



**PROPOSED LEGAL DESCRIPTION FOR PARCEL A**

That part of the Southeast Quarter of the Northeast Quarter of Section 25, Township 138 North, Range 30 West, and that part of Government Lot 1, Section 30, Township 138, Range 29 West, Cass County, Minnesota, described as follows: Commencing at the northeast corner of said Southeast Quarter of the Northeast Quarter; thence South 01 degree 37 minutes 05 seconds West, assumed bearing along the east line of said Southeast Quarter of the Northeast Quarter, for a distance of 230.81 feet to the point of beginning; thence North 51 degrees 02 minutes 25 seconds West 110.01 feet to the centerline of 24th Avenue SW; thence northeasterly along said centerline 176.39 feet, being a non-tangential curve, concave to the northwest, having a radius of 954.89 feet, a central angle of 10 degrees 35 minutes 02 seconds, a chord bearing of North 23 degrees 32 minutes 37 seconds East and a chord distance of 176.14 feet to its intersection with the north line of said Southeast Quarter of the Northeast Quarter; thence North 89 degrees 50 minutes 28 seconds East 21.70 feet along said north line to the northeast corner of said Southeast Quarter of the Northeast Quarter; thence North 89 degrees 58 minutes 43 seconds East 805 feet, more or less, to the westerly shoreline of the Pine River; thence Southwesterly along said shoreline to its intersection with a line which bears South 51 degrees 02 minutes 25 seconds East from the point of beginning; thence North 51 degrees 02 minutes 25 seconds West 567 feet, more or less, to the point of beginning.

This parcel consists of property in two different townships, and therefore will not have one overall parcel number. The portion of this parcel in Township 138 North, Range 30 and the portion in Township 138 North, Range 29 are to be attached and are not to be considered independent parcels.

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

**PROPOSED LEGAL DESCRIPTION FOR PARCEL B**

That part of the Southeast Quarter of the Northeast Quarter of Section 25, Township 138 North, Range 30 West, and that part of Government Lot 1, Section 30, Township 138, Range 29 West, Cass County, Minnesota, described as follows: Commencing at the northeast corner of said Southeast Quarter of the Northeast Quarter; thence South 01 degree 37 minutes 05 seconds West, assumed bearing along the east line of said Southeast Quarter of the Northeast Quarter, for a distance of 230.81 feet to a point hereinafter referred to as point "A"; thence continue South 01 degree 37 minutes 05 seconds East 481.97 feet along said east line to the point of beginning; thence South 89 degrees 40 minutes 51 seconds West 413.98 feet to the centerline of 24th Avenue NE; thence northeasterly 172.51 feet along a non-tangential curve, concave to the southeast, having a central angle of 10 degrees 21 minutes 00 seconds, a radius of 955.00 feet, a chord bearing of North 28 degrees 11 minutes 15 seconds East and a chord distance of 172.28 feet; thence continuing along said centerline North 33 degrees 21 minutes 10 seconds East 403.40 feet, tangent to said curve; thence continuing along said centerline being a tangential curve, concave to the northwest for a distance of 75.29 feet, having a central angle of 04 degrees 03 minutes 03 seconds and a radius of 954.89 feet to its intersection with a line bearing North 51 degrees 02 minutes 25 seconds West from aforesaid point "A"; thence South 51 degrees 02 minutes 25 seconds East 567 feet, more or less, to the westerly shoreline of the Pine River; thence Southwesterly along said shoreline to its intersection with a line which bears South 20 degrees 15 minutes 05 seconds from the point of beginning; thence North 20 degrees 15 minutes 05 seconds West 198 feet, more or less, to the point of beginning.

This parcel consists of property in two different townships, and therefore will not have one overall parcel number. The portion of this parcel in Township 138 North, Range 30 and the portion in Township 138 North, Range 29 are to be attached and are not to be considered independent parcels.

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

**GENERAL NOTES**

- No search for easements or restrictions, recorded or unrecorded, was made by the Surveyor.
- Bearings shown are based upon the Cass County Minnesota 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.
- Wetlands delineated hereon were done by Brinks Wetland Services.
- 24th Ave SW has been realigned in the past to its current location. The old r/w still exists and has not been vacated. The exact location has not been able to be determined. The location shown hereon is based on the location of an existing trail. The building envelope shown hereon is subject to this existing r/w. Any construction or planning should be verified with Cass County prior to any construction.

- LEGEND**
- WET LAND - DELINEATED
  - POWER POLE
  - DENOTES FOUND MONUMENT
  - DENOTES SET 1/2"x14" IRON PIPE WITH CAP # 45875
  - DENOTES SEPTIC INSPECTION PIPE

