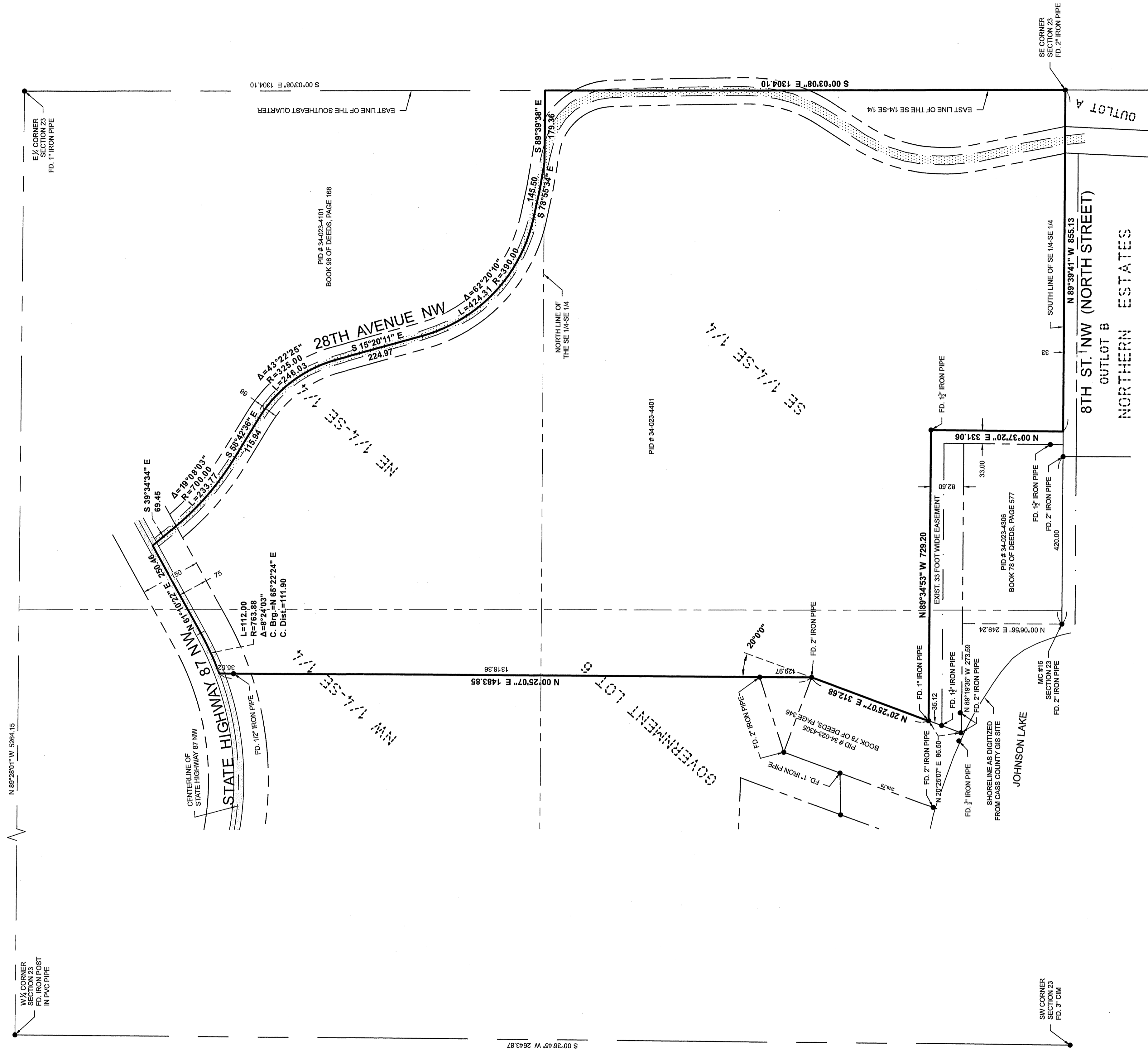


SKETCH OF DESCRIPTION

PARTS OF THE NW 1/4-SE 1/4, NE 1/4-SE 1/4, SE 1/4-SE 1/4
AND GOVERNMENT LOT 6, ALL IN
SECTION 23, TOWNSHIP 139 NORTH, RANGE 30 WEST,
CASS COUNTY, MINNESOTA
AREA = 2,429,537 SQ. FT. / 55.8 ACRES



LEGAL DESCRIPTION PER COMMITMENT FOR TITLE INSURANCE ISSUED BY BURNET TITLE - FILE NO. 2127022-1131

Exhibit A:
Tract 1:
That part of Government Lot Six (6) and the Northwest Quarter of the Southeast Quarter (NW 1/4 of SE 1/4) of Section Twenty-three (23), Township One Thirty-nine (39), Range Thirty (30), east of the following described line, to wit: From the U.S. meander corner #16 on the east shore of Johnson Lake and on the south line of said lot 6 to the center of said Johnson Lake, thence north 87 degrees 57 minutes and 20 seconds east a distance of 400 feet to an iron monument; thence declineling left 20 degrees and extending to State Highway No. 87 a distance of approximately 1,499 feet.
And
Tract 2:
The East Half of the Southeast Quarter (E 1/2 of SE 1/4) of Section Twenty-three (23), Township One Hundred Thirty-nine (139), Range Thirty (30), less that tract conveyed to Floyd Skinner and Ruth Skinner And described in deed of record in Book 78 of Deeds on page 571; that part conveyed to Lyle A. Thomas and Carol V. Thomas described in that certain deed recorded in Book 78 of Deeds, page 577; Then that tract conveyed to Don E. Codner and Patsy M. Codner described in that certain deed recorded in Book 96 of Deeds, page 168; and also less that part north of State Highway No. 87.

