

COPY

CONSERVATION EASEMENT AND DEED RESTRICTION

Lakeridge Community, L.L.C., a limited liability company under the laws of the State of Minnesota (the "Owner"), and Rural American Bank-Luck, a Wisconsin corporation (the "Mortgagee"), are the Owner and Mortgagee of the real property situated in Stearns County, Minnesota, described in Exhibit A hereto. Owner hereby conveys and Mortgagee hereby consents to the conveyance of a conservation easement and restrictions, for the benefit of the public, the State of Minnesota, Stearns County, Minnesota, the Sauk River Watershed District, and the City of Sauk Centre, Minnesota, upon the real property described in Exhibit B hereto (the "Restricted Property").

DEFINITIONS:

"Conservation Easement" means a nonpossessory interest of a Holder in real property imposing limitations, restrictions, or affirmative obligations, the purposes of which include retaining or protecting natural, scenic, or open space values of real property, protecting natural resources, maintaining or enhancing water quality, or providing for the balanced development of real property within sensitive or unique natural resource areas.

"Holder" means a governmental body empowered to hold an interest in real property under the laws of the State of Minnesota or the United States. For the purposes of this Conservation Easement and Deed Restriction, Holder means the State of Minnesota, Stearns County, Minnesota, the Sauk River Watershed District, or the City of Sauk Centre.

"Acceptance" means the recording of an instrument, by any Holder, indicating that the Holder accepts the rights, responsibilities, and/or obligations created by this Conservation Easement and Deed Restriction.

"Bluff" means a topographic feature such as a hill, cliff, or embankment having all of the following characteristics:

- a. Part or all of the feature is located in a shoreland area;
- b. The slope rises at least 25 feet above the ordinary high water level of the water body;
- c. The grade of the slope from the top of the Bluff to a point 25 feet or more above the ordinary high water level averages 30% or greater; and
- d. The slope must drain toward the water body.

An area with an average slope of less than 16% over a distance of 50 feet or more shall not be considered part of the Bluff.

"Bluff Impact Zone" means a Bluff and land located within 30 feet from the top of a Bluff.

"Forest Land Conversion" means the clear cutting of forest lands to prepare for a new land use.

"Intensive Vegetation Clearing" means the complete removal of trees or shrubs on a continuous patch, strip, row, or block.

"Lot" means a parcel of land designated by plat, metes and bounds, registered land survey, auditor's plot, or other accepted means and separated from the other parcels or portions by said description for the purpose of sale, lease, or separation.

"Ordinary High Water Level" means the boundary of public waters and wetlands, and shall be an elevation delineating the highest water level which has been maintained for a sufficient period of time to leave evidence upon the landscape.

Restriction, Sauk Lake, located in Stearns County, Minnesota.

"Setback" means the minimum horizontal distance between a structure, sewage treatment system, or other facility and an ordinary high water level, sewage treatment system, top of a bluff, top of a steep slope, road, highway, property line, or other facility.

"Shore Impact Zone" means land located between the ordinary high water level of a public water and a line parallel to it at a setback of 50% of the structure setback.

"Steep Slope" means land where development is either not recommended or described as poorly suited due to a slope steepness and the site's soil characteristics. For the purposes of this Conservation Easement and Deed Restriction, steep slopes are lands having average slopes over 12%, as measured over the horizontal distances of 50 feet or more, that are not Bluffs.

"Steep Slope Impact Zone" means a Steep Slope and land located within 30 feet from the top of a Steep Slope.

"Structure" means any building or appurtenance, including docks.

"Toe of Bluff" means the lower point of a 50 foot segment with an average slope equal to or exceeding 16%.

"Toe of Steep Slope" means the lower point of a 50 foot horizontal segment of land with an average slope equal to or exceeding 12% but less than 16%.

"Top of the Bluff" means the higher point of a 50 foot segment with an average slope equal to or exceeding 16%.

"Top of the Steep Slope" means the higher point of a 50 foot horizontal segment with an average slope equal to or exceeding 12% but less than 16%.

