

### Tract "A" Legal Description

That part of Government Lot 4, Section 24, Township 43, Range 22, Aitkin County, Minnesota, described as follows:

Commencing at the point of intersection of the northerly right-of-way line of County Road No. 23 and the west line of said Government Lot 4 (said northerly right-of-way line being 69 feet northwesterly of (as measured at right angle to) and parallel with the northerly line of Shoreview Drive according to the recorded plat of SHORE VIEW); thence on an assumed bearing of North 57 degrees 15 minutes 00 seconds East, along said northerly right-of-way line of County Road No. 23, a distance of 385.01 feet to the actual point of beginning of the tract of land herein described; thence continuing North 57 degrees 15 minutes 00 seconds East, along last described northerly right-of-way line, a distance of 751.15; thence North 21 degrees 11 minutes 00 seconds West a distance of 204.70 feet; thence South 57 degrees 15 minutes 00 seconds West a distance of 688.12 feet to the intersection with a line bearing North 05 degrees 19 minutes 30 seconds West from said point of beginning; thence South 05 degrees 19 minutes 30 seconds East a distance of 225.94 feet to said point of beginning.

Subject to an easement for utility, ingress and egress purposes over, under and across that part of Government Lot 4, Section 24, Township 43, Range 22, Aitkin County, Minnesota, described as follows:

Commencing at the point of intersection of the northerly right-of-way line of County Road No. 23 and the west line of said Government Lot 4 (said northerly right-of-way line being 69 feet northwesterly of (as measured at right angle to) and parallel with the northerly line of Shoreview Drive according to the recorded plat of SHORE VIEW); thence on an assumed bearing of North 57 degrees 15 minutes 00 seconds East, along said northerly right-of-way line of County Road No. 23, a distance of 1102.48 feet to the actual point of beginning of the easement herein described; thence continuing North 57 degrees 15 minutes 00 seconds East, along last described northerly right-of-way line, a distance of 33.68 feet; thence North 21 degrees 11 minutes 00 seconds West a distance of 204.70 feet; thence South 57 degrees 15 minutes 00 seconds West a distance of 33.68 feet to the intersection with a line bearing North 21 degrees 11 minutes 00 seconds West from said point of beginning; thence South 21 degrees 11 minutes 00 seconds East a distance of 204.70 feet to said point of beginning.

### **Remaining Tract Legal Description**

That part of Government Lot 4, Section 24, Township 43, Range 22, Aitkin County, Minnesota, described as follows:

Commencing at the point of intersection of the northerly right-of-way line of County Road No. 23 and the west line of said Government Lot 4 (said northerly right-of-way line being 69 feet northwesterly of (as measured at right angle to) and parallel with the northerly line of Shoreview Drive according to the recorded plat of SHORE VIEW); thence on an assumed bearing of North 57 degrees 15 minutes 00 seconds East, along said northerly right-of-way line of County Road No. 23, a distance of 385.01 feet to the actual point of beginning of the tract of land herein described; thence continuing North 57 degrees 15 minutes 00 seconds East, along last described northerly right-of-way line, a distance of 751.15 feet; thence North 21 degrees 11 minutes 00 seconds West a distance of 527.00 feet; thence North 87 degrees 30 minutes 25 seconds West a distance 527.62 feet; thence South 05 degrees 19 minutes 30 seconds East a distance of 924.68 feet to the point of beginning, EXCEPT the following described tract of land:

Commencing at the point of intersection of the northerly right-of-way line of County Road No. 23 and the west line of said Government Lot 4 (said northerly right-of-way line being 69 feet northwesterly of (as measured at right angle to) and parallel with the northerly line of Shoreview Drive according to the recorded plat of SHORE VIEW); thence on an assumed bearing of North 57 degrees 15 minutes 00 seconds East, along said northerly right-of-way line of County Road No. 23, a distance of 385.01 feet to the actual point of beginning of the tract of land herein described; thence continuing North 57 degrees 15 minutes 00 seconds East, along last described northerly right-of-way line, a distance of 751.15; thence North 21 degrees 11 minutes 00 seconds West a distance of 204.70 feet; thence South 57 degrees 15 minutes 00 seconds West a distance of 688.12 feet to the intersection with a line bearing North 05 degrees 19 minutes 30 seconds West from said point of beginning; thence South 05 degrees 19 minutes 30 seconds East a distance of 225.94 feet to said point of beginning.

Together with an easement for utility, ingress and egress purposes over, under and across that part of Government Lot 4, Section 24, Township 43, Range 22, Aitkin County, Minnesota, described as follows:

Commencing at the point of intersection of the northerly right-of-way line of County Road No. 23 and the west line of said Government Lot 4 (said northerly right-of-way line being 69 feet northwesterly of (as measured at right angle to) and parallel with the northerly line of Shoreview Drive according to the recorded plat of SHORE VIEW); thence on an assumed bearing of North 57 degrees 15 minutes 00 seconds East, along said northerly right-of-way line of County Road No. 23, a distance of 1102.48 feet to the actual point of beginning of the easement herein described; thence continuing North 57 degrees 15 minutes 00 seconds East, along last described

northerly right-of-way line, a distance of 33.68 feet; thence North 21 degrees 11 minutes 00 seconds West a distance of 204.70 feet; thence South 57 degrees 15 minutes 00 seconds West a distance of 33.68 feet to the intersection with a line bearing North 21 degrees 11 minutes 00 seconds West from said point of beginning; thence South 21 degrees 11 minutes 00 seconds East a distance of 204.70 feet to said point of beginning.