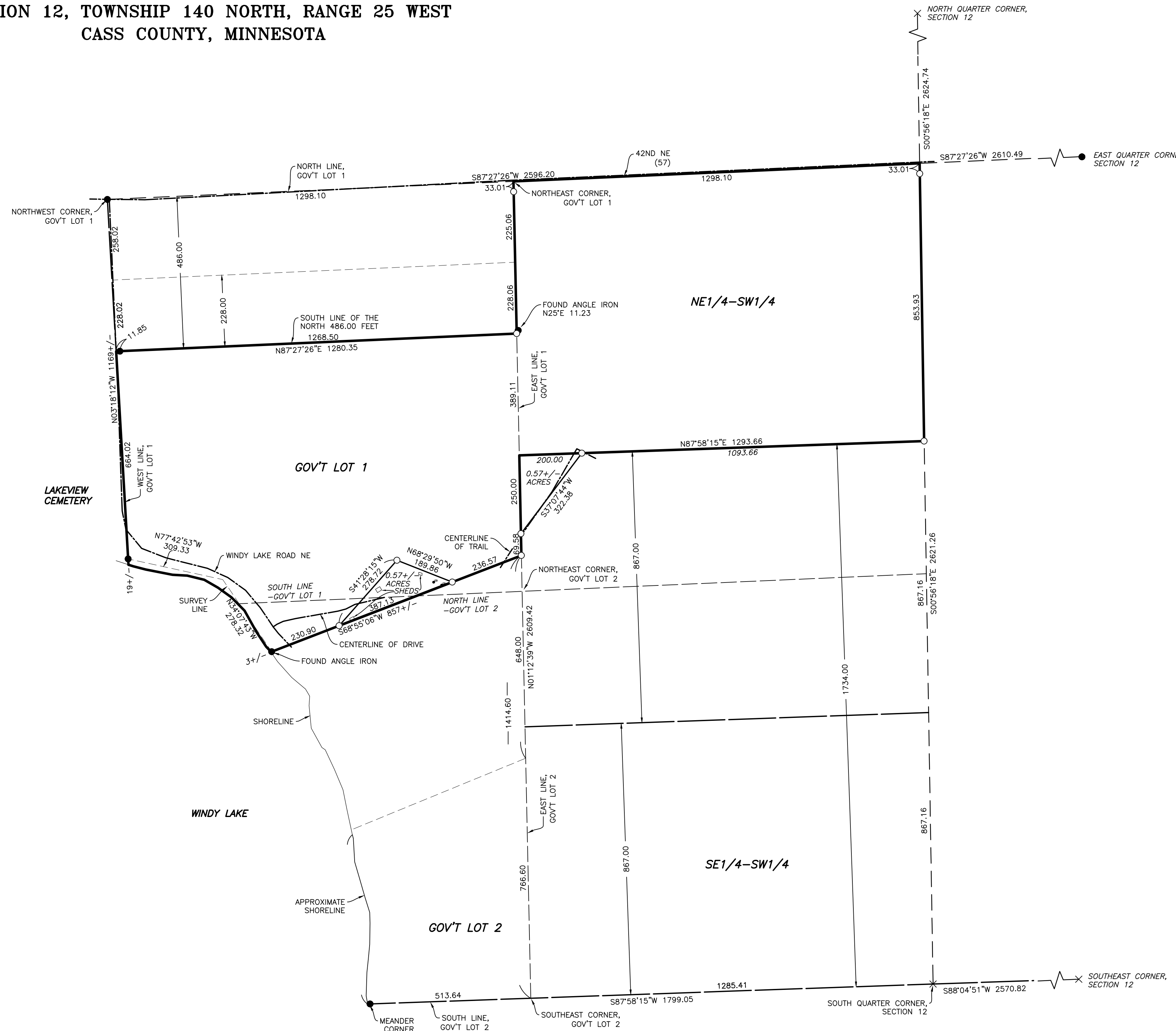


# CERTIFICATE OF SURVEY

SECTION 12, TOWNSHIP 140 NORTH, RANGE 25 WEST  
CASS COUNTY, MINNESOTA



## EXISTING LEGAL DESCRIPTION

That part of Government Lots 1 and 2, Section Twelve (12), Township One Hundred Forty (140), Range Twenty-five (25) described as follows: Commencing at the Southeast corner of Government Lot 2; thence North along the East line of Government Lot 2 to the Northeast corner of Government Lot 2; thence continue the last course along the East line of Government Lot 1 to a point which is 1,414.6 feet North of above said Southeast corner of Government Lot 2, said point being the Northeast corner of that tract of land conveyed to Manches and Gertrude Thurlby by Quit Claim Deed dated July 31, 1979, above said point also being the point of beginning of tract being described herein, thence Southwesterly along the North line of above said Thurlby tract to a point on the shore of Windy Lake; thence Northwesterly along said shore to a point on the said West line of Government Lot 1; thence North along said West line of Government Lot 1 to a point on said West line of Government Lot 1 which is 486.0 feet South of the Northwest corner of Government Lot 1; thence East parallel to and distant 486.0 from the North line of Government Lot 1 to a point on the East line of Government Lot 1; thence South along said East line of Government Lot 1 to the point of beginning.