CONSERVATION EASEMENT AND RESTRICTIONS

Purpose: To manage the effects of shoreland crowding, to prevent pollution of surface and ground waters, to provide ample space on lots for sewage treatment systems and residential structures, to minimize flood damages, to maintain property values, to maintain the essential natural character of the restricted property, to prevent erosion, and to balance development with preservation of the natural character of the Restricted Property, this Easement is granted and the following restrictions are placed upon the Restricted Property.

1. Removal of Vegetation

- a. Except as otherwise provided in this Conservation Easement and Deed Restriction, intensive vegetative clearing and forest land conversion shall not be allowed in any of the Restricted Property.
- b. On any Lot within the Restricted Property, intensive vegetation clearing and/or forest land conversion shall be allowed in order to accommodate the construction of a residential structure on a Lot to include an area not to exceed 250% of the area occupied by the residential structure for the purposes of yard, ornamental landscaping, garden, or parking area. The area required for a driveway, not to exceed 20 feet in width, is excluded.
- c. Within the area forward of any Bluff Setback including, but not limited to, lots (X, Y, and Z), no intensive vegetative clearing or forest land conversion shall be allowed except for an area sufficient for the construction and maintenance of a stairway not to exceed four feet in

width with a landing not to exceed 32 square feet in area. Permanent canopies or roofs are not allowed on stairways or landings.

Stairways and landings may either be constructed above the ground on posts or pilings, or placed into the ground, provided they are designed and built in a manner that ensures control of soil erosion. Stairway design and installation must be approved by the City of Sauk Centre. Stairways and landings must be located in the most visually inconspicuous portion of lots, as viewed from the surface of the public water assuming summer, leaf on conditions.

Facilities such as ramps, lifts, or mobility pads for physically handicapped Lot Owners shall also be allowed for achieving access to shore areas, provided that the dimensional and performance standards listed here are met.

- d. In all Steep Slope Lots, vegetative removal is restricted to a vista extending toward the public water not to exceed 20 feet in width. Within the vista, not more than 33% of the existing tree density may be removed in order to facilitate visual observation of the public water from the residential structure. Existing tree density shall be determined prior to the issuance of any building permit for the construction of a residential structure on a Lot. Dead and storm damaged trees may be removed, but must be replaced so as to maintain the permitted density of trees within the vista.
- c. In all non-riparian Lots, vegetation removal shall be limited so as not to exceed 40% of existing tree density on the property. Existing tree density shall be determined at the time of permitting for the construction of a residential structure on the property. Dead and storm damaged trees may be removed, but must be replaced so as to maintain the permitted tree density on the property.

2. Shoreland Alterations; Restrictions

- a. Except for the limited vegetation removal and installation of stairways as already provided in this Conservation Easement and Deed Restriction, no alteration shall be allowed forward of the setback line from the public water.
- b. There shall be no boathouses or shore accessory structures permitted forward of the Setback line from the Public Water.

- c. No phosphorous containing fertilizer shall be used within the Bluff Impact Zone, Steep Slope Impact Zone, and/or Shore Impact Zone.

3. Storm Water and Site Drainage

- a. All storm water and drainage from any Lot shall be directed away from the Public Water and toward the municipal drainage system installed on the Restricted Property.
- b. All structures constructed on any Lot must be built in a location where it is possible to direct runoff from the structure including driveways, yards, gardens, and parking surfaces, away from the Public Water toward the storm water system constructed on the Restricted Property. All roof lines and rain gutters shall be designed to direct runoff away from the Public Water and toward the drainage system installed on the Restricted Property.

4. Setbacks

- a. On all non-Bluff and non-Steep Slope Lots, all structures shall be set back a minimum of 75 horizontal feet from the Ordinary High Water mark of the Public Water.
- b. On Bluff and Steep Slope Lots, all structures shall be set back the greater of 75 horizontal feet from the Ordinary High Water mark of the Public Water or 30 feet from the Top of the Bluff or Top of the Steep Bank.
- c. Each Lot abutting the Public Water shall have an iron monument placed in the ground at the structure setback line, taking into account the most restrictive structure setback. No Lot Owner shall move or alter the iron monument without the prior consent and approval of a Holder of this Conservation Easement.

