

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE AITKIN COUNTY COORDINATE SYSTEM

Legal Description per Document Number

Parcel 1: Government Lot Eight (8) and the South Half of the Northeast Quarter of the Southwest Quarter (S 1/2 of NE 1/4 of SW 1/4), all in Section Three (3), Township Forty-six (46), Range Twenty-six (26).

EXCEPT Parcel No. 33 as per Aitkin County Highway Right-of-way Plat No.6 on S.A.P. 01-617-02 (C.S.A. H. 17).

Parcel 2:

That part of the North Half of the Northeast Quarter of the Southwest Quarter (N 1/2 of NE 1/4 of SW 1/4) of Section Three (3), Township Forty-six (46), Range Twenty-six (26), described below, that lays Southerly of the Southerly right-of-way line of Aitkin County State Aid Highway No. 17 as the same is presently located on September 29, 2004, to-wit: Commencing at the Northeast Corner of said NE 1/4 of SW 1/4; thence South 01 degrees 53 minutes 15 seconds East, on an assigned bearing along the East Line of said NE 1/4 of the SW 1/4, a distance of 256.79 feet, to the actual point of beginning of said tract of land to be described; thence West, a distance of 372.17 feet; thence North 80 degrees 54 minutes 35 seconds West, a distance of 512.08 feet; thence South 01 degrees 53 minutes 15 seconds East, a distance of 560.10 feet; thence North 36 degrees 20 minutes 13 seconds East, along the South Line of the N 1/2 of NE 1/4 of the SW 1/4, a distance of 875.10 feet; thence North 01 degree 53 minutes 15 seconds West, along said East Line of the NE 1/4 of the SW 1/4, a distance of 423 feet, more or less, to the actual point of beginning.

Surveyors Notes

The property address for the subject property is:

3659 Dove Street  
Aitkin, MN 56431

The Parcel Number for the subject property is 24-0-004700, 24-0-004402 & 24-0-004403.

The current zoning classification for the subject property is Shoreland & Farm Residential.

Tract C as shown on this survey is intended to be a control access lot not requiring access to a public roadway.

This survey was completed without the benefit of a title commitment or title opinion, there may be easements or other limiting factors that affect the subject property that are not shown on this survey.

Structure setbacks are based off of property lines, Ordinary High-Water line, and Right-of-way line.

There were no bluff determinations done a part of this survey.

All structure setbacks should be verified with Aitkin County prior to any construction.

Tract A legal description

Government Lot 8, Section 3, Township 46 North, Range 26 West, Aitkin County, Minnesota.

EXCEPT the South 680.50 feet thereof.

ALSO EXCEPT that part of said Government Lot 8 described as follows:

Beginning at the northeast corner of said Government Lot 8; thence South 87 degrees 34 minutes 14 seconds West, along the north line of said Government Lot 8, a distance of 150.10 feet to the intersection with the west line of the East 150.00 feet of said Government Lot 8; thence South 00 degrees 18 minutes 35 seconds East, along said west line, a distance of 1117.08 feet; thence South 53 degrees 18 minutes 32 seconds East, a distance of 77 feet, more or less, to the intersection with the northwesterly shoreline of Wladimiraf Lake; thence northeasterly along said shoreline to the intersection with the east line of said Government Lot 8; thence North 00 degrees 18 minutes 35 seconds West, along said east line, a distance of 1048 feet, more or less, to the point of beginning.

ALONG with a 33.00 foot-wide easement for ingress and egress over the Northeast Quarter of the Southwest Quarter of Section 3, Township 46 North, Range 26 West, Aitkin County, Minnesota, the centerline of said easement is described as follows:

Commencing at the southeast corner of said Northeast Quarter of the Southwest Quarter; thence South 87 degrees 34 minutes 14 seconds West, along the south line of said Northeast Quarter of the Southwest Quarter, a distance of 1078.73 feet to the point of beginning of the centerline to be described; thence North 05 degrees 36 minutes 48 seconds East, a distance of 61.79 feet; thence northeasterly along a tangential curve concave to the southeast a distance of 198.34 feet, said curve having a central angle of 32 degrees 28 minutes 06 seconds and a radius of 350.00 feet; thence North 38 degrees 04 minutes 45 seconds East, tangential to the last described curve, a distance of 178.42 feet; thence North 19 degrees 36 minutes 58 seconds East, a distance of 151.93 feet; thence North 12 degrees 40 minutes 22 seconds East, a distance of 287.91 feet; thence North 00 degrees 00 minutes 00 seconds West, a distance of 43.26 feet to the intersection with the southerly right-of-way line of County State Aid Highway number 17, and said centerline there terminating.

The side lines of said easement are to be prolonged or shortened to terminate on the south line of said Northeast Quarter of the Southwest Quarter, and the southerly right-of-way line of County State Aid Highway number 17.

SUBJECT to a 33.00 foot-wide easement for ingress and egress over Government Lot 8, Section 3, Township 46 North, Range 26 West, Aitkin County, Minnesota, the centerline of said easement is described as follows:

Commencing at the northeast corner of said Government Lot 8; thence South 87 degrees 34 minutes 14 seconds West, along the north line of said Government Lot 8, a distance of 150.10 feet to the intersection with the west line of the East 150.00 feet of said Government Lot 8; thence South 00 degrees 18 minutes 35 seconds East, along said west line, a distance of 1117.08 feet; thence South 53 degrees 18 minutes 32 seconds East, a distance of 77 feet, more or less, to the intersection with the northwesterly shoreline of Wladimiraf Lake; thence northeasterly along said shoreline to the intersection with the east line of said Government Lot 8; thence North 00 degree 18 minutes 35 seconds West, along said east line, a distance of 1048 feet, more or less, to the point of beginning.

The side lines of said easement are to be prolonged or shortened to terminate on the north line of said Government Lot 8, and the north line of the South 680.50 feet of said Government Lot 8.

Said tract contains 18.8 acres, more or less, and is subject to all restrictions, reservations and easements of record, if any.

Tract B legal description

The South 680.50 feet of Government Lot 8, Section 3, Township 46 North, Range 26 West, Aitkin County, Minnesota.

EXCEPT that part of said Government Lot 8 described as follows:

Beginning at the northeast corner of said Government Lot 8; thence South 87 degrees 34 minutes 14 seconds West, along the north line of said Government Lot 8, a distance of 150.10 feet to the intersection with the west line of the East 150.00 feet of said Government Lot 8; thence South 00 degrees 18 minutes 35 seconds East, along said west line, a distance of 1117.08 feet; thence South 53 degrees 18 minutes 32 seconds East, a distance of 77 feet, more or less, to the intersection with the northwesterly shoreline of Wladimiraf Lake; thence northeasterly along said shoreline to the intersection with the east line of said Government Lot 8; thence North 00 degree 18 minutes 35 seconds West, along said east line, a distance of 1048 feet, more or less, to the point of beginning.

ALONG with a 33.00 foot-wide easement for ingress and egress over the Northeast Quarter of the Southwest Quarter of Section 3, Township 46 North, Range 26 West, Aitkin County, Minnesota, the centerline of said easement is described as follows:

Commencing at the southeast corner of said Northeast Quarter of the Southwest Quarter; thence South 87 degrees 34 minutes 14 seconds West, along the south line of said Northeast Quarter of the Southwest Quarter, a distance of 1078.73 feet to the point of beginning of the centerline to be described; thence North 05 degrees 36 minutes 48 seconds East, a distance of 61.79 feet; thence northeasterly along a tangential curve concave to the southeast a distance of 198.34 feet, said curve having a central angle of 32 degrees 28 minutes 06 seconds and a radius of 350.00 feet; thence North 38 degrees 04 minutes 45 seconds East, tangential to the last described curve, a distance of 178.42 feet; thence North 19 degrees 36 minutes 58 seconds East, a distance of 151.93 feet; thence North 12 degrees 40 minutes 22 seconds East, a distance of 287.91 feet; thence North 00 degrees 00 minutes 00 seconds West, a distance of 43.26 feet to the intersection with the southerly right-of-way line of County State Aid Highway number 17, and said centerline there terminating.

