

**EXISTING LEGAL DESCRIPTIONS: (PER DOCUMENT #S 413309 AND 420166)**

That part of the Southwest Quarter of the Southwest Quarter of Section 6, Township 44 North, Range 27 West, Aitkin County, Minnesota, described as follows:

Commencing at the southwest corner of said Section 6; thence North 88 degrees 44 minutes 39 seconds East, bearings are based on the Aitkin County coordinate system (NAD83), along the south line of said Section 6, a distance of 1096.60 feet to the intersection with the centerline of County Road Number 85 (formerly US Highway Number 169), said point being the northeast corner of Document Number 346244 as recorded in the Office of the County Recorder, the point of beginning; thence North 43 degrees 51 minutes 35 seconds East, along said centerline, a distance of 231.04 feet; thence North 49 degrees 17 minutes 22 seconds West, a distance of 645.84 feet to the intersection with the centerline of US Highway Number 169; thence southwesterly 758.89 feet along a non-tangential curve concave to the southeast to the intersection with said south line of said Section 6, said curve having a radius of 7639.44 feet, a central angle of 5 degrees 41 minutes 33 seconds and chord bearing of South 37 degrees 06 minutes 07 seconds West; thence North 88 degrees 44 minutes 39 seconds East, along said south line, a distance of 787.32 feet to the point of beginning.

Said tract contains 7.2 acres, more or less, and is subject to all restrictions, reservations and easements of record, if any.

AND

That part of Government Lot 1, Section 7, Township 44, Range 27, described as follows: Commencing at the northwest corner of said Section 7; thence East, assumed bearing, along the north line of said Section 7 a distance of 1075.50 feet to the existing center line of Old Trunk Highway No. 169 as now constructed and the point of beginning of the tract herein be described; thence South 43 degrees 48 minutes 00 seconds West along the said centerline, 207.60 feet to an iron monument; thence Southwesterly 625.00 feet along a tangential curve concave to the Southeast having a radius of 5729.55 feet and a central angle of 6 degrees 15 minutes 00 seconds; thence North 52 degrees 27 minutes 00 seconds West to the Southeast boundary of State Trunk Highway No. 169 as described in Document No. 151971 on file in the Aitkin County Recorder's Office; thence Northeastly along the said Southeast boundary to the North line of said Section 7; thence East along the said North line to the point of beginning and there terminating. LESS that portion thereof acquired for highway purposes.

**PROPOSED PARCEL A**

That part of the Southwest Quarter of the Southwest Quarter of Section 6, Township 44 North, Range 27 West, Aitkin County, Minnesota, described as follows:

Commencing at the southwest corner of said Section 6; thence North 88 degrees 44 minutes 39 seconds East, bearings are based on the Aitkin County coordinate system (NAD83), along the south line of said Section 6, a distance of 1096.60 feet to the intersection with the centerline of County Road Number 85 (formerly US Highway Number 169), said point being the northeast corner of Document Number 346244 as recorded in the Office of the County Recorder; thence North 43 degrees 51 minutes 35 seconds East, along said centerline, a distance of 79.82 feet to the point of beginning; thence continue North 43 degrees 51 minutes 35 seconds East, along said centerline, a distance of 151.22 feet; thence North 49 degrees 17 minutes 22 seconds West, a distance of 645.84 feet to the intersection with the centerline of US Highway Number 169; thence southwesterly 131.04 feet along a non-tangential curve concave to the southeast, said curve having a radius of 7639.44 feet, a central angle of 0 degrees 58 minutes 58 seconds and chord bearing of South 39 degrees 27 minutes 23 seconds West; thence South 49 degrees 17 minutes 22 seconds East, a distance of 452.12 feet; thence South 43 degrees 51 minutes 35 seconds West, a distance of 20.03 feet to the intersection with a line that bears North 49 degrees 17 minutes 22 seconds West from the point of beginning; thence South 49 degrees 17 minutes 22 seconds East, a distance of 183.65 feet to the point of beginning.

**PROPOSED PARCEL B**

That part of the Southwest Quarter of the Southwest Quarter of Section 6, Township 44 North, Range 27 West, Aitkin County, Minnesota, and that part of Government Lot 1, Section 7, Township 44 North, Range 27 West, Aitkin County, Minnesota described as follows:

Commencing at the southwest corner of said Section 6; thence North 88 degrees 44 minutes 39 seconds East, bearings are based on the Aitkin County coordinate system (NAD83), along the south line of said Section 6, a distance of 1096.60 feet to the intersection with the centerline of County Road Number 85 (formerly US Highway Number 169), said point being the northeast corner of Document Number 346244 as recorded in the Office of the County Recorder; thence North 43 degrees 51 minutes 35 seconds East, along said centerline, a distance of 79.82 feet to the point of beginning; thence return South 43 degrees 51 minutes 35 seconds West, along said centerline, a distance of 223.59 feet; thence North 49 degrees 17 minutes 22 seconds West, a distance of 611.09 feet to the intersection with the centerline of US Highway Number 169; thence northeasterly 243.52 feet along a non-tangential curve concave to the southeast, said curve having a radius of 7639.44 feet, a central angle of 1 degree 49 minutes 35 seconds and chord bearing of North 38 degrees 03 minutes 07 seconds East; thence South 49 degrees 17 minutes 22 seconds East, a distance of 452.12 feet; thence South 43 degrees 51 minutes 35 seconds West, a distance of 20.03 feet to the intersection with a line that bears North 49 degrees 17 minutes 22 seconds West from the point of beginning; thence South 49 degrees 17 minutes 22 seconds East, a distance of 183.65 feet to the point of beginning.