5. Enforcement

- a. The restrictions contained herein may be enforced by any Holder under this Conservation Easement and Deed Restriction.
- b. Restrictions may be enforced against the Owner of any Lot in violation of the restrictions, civilly or criminally, and violations of the restrictions shall be considered misdemeanors under Minnesota law.
- c. Remedies for violations shall include those available under misdemeanor prosecution, civil remedies as provided by law, and complete restoration of

the expense of the Owner of any Lot within the Restricted Property that is found to be in violation of the restrictions.

- d. The Owner of any Lot in violation of the restrictions shall also be liable for the cost of enforcement, including engineering and reasonable attorney's fees, should the Holder prevail in the enforcement action.
 - e. A Holder may, at its discretion, perform the restoration indicated in any enforcement proceeding and charge the cost of restoration to the Lot Owner as a lien on the Lot.
6. **Effective Date:** This Conservation Easement and Deed Restriction shall become effective upon the recording of this instrument and the acceptance of any Holder identified in this instrument.
 7. **Reservation by Owner:** Owner reserves all rights of ownership in and possession of the Restricted Property which are not inconsistent with the Conservation Easement and Deed Restriction.
 8. **Easement Benefit:** This Conservation Easement and Deed Restriction shall be for the benefit of the public, the State of Minnesota, Stearns County, Minnesota, the Sauk River Watershed District, and the City of Sauk Centre, Minnesota, but shall not create any rights of possession, access, or use to the general public.
 9. **Easement Runs With the Land:** This Conservation Easement and Deed Restriction shall be deemed to be a perpetual Conservation Easement and Deed Restriction and shall run with the land and be binding upon the Owner's heirs, successors and assigns, the Restricted Property, and any Lot platted therein.
 10. **Owner's Representations and Warranties:** Owner specifically represents and warrants that:
 - a. Owner holds the Restricted Property in fee simple title free and clear of all liens or encumbrances, except those of record, including the rights of Mortgage;
 - b. Owner has full and good lawful authority to convey this Conservation Easement and Deed Restriction for the purposes stated;

- OWNER:

By Charles G. Anderson
Development Manager

MORTGAGEE:

RURAL AMERICAN BANK-TRUST

By Anthony C. Johnson, President

STATE OF MINNESOTA)
COUNTY OF _____) SS

On this ____ day of _____, 2002, before me, a Notary Public for this County, personally appeared Charles G. Anderson, to me personally known, who, being by me duly sworn did say that he is the Development Manager of Lakeridge Community, L.L.C., and that said instrument was signed on behalf of said limited liability company acknowledged said instrument to be the free act and deed of said limited liability company.

Notary Public

STATE OF _____)

COUNTY OF _____

On this _____ day of _____, 2002, before me, a Notary Public for this County, appeared Anthony C. Johnson, being by me duly sworn did say he is the President for Rural American Bank-Luck, and that this instrument was signed on behalf of said Bank by the above-named officer acknowledging said instrument to be its free act and deed.

Notary Public

THIS INSTRUMENT DRAFTED BY:
RINKE-NOONAN
700 Wells Fargo Center
P.O. Box 1497
St. Cloud, MN 56302
(520) 251-6700

Containing 10,664,378 square feet or 244,843 acres.

**HOLDER'S ACCEPTANCE OF
CONSERVATION EASEMENT AND DEED RESTRICTION**

The undersigned City of Sauk Centre, Minnesota, has been identified as the Holder under a Conservation Easement and Deed Restriction executed by Lakeridge Community, L.L.C., and Rural American Bank-Luck.

Said Conservation Easement and Deed Restriction has been recorded in the office of the Recorder, Stearns County, Minnesota, and assigned Document No. _____. Said Conservation Easement and Deed Restriction contains a description of the property over and upon which the Conservation Easement and Deed Restriction have been placed. Said descriptions are incorporated into this Holder's Acceptance by reference.

Pursuant to the terms of the Conservation Easement and Deed Restriction and as provided in Minnesota Statutes Chapter 84C, the undersigned Holder hereby accepts the rights, duties, and obligations, along with all rights of enforcement, contained within the Conservation Easement and Deed Restriction.

