



PROPOSED LEGAL DESCRIPTION FOR PARCEL A

That part of the Northeast Quarter of the Northeast Quarter of Section 5, Township 137, Range 29, Cass County, Minnesota, described as follows: Beginning at the northwest corner of said Northeast Quarter of the Northeast Quarter; thence South 00 degrees 46 minutes 32 seconds West, assumed bearing along the west line of said Northeast Quarter of the Northeast Quarter for a distance of 111.58 feet; thence South 09 degrees 33 minutes 16 seconds East 553.75 feet; thence South 89 degrees 58 minutes 44 seconds East 609.35 feet to the east line of the parcel described in Document Number 582840; thence North 00 degrees 01 minute 16 seconds East 657.60 feet along said east line to the north line of said Northeast Quarter of the Northeast Quarter; thence North 89 degrees 58 minutes 44 seconds West 700.00 feet along said north line to the point of beginning.

Together with the easement described in Document Number 369545 and subject to easements, reservations and restrictions of record.

PROPOSED LEGAL DESCRIPTION FOR PARCEL B

(PER DOCUMENT NUMBER 582840)

That part of the Northeast Quarter of Section 5, Township 137, Range 29, Cass County, Minnesota, described as follows:

Beginning at the northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 5; thence North 89 degrees 53 minutes 59 seconds West, assumed bearing, 500.00 feet along the north line of said Northeast Quarter; thence South 0 degrees 06 minutes 01 second West 1320.00 feet; thence South 89 degrees 53 minutes 59 seconds East 1200.00 feet; thence North 0 degrees 06 minutes 01 second East 1320.00 feet to the north line of said Northeast Quarter; thence North 89 degrees 53 minutes 59 seconds West 700.00 feet along said north line to the point of beginning. Except the north 200 feet of the East 500 feet of the Northwest Quarter of the Northeast Quarter of said Section 5.

Subject to right of way for County Road 2.

EXCEPT

That part of the Northeast Quarter of the Northeast Quarter of Section 5, Township 137, Range 29, Cass County, Minnesota, described as follows: Beginning at the northwest corner of said Northeast Quarter of the Northeast Quarter; thence South 00 degrees 46 minutes 32 seconds West, assumed bearing along the west line of said Northeast Quarter of the Northeast Quarter for a distance of 111.58 feet; thence South 09 degrees 33 minutes 16 seconds East 553.75 feet; thence South 89 degrees 58 minutes 44 seconds East 609.35 feet to the east line of the parcel described in Document Number 582840; thence North 00 degrees 01 minute 16 seconds East 657.60 feet along said east line to the north line of said Northeast Quarter of the Northeast Quarter; thence North 89 degrees 58 minutes 44 seconds West 700.00 feet along said north line to the point of beginning.

Together with and Subject to a 33.00 foot easement for ingress, egress and utility purposes, over, under and across that part of the Northeast Quarter of the Northeast Quarter of Section 5, Township 137, Range 29, Cass County, Minnesota, the centerline of which is described as follows: commencing at the northwest corner of said Northeast Quarter of the Northeast Quarter; thence South 89 degrees 58 minutes 44 seconds East, assumed bearing, along the north line of said Northeast Quarter of the Northeast Quarter for a distance of 16.50 feet to the point of beginning; thence South 00 degrees 46 minutes 32 seconds West 202.32 feet; thence South 09 degrees 33 minutes 16 seconds East 461.73 feet, and there terminating. The sidelines of said easement are to be prolonged or shortened to terminate at said north line of the Northeast Quarter of the Northeast Quarter, and also at a line which bears North 89 degrees 58 minutes 44 seconds West and South 89 degrees 58 minutes 44 seconds East from the point of termination.

Together with the easement described in Document Number 369545 and subject to easements, reservations and restrictions of record.

EXISTING LEGAL DESCRIPTION PER DOCUMENT NUMBER A000582840

That part of the Northeast Quarter of Section 5, Township 137, Range 29, Cass County, Minnesota, described as follows:

Beginning at the northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 5; thence North 89 degrees 53 minutes 59 seconds West, assumed bearing, 500.00 feet along the north line of said Northeast Quarter; thence South 0 degrees 06 minutes 01 second West 1320.00 feet; thence South 89 degrees 53 minutes 59 seconds East 1200.00 feet; thence North 0 degrees 06 minutes 01 second East 1320.00 feet to the north line of said Northeast Quarter; thence North 89 degrees 53 minutes 59 seconds West 700.00 feet along said north line to the point of beginning. Except the north 200 feet of the East 500 feet of the Northwest Quarter of the Northeast Quarter of said Section 5.

Subject to right of way for County Road 2.

CERTIFICATE OF SURVEY

REQUESTED BY:

EDWARDS

I hereby certify that this survey 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.

Paul Herkenhoff

11-30-23

Paul Herkenhoff, R.L.S.
License No. 45875

Date

REVISED 1-22-24

Drawn by:

PDH

Date:

11/30/23

Job No:

23-271

Scale: 1" = 150 feet

LEGEND

WET LAND NOT-DELINEATED

DENOTES FOUND MONUMENT

DENOTES SET 1/2"x14" IRON PIPE WITH CAP # 45875

Lakes Area SURVEYING LLC.

24314 SMILEY ROAD, SUITE C
NISSWA, MN 56468
OFFICE (218) 961-0090