The side lines of said easement are to be prolonged or shortened to terminate on the south line of said Northeast Quarter of the Southwest Quarter, and the southerly right-of-way line of County State Aid Highway number 17.

ALONG with a 33.00 foot-wide easement for ingress and egress over Government Lot 8, Section 3, Township 46 North, Range 26 West, Aitkin County, Minnesota, the centerline of said easement is described as follows:

Commencing at the northeast corner of said Government Lot 8; thence South 87 degrees 34 minutes 14 seconds West, along the north line of said Government Lot 8, a distance of 1078.73 feet to the point of beginning of the centerline to be described; thence South 01 degrees 04 minutes 45 seconds East, a distance of 46.57 feet; thence southerly 272.02 feet along a tangential curve concave to the east, said curve having a central angle of 35 degrees 25 minutes 20 seconds and a radius of 440.00 feet; thence South 36 degrees 30 minutes 05 seconds East, tangential to the last described curve, a distance of 304.02 feet; thence South 32 degrees 13 minutes 07 seconds East, a distance of 153.02 feet to the intersection with the north line of the South 680.50 feet of said Government Lot 8, and said centerline there terminating.

The side lines of said easement are to be prolonged or shortened to terminate on the north line of said Government Lot 8, and the north line of the South 680.50 feet of said Government Lot 8.

Said tract contains 18.8 acres, more or less, and is subject to all restrictions, reservations and easements of record, if any.

Tract C legal description

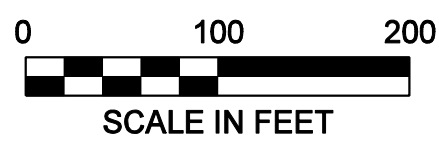
That part of Government Lot 8, Section 3, Township 46 North, Range 26 West, Aitkin County, Minnesota, described as follows:

Beginning at the northeast corner of said Government Lot 8; thence South 87 degrees 34 minutes 14 seconds West, along the north line of said Government Lot 8, a distance of 150.10 feet to the intersection with the west line of the East 150.00 feet of said Government Lot 8; thence South 00 degrees 18 minutes 35 seconds East, along said west line, a distance of 1117.08 feet; thence South 53 degrees 18 minutes 32 seconds East, a distance of 77 feet, more or less, to the intersection with the northwesterly shoreline of Wladimiraf Lake; thence northeasterly along said shoreline to the intersection with the east line of said Government Lot 8; thence North 00 degree 18 minutes 35 seconds West, along said east line, a distance of 1048 feet, more or less, to the point of beginning.

Said tract contains 3.8 acres, more or less, and is subject to all restrictions, reservations and easements of record, if any.

PROPERTY BOUNDARY LEGEND

- SET IRON PIPE WITH CAP STAMPED "KRAMER 23668"
● FOUND IRON MONUMENT
X COMPUTED POSITION
● GOVERNMENT SECTION CORNER MONUMENT



MAPPING LEGEND

- WELL, UTILITY PEDESTAL, UTILITY METER, TANK (AS SPECIFIED), SEWER CLEANOUT, LIFT STATION, CONCRETE, BITUMINOUS, GRAVEL

Table with 3 columns: NO., REVISIONS SINCE INITIAL DATE OF, DATE. Row 1: 1, Revised typo in legal descriptions for Tract A & Tract B, 05-10-2023.

KRAMER LEAS DELEO SURVEYING ENGINEERING PLANNING BRAINERD ST. CLOUD. PROJECT NO. TIBBK2201

I HEREBY CERTIFY THAT THIS PLAN, SURVEY, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA. Signature: James Kramer, 11/17/2022, James Kramer, MN License No. 23668

CERTIFICATE OF SURVEY Topographic and Property Boundary Survey Ken Tibboel Section 3, Township 46 North, Range 26 West Aitkin County, Minnesota