CITY OF SAUK CENTRE, MINNESOTA

By _____
Its Mayor

ATTEST:

City Clerk

THIS INSTRUMENT DRAFTED BY:
RINKLE-NOONAN
700 Wells Fargo Center
P.O. Box 1497
St. Cloud, MN 56302
(320) 251-6700

HOLDER'S ACCEPTANCE OF
CONSERVATION EASEMENT AND DEED RESTRICTION

The undersigned Sank River Watershed District has been identified as the Holder under a Conservation Easement and Deed Restriction executed by Lakewood Community, L.L.C. and Rural American Bank-Luck.

Said Conservation Easement and Deed Restriction has been recorded in the office of the Recorder, Stearns County, Minnesota, and assigned Document No. _____.

Said Conservation Easement and Deed Restriction contains a description of the property over and upon which the Conservation Easement and Deed Restriction have been placed. Said descriptions are incorporated into this Holder's Acceptance by reference.

Pursuant to the terms of the Conservation Easement and Deed Restriction and as provided in Minnesota Statutes Chapter 84C, the undersigned Holder hereby accepts the rights, duties, and obligations, along with all rights of enforcement, contained within the Conservation Easement and Deed Restriction.

SAUK RIVER WATERSHED DISTRICT

By _____
Board of Managers Chairman

ATTEST:

Secretary

THIS INSTRUMENT DRAFTED BY:
RINKB-NOONAN
700 Wells Fargo Center
P.O. Box 1497
St. Cloud, MN 56302
(320) 251-5700

EXHIBIT "A"
LAKERIDGE DEED RESTRICTIONS

1. Vegetative removal is being restricted not to exceed 20 feet in width and within this area, not all the vegetation may be removed. More specifically this is for the following lots; Lots 3, 4, 5, west ½ of 6, west ½ of 9, 16, 17, 18, 19, 20, 21, 22, east ½ of 25, 26 27 & 28 all of Block . The remaining lots there will be no excavating or vegetative removal allowed within the shore or bluff impact zone except for the construction of above ground stairways or hillevators to gain access to Sauk Lake. This does not include limbing of trees to gain view of the lake from the building site or removal of dead trees.
2. Stairway dimensions are be limited to four feet in width and landings are being limited to 32 square feet, which is consistent with the Shoreland Regulations. All stairway plans must be reviewed and approved by the City of Sauk Centre Engineer prior to installation.
3. Due to the steep slopes and fragile bluff areas along the shoreline of Sauk Lake, it is very important that the existing topography and vegetation remain unaltered as much as possible and finished grade elevations should be maintained to avoid redirecting surface water over these sensitive areas.
4. There will be no boathouses or shore accessory structures permitted on any lake lot within Subject Property.
5. A 75-foot horizontal setback from the ordinary high water mark of Sauk Lake is required for all dwellings.
6. Each lake lot will have an iron monument placed in the ground at the building setback line taking into account the most restrictive building setback. These monuments will be shown on the final plat and will be used in all cases to determine the lake front building setback for all lake lots.
7. Clear cutting of Subject Property will not be allowed unless for the purposes of clearing a building site, garden area or driveway (construction areas only).
8. All lake homes constructed must be built in a location where it is possible to direct the runoff from the building, driveway and parking surfaces away from the Sauk Lake and towards Lake Shore Drive. It is also suggested that the rooflines and rain gutters be designed to direct the runoff away from Sauk Lake.

RECEIPT FOR CONSERVATION EASEMENT &

DEED RESTRICTIONS FOR

LAKERIDGE (SAUK LAKE)

SUBDIVISION #1149

By signing this receipt form, I/We acknowledge receiving the Lot Information Statement prior to executing a purchase agreement, and that I/We have manually initialed the categories of: Risks of Buying Land, Title, Taxes and Assessments.

PURCHASER (print or type): _____

DATE: _____

SIGNATURE OF PURCHASER: _____

STREET ADDRESS: _____

CITY: _____ STATE: _____ ZIP CODE: _____

NAME OF SALESPERSON (print or type): _____

SIGNATURE OF SALESPERSON: _____

HOLDER'S ACCEPTANCE OF
CONSERVATION EASEMENT AND DEED RESTRICTION

The undersigned Stearns County, Minnesota, has been identified as the Holder under a Conservation Easement and Deed Restriction executed by Lakridge Community, L.L.C., and Rural American Bank-Luck.

