

PROPOSED LEGAL DESCRIPTION - TRACT A

That part of the Northwest Quarter of the Southwest Quarter (NW1/4-SW1/4), Section 12, Township 134, Range 28, Crow Wing County, Minnesota, described as follows: Beginning at the northwest corner of said NW1/4-SW1/4; thence South 89 degrees 45 minutes 50 seconds East, bearing based on the Crow Wing County Coordinate Database NAD 83, 580.14 feet along the north line of said NW1/4-SW1/4; thence South 22 degrees 40 minutes 27 seconds East 866.19 feet to the northerly line of the tract deeded to Jevning according to Document No. 866068 on file in the Crow Wing County Recorder's Office; thence Westerly 307.87 feet along a nontangential curve, concave to the North, having a radius of 632.52 feet and a central angle of 27 degrees 53 minutes 14 seconds and the chord of said curve bears South 84 degrees 32 minutes 10 seconds West along said northerly line of the Jevning tract; thence North 81 degrees 31 minutes 13 seconds West, tangent to the last described curve, 276.52 feet along said northerly line of the Jevning tract; thence Westerly 212.32 feet along a tangential curve, concave to the South, having a radius of 595.90 feet and a central angle of 20 degrees 24 minutes 51 seconds along said northerly line of the Jevning tract; thence South 78 degrees 03 minutes 56 seconds West, tangent to the last described curve, 96.89 feet along said northerly line of the Jevning tract to the west line of said NW1/4-SW1/4; thence North 02 degrees 11 minutes 22 seconds West 816.89 feet along said west line of the NW1/4-SW1/4 to the point of beginning.

EXCEPT the west 66 feet thereof.

Subject to the right of way for Executive Acres Road and also subject to other easements, reservations or restrictions of record, if any.

SUBJECT TO AND TOGETHER WITH:

A 66.00 foot wide easement for ingress, egress, and utilities over, under, and across that part of the West Half of Section 12, Township 134, Range 28, Crow Wing County, Minnesota, which lies 33.00 feet on each side of the following described line: Commencing at the west quarter corner of said Section 12; thence South 89 degrees 45 minutes 50 seconds East, bearing based on the Crow Wing County Coordinate Database NAD 83, 580.14 feet along the east-west quarter line of said Section 12 to a point hereinafter referred to as Point A; thence South 22 degrees 40 minutes 27 seconds East 866.19 feet to the centerline of Executive Acres Road to the point of beginning of the line to be described; thence reversing North 22 degrees 40 minutes 27 seconds West 866.19 feet to said Point A; thence North 03 degrees 40 minutes 50 seconds East 1267.58 feet; thence North 43 degrees 04 minutes 20 seconds East 849.20 feet; thence North 82 degrees 49 minutes 16 seconds East 200.00 feet and said centerline there terminating.

Together with a cul-de-sac having a radius of 66.00 feet, the center of said cul-de-sac being the terminus of the above described line. Also together with those portions of said West Half of Section 12 used for the creation and maintenance of the necessary storm water retention basins and ditches as needed for proper drainage of said ingress and egress easement area according to the Storm Water Pollution Prevention Plan prepared by Widseth Smith Nolting dated November 16, 2015.