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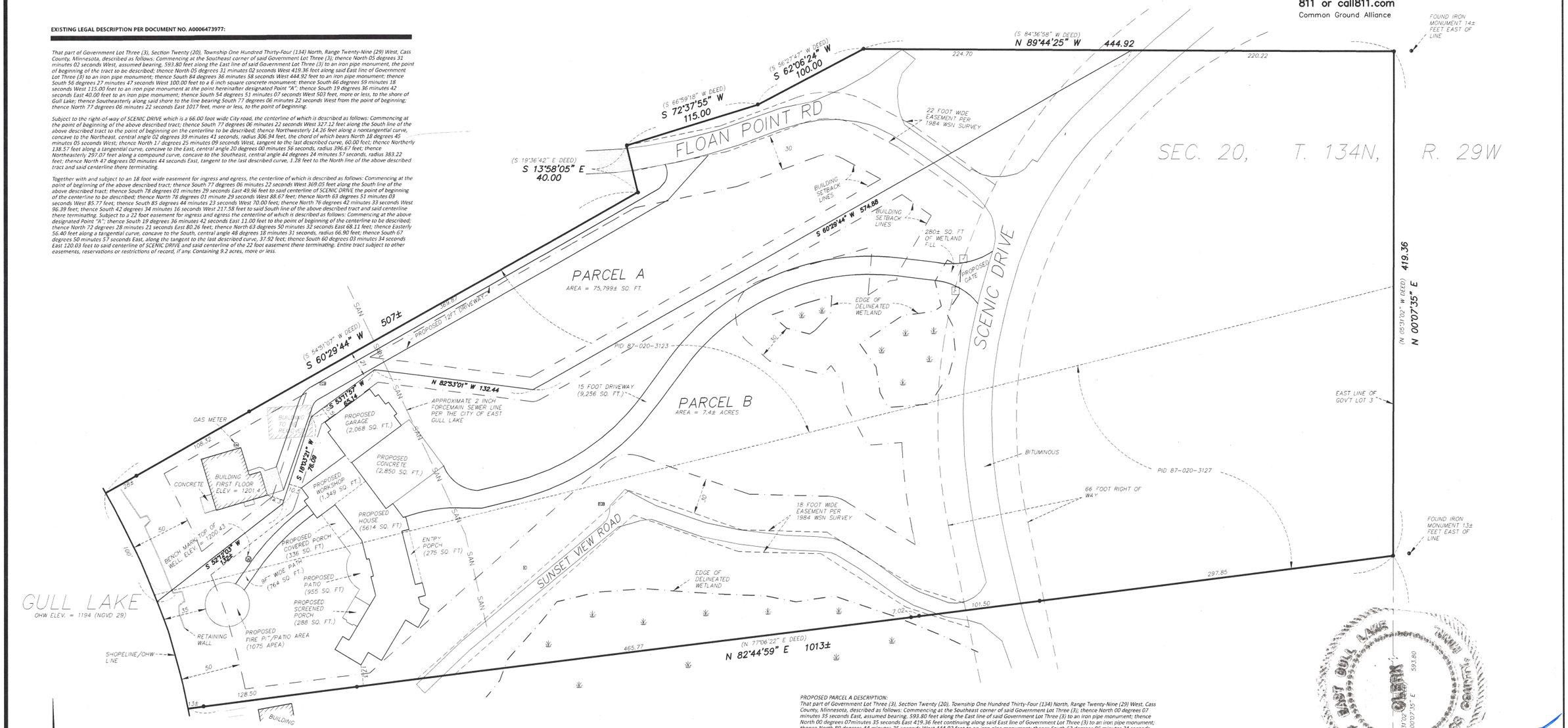
Common Ground Alliance

EXISTING LEGAL DESCRIPTION PER DOCUMENT NO. A0006473977:

That part of Government Lot Three (3), Section Twenty (20), Township One Hundred Thirty-Four (134) North, Range Twenty-Nine (29) West, Cass County, Minnesota, described as follows: Commencing at the Southeast corner of said Government Lot Three (3); thence North 05 degrees 31 minutes 02 seconds West, assumed bearing, 593.80 feet along the East line of said Government Lot Three (3) to an iron pipe monument, the point of beginning of the tract to be described; thence North 05 degrees 31 minutes 02 seconds West 419.36 feet along said East line of Government Lot Three (3) to an iron pipe monument; thence South 84 degrees 36 minutes 58 seconds West 444.92 feet to an iron pipe monument; thence South 56 degrees 27 minutes 47 seconds West 100.00 feet to a 6 inch square concrete monument; thence South 66 degrees 59 minutes 18 seconds West 115.00 feet to an iron pipe monument at the point hereinafter designated Point "A"; thence South 19 degrees 36 minutes 42 seconds East 40.00 feet to an iron pipe monument; thence South 54 degrees 51 minutes 07 seconds West 503 feet, more or less, to the shore of Gull Lake; thence Southeasterly along said shore to the line bearing South 77 degrees 06 minutes 22 seconds West from the point of beginning; thence North 77 degrees 06 minutes 22 seconds East 1017 feet, more or less, to the point of beginning.

Subject to the right-of-way of SCENIC DRIVE which is a 66.00 foot wide City road, the centerline of which is described as follows: Commencing at the point of beginning of the above described tract; thence South 77 degrees 06 minutes 22 seconds West 327.12 feet along the South line of the above described tract to the point of beginning on the centerline to be described; thence Northwesterly 14.26 feet along a nontangential curve, concave to the Northeast, central angle 02 degrees 39 minutes 41 seconds, radius 306.94 feet, the chord of which bears North 18 degrees 45 minutes 05 seconds West; thence North 17 degrees 25 minutes 09 seconds West, tangent to the last described curve, 60.00 feet; thence Northerly 138.57 feet along a tangential curve, concave to the East, central angle 20 degrees 00 minutes 56 seconds, radius 396.67 feet; thence Northeasterly 297.07 feet along a compound curve, concave to the Southeast, central angle 44 degrees 24 minutes 57 seconds, radius 383.22 feet; thence North 47 degrees 00 minutes 44 seconds East, tangent to the last described curve, 1.28 feet to the North line of the above described tract and said centerline there terminating.

Together with and subject to an 18 foot wide easement for ingress and egress, the centerline of which is described as follows: Commencing at the point of beginning of the above described tract; thence South 77 degrees 06 minutes 22 seconds West 369.05 feet along the South line of the above described tract; thence South 78 degrees 01 minutes 29 seconds East 49.96 feet to said centerline of SCENIC DRIVE the point of beginning of the centerline to be described; thence North 78 degrees 01 minute 29 seconds West 88.67 feet; thence North 63 degrees 51 minutes 03 seconds West 85.77 feet; thence South 85 degrees 44 minutes 23 seconds West 70.00 feet; thence North 76 degrees 42 minutes 33 seconds West 96.39 feet; thence South 42 degrees 34 minutes 16 seconds West 217.58 feet to said South line of the above described tract and said centerline there terminating. Subject to a 22 foot easement for ingress and egress the centerline of which is described as follows: Commencing at the above designated Point "A"; thence South 19 degrees 36 minutes 42 seconds East 11.00 feet to the point of beginning of the centerline to be described; thence North 72 degrees 28 minutes 21 seconds East 80.26 feet; thence North 63 degrees 50 minutes 32 seconds East 68.11 feet; thence Easterly 56.40 feet along a tangential curve, concave to the South, central angle 48 degrees 18 minutes 31 seconds, radius 66.90 feet; thence South 67 degrees 50 minutes 57 seconds East, along the tangent to the last described curve, 37.92 feet; thence South 60 degrees 03 minutes 34 seconds East 120.03 feet to said centerline of SCENIC DRIVE and said centerline of the 22 foot easement there terminating. Entire tract subject to other easements, reservations or restrictions of record, if any. Containing 9.2 acres, more or less.



