

# PRELIMINARY PLAT OF GAP ACRES

SURVEY FOR: **Jeremy Paquette**

BOUNDARY SURVEYED: 6/10/2010

PRELIMINARY PLAT DRAFTED: 1/11/2021

LEGAL DESCRIPTION AS PER DOCUMENT NO.318440: (Not including parcel in Government Lot 3)

- 1 46,577 sq. ft. 1.07 acres
  - 2 94,927 sq. ft. 2.18 acres
  - 3 124,217 sq. ft. 2.85 acres
  - 4 49,756 sq. ft. 1.14 acres
  - 5 50,852 sq. ft. 1.17 acres
  - 6 212,422 sq. ft. 4.88 acres
  - 7 160,353 sq. ft. 3.68 acres
  - 8 94,699 sq. ft. 2.17 acres
  - 9 48,755 sq. ft. 1.12 acres
  - 10 128,385 sq. ft. 2.95 acres
  - 11 145,751 sq. ft. 3.35 acres
  - 12 130,850 sq. ft. 3.01 acres
  - 13 414,058 sq. ft. 9.51 acres
- ROAD TO BE DEDICATED  
92,574 sq. ft.  
2.13 acres

A parcel of land in Government Lots Eight (8) and Nine (9), Section Seven (7), Township Forty-nine (49), Range Twenty-three (23), bounded by the following described lines: from the Southeast corner of said Government Lot 8, thence South 89 degrees 18 minutes 30 seconds West, a distance of 123.1 feet to a point on the South line of Government Lot 8, which point is the point of beginning; Thence North 29 degrees 05 minutes 30 seconds West, a distance of 345.9 feet; thence North 0 degrees 54 minutes 30 seconds West, a distance of 245.8 feet; thence South 89 degrees 31 minutes 12 seconds West, a distance of 575.1 feet; thence South 16 degrees 28 minutes West, (South 61 degrees 28 minutes West) a distance of 352.0 feet; thence South 35 degrees 58 minutes West a distance of 187.8 feet; thence South 1 degree 21 minutes 30 seconds East, a distance of 230.8 feet; thence South 89 degrees 18 minutes 30 seconds West, a distance of 66.0 feet; thence North 1 degree 21 minutes 30 seconds West, a distance of 253.1 feet; thence South 35 degrees 58 minutes West, a distance of 73.5 feet; thence North 35 degrees 05 minutes West, a distance of 197.7 feet; thence South 0 degrees 55 minutes East, a distance of 357.1 feet to the Southwest corner of said Government Lot 8; thence South 0 degrees 55 minutes 38 minutes 45 seconds East, a distance of 150.4 feet; thence North 89 degrees 18 minutes 30 seconds East, a distance of 265.3 feet; thence North 5 degrees 38 minutes 45 seconds West, a distance of 168.9 feet; thence South 30 degrees 24 minutes 45 seconds West, a distance of 66.0 feet; thence South 5 degrees 38 minutes 45 seconds East, a distance of 146.5 feet; thence South 9 degrees 14 minutes 15 seconds West, a distance of 374.4 feet; thence South 35 degrees 30 minutes East, a distance of 208.4 feet; thence North 89 degrees 51 minutes East, a distance of 966.4 feet; thence North 0 degrees 41 minutes 30 seconds West, a distance of 393.1 feet; thence North 59 degrees 51 minutes West, a distance of 344.5 feet; thence South 60 degrees 32 minutes 30 seconds East, a distance of 382.2 feet; thence North 0 degrees 41 minutes 30 seconds East, a distance of 178.9 feet; thence North 60 degrees 32 minutes 30 seconds West, a distance of 38.2 feet; thence North 0 degrees 41 minutes 30 seconds West, a distance of 527.5 feet; thence North 89 degrees 51 minutes East, a distance of 344.5 feet; thence North 0 degrees 41 minutes 30 seconds East, a distance of 300.0 feet; thence North 60 degrees 41 minutes 30 seconds West a distance of 178.9 feet, to the actual point of beginning. EXCEPT FLOWAGE AND FLOWAGE RIGHTS OF THE UNITED STATES AS REQUIRED IN A DECREE OF CONDEMNATION FILED IN BOOK "13" OF MISCELLANEOUS, PAGE 408.