AND  
The East Half of the Southwest Quarter, said Section 12  
except the South 1734.00 feet thereof.  
(From Parcel Report, Cass County GIS)

## PROPOSED LEGAL DESCRIPTION

That part of Government Lots 1 and 2, Section 12, Township 140 North, Range 25 West, Cass County, Minnesota described as follows:  
COMMENCING at the southeast corner of said Government Lot 2; thence North 01 degrees 12 minutes 39 seconds West, assigned bearing, along the east line of said Government Lot 2 to the northeast corner of said Government Lot 2; thence continue the last course along the east line of said Government Lot 1 to a point which is 1414.60 feet north of said southeast corner of Government Lot 2 and the point of beginning of the tract to be herein described; thence South 68 degrees 55 minutes 06 seconds West 236.57 feet; thence North 68 degrees 29 minutes 50 seconds West 189.86 feet; thence South 41 degrees 28 minutes 15 seconds West 278.72 feet; thence South 68 degrees 55 minutes 06 seconds West 234 feet, more or less, to the shoreline of Windy Lake; thence northwesterly along said shoreline to the west line of said Government Lot 1; thence North 03 degrees 18 minutes 12 seconds West, along said west line, 683 feet, more or less, to the south line of the North 486.00 feet of said Government Lot 1; thence North 87 degrees 27 minutes 26 seconds East, along said south line, 1280.35 feet to said east line of Government Lot 1; thence South 01 degrees 12 minutes 39 seconds East, along said east line, 708.69 feet to the point of beginning.

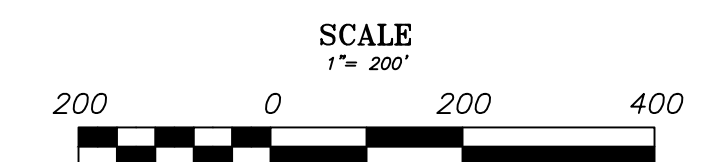
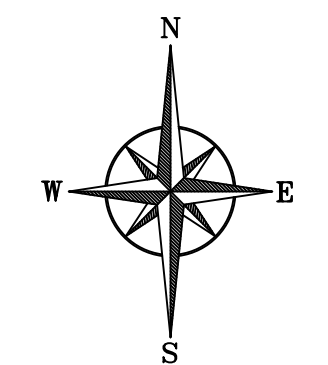
TOGETHER WITH the East Half of the Southwest Quarter, said Section 12, less and except the South 1734.00 feet thereof.

AND TOGETHER WITH  
That part of the said East Half of the Southwest Quarter, Section 12, described as follows:  
COMMENCING at the southeast corner of Government Lot 2, said Section 12; thence North 01 degrees 12 minutes 39 seconds West, assigned bearing, along the east line of said Government Lot 2 to the northeast corner of said Government Lot 2; thence continue the last course along the east line of said Government Lot 1 to a point which is 1484.18 feet north of said southeast corner of Government Lot 2 and the point of beginning of the tract to be herein described; thence continue North 01 degrees 12 minutes 39 seconds West, along said east line, 250.00 feet to the north line of the South 1734.00 feet of said East Half of the Southwest Quarter; thence North 87 degrees 58 minutes 15 seconds East, along said north line, 200.00 feet; thence South 37 degrees 07 minutes 44 seconds West 322.38 feet to the point of beginning.

Subject to easements, restrictions and reservations of record.

## LEGEND

- IRON MONUMENT FOUND
- IRON MONUMENT SET WITH CAP NO. 42656
- × COMPUTED POSITION
- (XXX) DEED AND/OR PLAT DIMENSION
- PROPERTY BOUNDARY
- PROPOSED LOT LINES
- PROPERTY LINES
- SETBACK LINES
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- SIXTEENTH-LINE
- QUARTER-LINE
- SECTION-LINE
- TOWNSHIP-LINE
- PROPAANE TANK
- WATER WELL
- SANITARY CLEANOUT



BEARINGS ARE BASED ON NAD83(96)  
CASS COUNTY COORDINATE SYSTEM NORTH ZONE

- SURVEYOR'S NOTE:**
1. THE LEGAL DESCRIPTION HAS BEEN REVISED TO EXCLUDE EXISTING IMPROVEMENTS WHICH BELONG TO THE ADJOINING LOT TO THE SOUTH.
  2. PROPERTY ID: 40-012-3100 & 40-012-3201.
  3. AREA OF THE THREE PROPOSED COMBINED PARCELS = 50.0+/- ACRES. (TOTAL AREA REMAINS THE SAME AFTER PROPOSED LAND SWAP).
  4. THE RECOVERED ANGLE IRON AT THE LAKE ON THE SOUTH PROPERTY LINES IS ACCEPTED TO BE ON THE PROPERTY LINE BY BOTH PARTIES.
  5. THIS SURVEY REFLECTS THE LOCATED SHORELINE AT THE TIME OF THIS SURVEY, NOT THE ORDINARY HIGH WATER (OHW) ELEVATION.



KATHY OLSON  
GOV'T LOTS 1&2/NE-SW  
SEC12-T140N-R25W  
CASS COUNTY, MN

JOB#	DATE	DRAWN BY	DATE
231005		DJM	
FILENAME:		kathyolson.dwg	
REV#	DESCRIPTION	DATE	

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT 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.  
*Dennis J. Warner*  
DENNIS J. WARNER (L.E. NO. 42656) 4-05-2023