LEGEND

● DENOTES FOUND MONUMENT AS NOTED

40 0 40 80 120
Scale in feet

GENERAL NOTES

1. No search for easements or restrictions, recorded or unrecorded, was made by the Surveyor.
2. Bearings shown are based upon the Cass County Coordinate System.
3. 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. The sewer force main shown hereon, was located approximately by the City of East Gull Lake, further verification of easements and location should be done prior to any construction.
4. Wetlands shown hereon were delineation by Certified Delineator Mitch Brinks. No wetlands east of Scenic Drive were delineated as a part of this survey. A permit for wetland fill will be applied for through Cass County.
5. Proposed impervious on Parcel A=13±% (Using Area South of Floan Point Road and West of Scenic Drive), Parcel B Impervious is 18±% (Using Area West of Scenic Drive and North of Sunset View Road)

PROPOSED PARCEL A DESCRIPTION:
That part of Government Lot Three (3), Section Twenty (20), Township One Hundred Thirty-Four (134) North, Range Twenty-Nine (29) West, Cass County, Minnesota, described as follows: Commencing at the Southeast corner of said Government Lot Three (3); thence North 00 degrees 07 minutes 35 seconds East, assumed bearing, 593.80 feet along the East line of said Government Lot Three (3) to an iron pipe monument; thence North 00 degrees 07minutes 35 seconds East 419.36 feet continuing along said East line of Government Lot Three (3) to an iron pipe monument; thence North 89 degrees 44 minutes 25 seconds West 444.92 feet to an iron pipe monument; thence South 62 degrees 06 minutes 24 seconds West 100.00 feet to a 6 inch square concrete monument; thence South 72 degrees 37 minutes 55 seconds West 115.00 feet to an iron pipe monument; thence South 13 degrees 58 minutes 05 seconds East 40.00 feet to an iron pipe monument to the point of beginning; thence return North 13 degrees 58 minutes 05 seconds West 40.00 feet; thence North 72 degrees 37 minutes 55 seconds East 115.00 feet; thence North 62 degrees 06 minutes 24 seconds East 100.00 feet; South 89 degrees 44 minutes 25 seconds East 224.70 feet; thence South 60 degrees 29 minutes 44 seconds West 574.88 feet; thence North 82 degrees 53 minutes 01 secodns West 132.44 feet; thence South 53 degrees 11 minutes 57 seconds West 65.14 feet; thence South 18 degrees 03 minutes 21 seconds West 76.09 feet; thence South 52 degrees 12 minutes 03 seconds West 132 feet, more or less, to the shoreline of Gull Lake; thence Northwesterly along said shoreline to its intersection with a line which bears South 60 degrees 29 minutes 44 seconds West from the point of beginning; thence North 60 degrees 29 minutes 44 seconds East 507 feet, more or less to the point of beginning.

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

PROPOSED PARCEL B DESCRIPTION:
That part of Government Lot Three (3), Section Twenty (20), Township One Hundred Thirty-Four (134) North, Range Twenty-Nine (29) West, Cass County, Minnesota, described as follows: Commencing at the Southeast corner of said Government Lot Three (3); thence North 00 degrees 07 minutes 35 seconds East, assumed bearing, 593.80 feet along the East line of said Government Lot Three (3) to an iron pipe monument, the point of beginning; thence North 00 degrees 07minutes 35 seconds East 419.36 feet continuing along said East line of Government Lot Three (3) to an iron pipe monument; thence North 89 degrees 44 minutes 25 seconds West 220.22 feet; thence South 60 degrees 29 minutes 44 seconds West 574.88 feet; thence North 82 degrees 53 minutes 01 secodns West 132.44 feet; thence South 53 degrees 11 minutes 57 seconds West 65.14 feet; thence South 18 degrees 03 minutes 21 seconds West 76.09 feet; thence South 52 degrees 12 minutes 03 seconds West 132 feet, more or less, to the shoreline of Gull Lake; thence Southeasterly along said shoreline to its intersection with a line which bears South 82 degrees 44 minutes 59 seconds West from the point of beginning; thence North 82 degrees 44 minutes 59 seconds East 1013 feet, more or less to the point of beginning.

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

CTF03.dwg

9/30/19

Lakes Area SURVEYING LLC.
24314 Smiley Road, Suite C
Nisswa, MN 56468
Office (218) 961-0090
LAS

I hereby certify that this plan 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
Date: 9/26/19 License No. 45875

Revisions:

Crew: EAN
Checked: TTS
Drawn: PDH
Record Drawing by/date:

Prepared for:
DKPA RENTAL, LLC
26456 WYLDEWOOD DRIVE
WEBSTER, MN 55088

GULL LAKE
Cass County, Minnesota

CERTIFICATE OF SURVEY