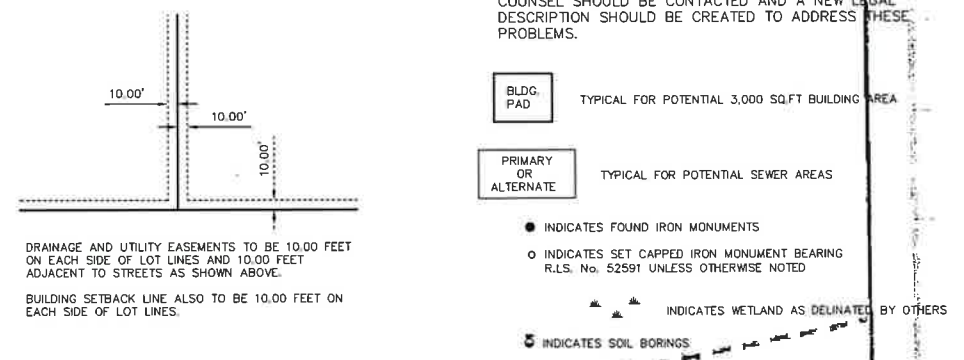
EXCEPTION TO ABOVE DOCUMENT NO.318440 AS DESCRIBED IN DOCUMENT 394522:  
The North 46 feet of the following land to be described: That part of Government Lot 9, Section 7, Township 49, Range 23, Aitkin County, Minnesota, described as follows: Commencing at the Northeast corner of said Government Lot 9, thence South 89 degrees 18 minutes 30 seconds West on an assigned bearing along the north line of said Government Lot 9 a distance of 133 feet; thence South 00 degrees 41 minutes 30 seconds East parallel with the East line of said Government Lot 9 a distance of 527.5 feet; thence South 60 degrees 32 minutes 30 seconds East a distance of 38.2 feet to the actual point of beginning of the following tract of land to be described: thence South 59 degrees 51 minutes 00 seconds West a distance of 344.5 feet; thence South 00 degrees 41 minutes 30 seconds East a distance of 7.0 feet; thence North 89 degrees 51 minutes 00 seconds East a distance of 300.0 feet; thence North 60 degrees 41 minutes 30 seconds West a distance of 178.9 feet, to the actual point of beginning.

EXCEPTION TO ABOVE DOCUMENT NO.318440 AS DESCRIBED IN DOCUMENT 362092:  
That part of Government Lot Nine (9) of Section Seven (7), Township Forty-nine (49), Range Twenty-three (23), described as follows: Commencing at the Northeast corner of said Government Lot 9; thence South 89 degrees 18 minutes 30 seconds West, on an assigned bearing along the north line of said Government Lot 9 a distance of 133 feet; thence South 00 degrees 41 minutes 30 seconds East parallel with the East line of said Government Lot 9 a distance of 527.5 feet; thence South 60 degrees 32 minutes 30 seconds East a distance of 38.2 feet, to the actual point of beginning of the following tract of land to be described: thence South 59 degrees 51 minutes 00 seconds West a distance of 344.5 feet; thence South 00 degrees 41 minutes 30 seconds East a distance of 7.0 feet; thence North 89 degrees 51 minutes 00 seconds East a distance of 300.0 feet; thence North 60 degrees 41 minutes 30 seconds West a distance of 178.9 feet, to the actual point of beginning. EXCEPT THE NORTH 46 FEET THEREOF.

CERTIFICATION: I hereby certify that this survey was prepared by me or under my direct supervision and that I am a Professional Licensed Surveyor under the Laws of the State of Minnesota.

*Kaleb Kadelbach* 2/16/2021  
Kaleb Kadelbach PLS 57070

NOTE: THE DESCRIPTION OF RECORD IS AMBIGUOUS AND LACKS CONTROL CALLS THUS CAUSING GAPS AND OVERLAPS WITH ADJOINING PROPERTY OWNERS. WE HAVE A PARTIAL SURVEY/SKETCH THAT APPEARS TO HAVE BEEN CREATED AT THE SAME TIME AS THE RECORD DESCRIPTION. WE BELIEVE THIS SHOWS THE INTENT OF THIS RECORD DESCRIPTION WAS TO CORRESPOND WITH THE ADJOINING PROPERTY DESCRIPTIONS. THEREFORE WE HAVE SHOWN AND MONUMENTED THE PROPERTY BASED ON THE ADJOINING PROPERTY DESCRIPTIONS AND INFORMATION PROVIDED ON SAID SURVEY/SKETCH. IF THIS IS A CONCERN LEGAL COUNSEL SHOULD BE CONTACTED AND A NEW LEGAL DESCRIPTION SHOULD BE CREATED TO ADDRESS THESE PROBLEMS.



**NORTHWESTERN**  
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