

PROPOSED LEGAL DESCRIPTION - TRACT B

That part of the Northwest Quarter of the Southwest Quarter (NW1/4-SW1/4) and the Northeast Quarter of the Southwest Quarter (NE1/4-SW1/4), Section 12, Township 134, Range 28, Crow Wing County, Minnesota, described as follows: Commencing 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 to the point of beginning of the tract to be described; thence South 22 degrees 40 minutes 27 seconds East 866.19 feet to the northerly line of the tract deeded to Berg according to Document No. 790430 on file in the Crow Wing County Recorder's Office; thence Northeasterly 176.13 feet along a nontangential curve, concave to the Northwest, having a radius of 632.52 feet and a central angle of 15 degrees 57 minutes 17 seconds and the chord of said curve bears North 62 degrees 36 minutes 54 seconds East along said northerly line of the Berg tract; thence North 54 degrees 38 minutes 16 seconds East, tangent to the last described curve, 189.39 feet along said northerly line of the Berg tract; thence North 44 degrees 59 minutes 30 seconds East 119.45 feet along said northerly line of the Berg tract; thence North 40 degrees 14 minutes 51 seconds East 212.25 feet along said northerly line of the Berg tract; thence Northeasterly 294.93 feet along a tangential curve, concave to the Southeast, having a radius of 348.38 feet and a central angle of 48 degrees 30 minutes 16 seconds along said northerly line of the Berg tract and along the northerly line of the tract deeded to Treloar according to Document No. 836633 on file in said Crow Wing County Recorder's Office; thence North 88 degrees 45 minutes 07 seconds East, tangent to the last described curve, 123.65 feet along said northerly line of the Treloar tract; thence Northeasterly 240.24 feet along a tangential curve, concave to the Northwest, having a radius of 370.00 feet and a central angle of 37 degrees 12 minutes 06 seconds along said northerly line of the Treloar tract; thence North 51 degrees 33 minutes 01 second East, tangent to the last described curve, 240.45 feet along the northerly line of the tract deeded to Kubesh according to Document No. 842698 on file in said Crow Wing County Recorder's Office, to the north line of said NE1/4-SW1/4; thence North 89 degrees 45 minutes 50 seconds West 1658.11 feet along said north line of the NE1/4-SW1/4 and along said north line of the NW1/4-SW1/4 to the point of beginning. 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.