Both of the above tracts being in Cass County, Minnesota.

PROPOSED BOUNDARY DESCRIPTION:
Parts of the Northwest Quarter of the Southeast Quarter, the Northeast Quarter of the Southeast Quarter, the Southeast Quarter of the Southeast Quarter and Government Lot 6, all in Section 23, Township 139 North, Range 30 West, Cass County, Minnesota, described as follows: Beginning at the Southeast corner of said Section; thence North 89 degrees 59 minutes 41 seconds West, assumed bearing, along the south line of said Southeast Quarter of the Southeast Quarter 855.13 feet; thence North 89 degrees 34 minutes 53 seconds West 729.20 feet to a found iron monument; thence North 20 degrees 25 minutes 07 seconds East 312.68 feet to a found iron monument; thence North 00 degrees 25 minutes 07 seconds East 1483.85 feet to the centerline of State Highway 87 NW, thence northeasterly 112.00 feet along said centerline being a non-tangential curve concave to the northwest having a radius of 765.88 feet, a central angle of 08 degrees 24 minutes 03 seconds and a chord bearing of North 65 degrees 22 minutes 24 seconds East for a chord distance of 111.90 feet; thence North 61 degrees 10 minutes 22 seconds East along said centerline 250.46 feet to the intersection with the centerline of 28th Avenue NW; thence South 39 degrees 34 minutes 34 seconds East along said last described centerline 69.45 feet; thence 233.77 feet continuing along said centerline being a tangential curve concave to the northeast having a radius of 700.00 feet and a central angle of 19 degrees 10 minutes 38 seconds; thence South 38 degrees 07 minutes 36 seconds East 115.94 feet along said centerline being a tangential curve concave to the northeast having a radius of 246.03 feet continuing along said centerline being a tangential curve concave to the southwest having a radius of 325.00 feet and a central angle of 43 degrees 22 minutes 25 seconds; thence South 15 degrees 20 minutes 11 seconds East continuing along said centerline being tangent to said last described curve 224.97 feet; thence 424.31 feet continuing along said centerline being a tangential curve concave to the northeast having a radius of 390.00 feet and a central angle of 62 degrees 20 minutes 10 seconds; thence South 78 degrees 55 minutes 34 seconds East continuing along said centerline being tangent to said last described curve 146.50 feet to the north line of said Southeast Quarter of the Southeast Quarter; thence South 89 degrees 39 minutes 38 seconds East along said north line 179.36 feet to the east line of said Southeast Quarter of the Southeast Quarter; thence South 00 degrees 03 minutes 08 seconds East along said east line 1304.10 feet, more or less, to the point of beginning.

Subject to easements, restrictions and reservations of record.

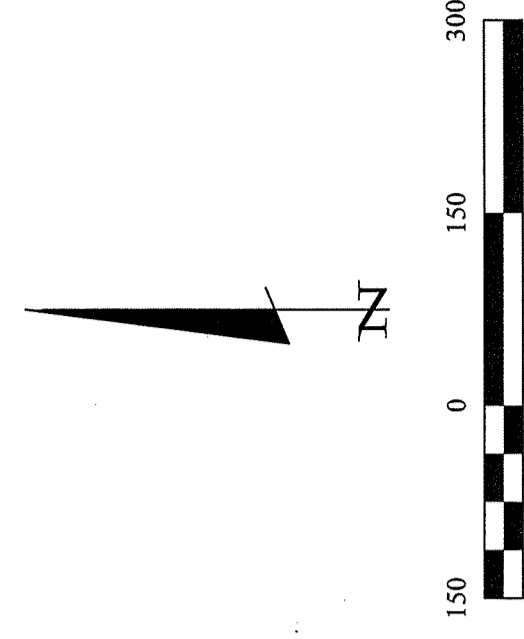
NOTES:

1. Zoning for subject tract = "Shoreland Residential."
2. Boundary survey only. No improvements, topography, or wet land information has been surveyed or shown on this sketch.
3. Parcel ID of subject parcel: 34-023-4401.

LEGEND

- DENOTES EDGE OF EXISTING BITUMINOUS
- DENOTES EDGE OF EXISTING GRAVEL
- DENOTES MONUMENT FOUND

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SOUTH LINE OF THE SE 1/4-SE 1/4 TO HAVE AN ASSUMED BEARING OF N 89°39'41" W.



| NO. | SKETCH OF DESCRIPTION | PROJECT No.: | DATE: | REVISIONS | DATE | DESCRIPTION | BY |
|-----|---|--------------|---------------|------------|------|-------------|----|
| 1 | Steve Domine 329 Wedgewood Drive Mahtomedi, MN 55115-1867 | 22363 | 2-8-2023 | | | | |
| 0 | | FILE NAME | SCALE: | | | | |
| 1 | | FIELD BOOK | HORZ. 1"=150' | | | | |
| | | BOOK 422 | PS. 49 | VERT. NONE | | | |

I HEREBY CERTIFY THAT THIS SURVEY PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
Cynthia M. Hillde
CYNTHIA M. HILDE PL5844881
2/8/2023 U.C. NO. 44881

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