Said Conservation Easement and Deed Restriction has been recorded in the office of the Recorder, Stearns County, Minnesota, and assigned Document No. _____. Said Conservation Easement and Deed Restriction contains a description of the property over and upon which the Conservation Easement and Deed Restriction have been placed. Said descriptions are incorporated into this Holder's Acceptance by reference.

Pursuant to the terms of the Conservation Easement and Deed Restriction and as provided in Minnesota Statutes Chapter 84C, the undersigned Holder hereby accepts the rights, duties, and obligations, along with all rights of enforcement, contained within the Conservation Easement and Deed Restriction.

STEARNS COUNTY, MINNESOTA

By: Stearns County Board of Commissioners

By _____
Its Chairman

ATTEST:

Randy Schreifels, Stearns County Auditor

THIS INSTRUMENT DRAFTED BY:
RINKE-NOONAN
700 Wells Fargo Center
P.O. Box 1497
St. Cloud, MN 56302
(320) 251-6700

FORM 119, 2007-03-01 BY 17
KUDATACCTH04N102007 Acceptance (Stearns County) page

HOLDER'S ACCEPTANCE OF
CONSERVATION EASEMENT AND DEED RESTRICTION

The undersigned State of Minnesota has been identified as the Holder under a Conservation Easement and Deed Restriction executed by Lakeridge Community, L.L.C., and Rural American Bank-Luck.

Said Conservation Easement and Deed Restriction has been recorded in the office of the Recorder, Stearns County, Minnesota, and assigned Document No. _____ Said Conservation Easement and Deed Restriction contains a description of the property over and upon which the Conservation Easement and Deed Restriction have been placed. Said descriptions are incorporated into this Holder's Acceptance by reference.

Pursuant to the terms of the Conservation Easement and Deed Restriction and as provided in Minnesota Statutes Chapter 84C, the undersigned Holder hereby accepts the rights, duties, and obligations, along with all rights of enforcement, contained within the Conservation Easement and Deed Restriction.

STATE OF MINNESOTA

By _____
Its _____

ATTEST:

THIS INSTRUMENT DRAFTED BY:
RINKE-NOONAN
700 Wells Fargo Center
P.O. Box 1497
St. Cloud, MN 56302
(320) 251-6700

EXHIBIT B

Restricted Property

That part of Section Three (3), Township One Hundred Twenty-six (126) North, Range Thirty-four (34) West, Stearns County, Minnesota, described as follows: Commencing at the "X" in the concrete driveway which marks the location of the southwest corner of said Section 3; thence North 89° 44' 39" East a distance of 523.94 feet along the south line of the Southwest Quarter of said Section 3 to its intersection with the east line of Main Street extended southerly; thence North 0° 59' 50" West along said southerly extension of the east line of Main Street and the east line of Main Street 3,296.20 feet to the point of beginning of the tract to be herein described; thence South 58° 42' 31" East 208.10 feet; thence North 55° 34' 43" East 215.64 feet; thence South 39° 43' 12" East 207.97 feet; thence North 74° 41' 17" East 716.87 feet; thence North 82° 16' 42" East 478.36 feet; thence North 68° 11' 30" East 285.88 feet; thence South 35° 01' 54" East 316.73 feet more or less to the westerly line of the Southwest Quarter of the Northeast Quarter of said Section 3; thence South 0° 10' 36" West along said westerly line 836.30 feet more or less to the southwest corner of said Southwest Quarter of the Northeast Quarter; thence North 89° 40' 04" East along the southerly line of said Southwest Quarter of the Northeast Quarter 1,244.52 feet to the intersection with the westerly right of way line of State Trunk Highway No. 71, as defined from found monuments; thence North 0° 11' 25" East along said right-of-way line a distance of 533.06 feet; thence North 89° 48' 35" West along said right-of-way line a distance of 20.0 feet; thence North 0° 11' 25" East along said right-of-way line a distance of 530 feet; thence South 89° 48' 35" East along said right-of-way line a distance of 20 feet; thence North 0° 11' 25" East along said right-of-way line a distance 88.78 feet; thence North 0° 02' 40" East a distance of 78.28 feet; thence North 89° 56' 38" East along said right-of-way a distance of 20 feet; thence North 1° 21' 24" West a distance of 114.70 feet; thence along said right-of-way line on a curve concave to the west, having a radius of 1782.60 feet, delta angle 11° 22' 40", chord of 353.41 feet, chord bearing of North 8° 29' 56" West, for a distance of 353.99 feet; thence North 75° 48' 30" East along said right-of-way line a distance of 40 feet; thence along said right-of-way line on a curve concave to the southwest having a radius of 1822.60 feet, delta angle 07° 28' 44", chord of 237.74 feet, chord bearing of North 17° 53' 37" West, for a distance of 237.90 feet; thence North 42° 31' 42" West along said right-of-way line a distance of 303, more or less, to the shoreline of Sauk Lake; thence southwesterly along said shoreline of Sauk Lake a distance of 3540 feet, more or less, to the easterly line of said Main Street; thence South 0° 59' 50" East along said easterly line a distance of 220 feet, more or less, to a found iron pipe monument on said easterly line of Main Street; thence continuing South 0° 59' 50" East along said easterly line of Main Street a distance of 49.77 feet to the point of beginning.