**PROPOSED PARCEL C**

That part of the Southwest Quarter of the Southwest Quarter of Section 6, Township 44 North, Range 27 West, Aitkin County, Minnesota, and that part of Government Lot 1, Section 7, Township 44 North, Range 27 West, Aitkin County, Minnesota described as follows:

Commencing at the southwest corner of said Section 6; thence North 88 degrees 44 minutes 39 seconds East, bearings are based on the Aitkin County coordinate system (NAD83), along the south line of said Section 6, a distance of 1096.60 feet to the intersection with the centerline of County Road Number 85 (formerly US Highway Number 169), said point being the northeast corner of Document Number 346244 as recorded in the Office of the County Recorder; thence South 43 degrees 51 minutes 35 seconds West, along said centerline, a distance of 63.82 feet; thence southwesterly 86.37 feet along a tangential curve concave to the southeast, said curve having a central angle of 0 degrees 51 minutes 49 seconds and a radius of 5729.55 feet; thence North 49 degrees 17 minutes 22 seconds West, a distance of 592.64 feet to the intersection with the centerline of US Highway Number 169; thence northeasterly 150.39 feet along a non-tangential curve concave to the southeast, said curve having a radius of 7639.44 feet, a central angle of 1 degree 07 minutes 41 seconds and chord bearing of North 36 degrees 34 minutes 29 seconds East, to the intersection with a line that bears North 49 degrees 17 minutes 22 seconds West from the point of beginning; thence South 49 degrees 17 minutes 22 seconds East, a distance of 611.09 to the point of beginning.

**PROPOSED PARCEL D**

That part of the Southwest Quarter of the Southwest Quarter of Section 6, Township 44 North, Range 27 West, Aitkin County, Minnesota, and that part of Government Lot 1, Section 7, Township 44 North, Range 27 West, Aitkin County, Minnesota described as follows:

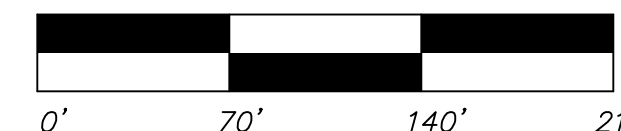
Commencing at the southwest corner of said Section 6; thence North 88 degrees 44 minutes 39 seconds East, bearings are based on the Aitkin County coordinate system (NAD83), along the south line of said Section 6, a distance of 1096.60 feet to the intersection with the centerline of County Road Number 85 (formerly US Highway Number 169), said point being the northeast corner of Document Number 346244 as recorded in the Office of the County Recorder; thence South 43 degrees 51 minutes 35 seconds West, along said centerline, a distance of 207.60 feet; thence southwesterly 86.37 feet along a tangential curve concave to the southeast, said curve having a central angle of 0 degree 51 minutes 49 seconds and a radius of 5729.55 feet to the point of beginning; thence continuing southwesterly 538.63 feet along a tangential curve concave to the southeast, said curve having a central angle of 5 degrees 23 minutes 11 seconds and a radius of 5729.55 feet, to the southeasterly corner of said Document No. 346244; thence North 52 degrees 23 minutes 25 seconds West, along said southerly line of said Document No. 346244, a distance of 453.82 feet to the intersection with the southerly right-of-way line of US Highway Number 169; thence northeasterly 395.28 feet along a non-tangential curve concave to the southeast, said curve having a radius of 7564.44 feet, a central angle of 2 degrees 59 minutes 38 seconds and chord bearing of North 33 degrees 09 minutes 55 seconds East, to the intersection with the north line of said Section 7; thence South 88 degrees 44 minutes 39 seconds West along said north line of said Section 7, a distance of 92.35 feet to the intersection with the centerline of US Highway Number 169; thence northeasterly 234.03 feet along a non-tangential curve concave to the southeast, said curve having a radius of 7639.44 feet, a central angle of 1 degree 45 minutes 19 seconds and chord bearing of North 35 degrees 07 minutes 59 seconds East, to the intersection with a line that bears North 49 degrees 17 minutes 22 seconds West from the point of beginning; thence South 49 degrees 17 minutes 22 seconds East, a distance of 592.64 feet to the point of beginning.

**GENERAL NOTES**

- No search for easements or restrictions, recorded or unrecorded, was made by the Surveyor.
- Bearings shown are based upon the Aitkin County Coordinate System.
- The underground utilities shown have been located from field survey information. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned.
- The wetlands were delineated by Brinks Wetland Service on 8/24/23.
- The site suitability for Parcel A-D and two existing septic compliances were completed on 10/2/23 by Brummer Septic LLC.

**LEGEND**

- DENOTES FOUND MONUMENT AS NOTED
- DENOTES SET 1/2"x1/4" IRON PIPE WITH CAP # 50319



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.

*Terry T. Strus*  
Terry T. Strus  
Date: 8/21/23 License No. 50319

Date: 8/21/23 23-042 CTF02.DWG

**PART OF SECTION 6 & 7 TOWNSHIP 44, RANGE 27**  
Aitkin County, Minnesota

**CERTIFICATE OF SURVEY**