating.

Together with a 20.00-foot-wide easement for ingress and egress purposes, over, under, and across that part of Government Lot 1, Section 19, Township 140 North, Range 26 West, Cass County, Minnesota. The centerline of said easement is described as follows:

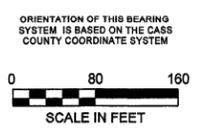
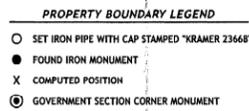
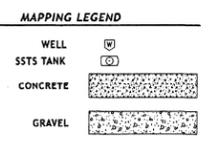
Commencing at the northwest corner of said Government Lot 1; thence North 89 degrees 14 minutes 52 seconds East, along the north line of said Government Lot 1, a distance of 168.49 feet to the point of beginning of the centerline to be described; thence South 34 degrees 21 minutes 26 seconds East, a distance of 75.80 feet; thence South 51 degrees 28 minutes 59 seconds East, a distance of 190.51 feet; thence South 43 degrees 13 minutes 29 seconds East, a distance of 169.20 feet; thence easterly 151.78 feet along a tangential curve concave to the north, said curve having a radius of 110.00 feet and a central angle of 79 degrees 03 minutes 23 seconds; thence North 57 degrees 43 minutes 09 seconds East, tangent to the last described curve, a distance of 124.41 feet; thence easterly 166.25 feet along a tangential curve concave to the south, said curve having a radius of 105.00 feet and a central angle of 90 degrees 43 minutes 00 seconds; thence South 31 degrees 33 minutes 51 seconds East, tangent to the last described curve; a distance of 222.29 feet; thence South 01 degrees 36 minutes 53 seconds West, a distance of 122.20 feet; thence southeasterly 134.52 feet along a tangential curve concave to the northeast, said curve having a radius of 100.00 feet and a central angle of 77 degrees 04 minutes 38 seconds; thence South 75 degrees 27 minutes 45 seconds East, tangent to the last described curve, a distance of 56.96 feet, more or less, to the intersection with the west line of the East 225.00 feet of said Government Lot 1, said centerline there terminating.

The sideline of said easement are to be shortened or prolonged to terminate on the north line of said Government Lot 1 AND the west line of the East 225.00 feet of said Government Lot 1.

Said tract contains 6 acres, more or less, and is subject to any restrictions, reservation, and easements of record, if any.

Legal Description - Document Number A000624236:
 The East Two Hundred Twenty-five feet (E 225') of Government Lot One (1), Section Nineteen (19), Township One Hundred Forty (140), Range Twenty-six (26), Cass County, Minnesota
 AND
 Government Lot One (1), Section Nineteen (19), Township One Hundred Forty (140), Range Twenty-six (26), LESS the East 225 feet thereof and also LESS the tracts described on Document No. 380829; Document No. 321136; Document No. 231398; Document recorded in Book 56 of Deeds page 255; and Document recorded in Book 54 of Deeds page 285, Cass County, Minnesota
 AND
 That part of Government Lot One (1), Section Nineteen (19), Township One Hundred Forty (140), Range Twenty-six (26), Cass County, Minnesota, described as follows: Commencing at the Northwest corner of said Government Lot 1; thence South 3 degrees 54 minutes 22 seconds West, assumed bearing along the west line thereof 346.00 feet; thence South 86 degrees 05 minutes 38 seconds West 550.00 feet to said West line; thence South 3 degrees 54 minutes 22 seconds West along said west line 134.00 feet; thence South 86 degrees 05 minutes 38 seconds East 300.00 feet to the point of beginning of the tract to be herein described; thence continue South 86 degrees 05 minutes 38 seconds East 250.00 feet to the intersection with a line bearing South 3 degrees 54 minutes 22 seconds West from said Point "A"; thence North 3 degrees 54 minutes 22 seconds East 134.00 feet to said Point "A"; thence South 86 degrees 05 minutes 38 seconds East to the intersection with the west line of the East 225.00 feet of said Government Lot 1; thence northerly along said west line to the north line of said Government Lot 1; thence North 88 degrees 48 minutes 06 seconds West along said north line to said Northwest corner; thence South 3 degrees 54 minutes 22 seconds West along said west line of Government Lot 1 a distance of 726 feet, more or less, to the shoreline of Island Lake; thence easterly along said shoreline to its intersection with a line bearing South 3 degrees 54 minutes 22 seconds West from the point of beginning; thence North 3 degrees 54 minutes 22 seconds East 259 feet, more or less, to the point of beginning.

Surveyors Notes
 The property address for the subject property is:
 485 Wilderness Drive Northeast
 Remer, MN 56672
 The Parcel Number for the subject property is 42-019-2207 and 42-019-2206.
 The current zoning classification for the subject property is Shoreland Residential.
 This survey was completed without the benefit of a title commitment or title opinion, there may be easements or other limiting factors that affect the subject property that are not shown on this survey.
 The subject property was reviewed for the existence of wetlands by Kyle Cherna, Minnesota Certified Delineator Number 1190.
 Structure setbacks are based off of property lines, Ordinary High-Water line, and Right-of-way line. There were no bluff determinations done a part of this survey.



NO.	REVISIONS SINCE INITIAL DATE OF	DATE

KRAMER LEAS DELEO
 SURVEYING • ENGINEERING • PLANNING
 BRAINERD ST. CLOUD

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, MN License No. 23668

05-09-2022
Date

PROJECT NO. BERTB2101

CERTIFICATE OF SURVEY
 Topographic and Property Boundary Survey

Barb Bertrand
 Section 19, Township 140 North, Range 26 West
 Cass County, Minnesota

Sheet No. 1 of 1