EXISTING LEGAL DESCRIPTIONS

Lot 2, Block 1 and Outlot A, SNOWS PLAT 2023, according to the recorded plat thereof, Cass County, Minnesota.

AND

(Document No. A000555649)

That part of the West Half of the Northwest Quarter of Section 15, Township 133 North, Range 30 West, described as follows: Commencing at the Northwest corner of said West Half of the Northwest Quarter; thence South 0 degrees 44 minutes 40 seconds East, bearings based on Cass County Coordinate Datum, along the west line of said West Half of the Northwest Quarter a distance of 1611.23 feet to the point of beginning; thence South 89 degrees 39 minutes 59 seconds East a distance of 432.31 feet; thence South 13 degrees 45 minutes 18 seconds East a distance of 410.00 feet to the northerly right-of-way line of State Highway No. 210; thence South 74 degrees 36 minutes 17 seconds West along said right-of-way line a distance of 311.00 feet; thence westerly a distance of 225.92 feet along said right-of-way line, along a non-tangential curve, concave to the North, having a radius of 5654.58 feet and a central angle of 2 degrees 17 minutes 21 seconds and the chord of said curve bears South 81 degrees 08 minutes 26 seconds West for 225.92 feet; to the west line of said West Half of the Northwest Quarter; thence North 0 degrees 44 minutes 40 seconds West along the west line of said West Half of the Northwest Quarter a distance of 518.16 feet to the point of beginning.

PROPOSED LEGAL DESCRIPTIONS

PARCEL A

Outlot A, SNOWS PLAT 2023, according to the recorded plat thereof, Cass County, Minnesota.

TOGETHER WITH

That part of Lot 2, Block 1, said SNOWS PLAT 2023, lying northerly of the following described line:

Commencing at the northwest corner of said Lot 2, thence South 13 degrees 45 minutes 18 seconds East along the west line of said Lot 2, a distance of 45.71 feet to the point of beginning of the line to be described; thence South 74 degrees 48 minutes 00 seconds East, a distance of 325.40 feet to the easterly line of said Lot 2 and there terminating.

PARCEL B

That part of Lot 2, Block 1, said SNOWS PLAT 2023, lying southerly of the following described line:

Commencing at the northwest corner of said Lot 2, thence South 13 degrees 45 minutes 18 seconds East along the west line of said Lot 2, a distance of 45.71 feet to the point of beginning of the line to be described; thence South 74 degrees 48 minutes 00 seconds East, a distance of 325.40 feet to the easterly line of said Lot 2 and said line there terminating.

SURVEYOR'S NOTES

- Wind River Surveying has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- 2. Field work was completed on April 23rd, 2024

SURVEYOR'S CERTIFICATION

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.

Zachary L. Zetah, LS# 52694 zac@windriversurvey.com Date 05/01/2024

WIND RIVE SURVEYING

RYAN TROUTPARCEL ID 41-215-2308
AND 41-410-0120

CERTIFICATE OF SURVEY
PART OF SNOWS PLAT 2023 AND
FHE NW1/4, SECTION 15, T133N, R30W
CASS COUNTY, MINNESOTA

SURVEY BY: ZLZ
DRAWN BY: ZLZ

APPROVED BY: ZLZ

DATE: 05/01/2024

PROJECT NUMBER 24-010

SHEET NUMBER

1 OF 1