EXHIBIT A

That part of Section 3, Township 126, Range 34, Stearns County, Minnesota, described as follows: Commencing at the "X" in the concrete driveway which marks the location of the southwest corner of said Section 3; thence North $89^{\circ} 44' 39''$ East a distance of 523.94 feet along the South line of the Southwest Quarter of said Section 3 to its intersection with the East line of Main Street extended southerly; thence North $0^{\circ} 69' 50''$ West along said southerly extension of the East line of Main Street, a distance of 432.03 feet, to its intersection with the northerly line of State Trunk Highway No. 71 as cited in the right of way map for said State Trunk Highway No. 71, said intersection being the actual point of beginning of the parcel to be described; thence North $89^{\circ} 00' 26''$ East along said northerly line a distance of 248.21 feet; thence continuing along said northerly line on a non-tangential curve, concave to the South, having a radius of 647.95 feet, chord of 290.98 feet, chord bearing of North $76^{\circ} 00' 18''$ East, for a distance of 293.48 feet; thence continuing along said northerly line North $88^{\circ} 58' 07''$ East a distance of 817.54 feet to the westerly line of that property cited in Document No. 843951 as surveyed by Ronald Engelmeyer, Minnesota Licensed Surveyor No. 13334; thence North $0^{\circ} 50' 46''$ West along said westerly line of the property cited in Document No. 843951 as surveyed by said Ronald Engelmeyer a distance of 331.74 feet to a found iron pipe capped No. 13334, the northwest corner of said property cited in said Document No. 843951; thence North $89^{\circ} 02' 55''$ East along the northerly line of said property cited in said Document No. 843951 a distance of 396.01 feet to a found granite monument, the northeast corner of said property described in Document No. 843951; thence North $89^{\circ} 44' 39''$ East parallel with the South line of the Southwest Quarter of said Section 3 a distance of 192.50 feet to the westerly line of that property described in Document No. 896476, as surveyed by said Ronald Engelmeyer; thence North $1^{\circ} 02' 14''$ West along said westerly line of the property described in Document No. 896476, as surveyed by said Ronald Engelmeyer, Minnesota Land Surveyor No. 13334, a distance of 243.59 feet to the northwest corner of said property described in Document No. 896476, marked by a found iron pipe monument, capped no. 13334; thence North $89^{\circ} 08' 15''$ East along the northerly line of said property described in Document No. 896476, as surveyed by said Ronald Engelmeyer, a distance of 250.24 feet to the East line of the Southeast Quarter of the Southwest Quarter of said Section 3, as determined by said Ronald Engelmeyer; thence North $0^{\circ} 10' 21''$ East a distance of 220.06 feet to a found iron pipe monument capped No. 13334 at the northeast corner of said Southeast Quarter of the Southwest Quarter, as determined by said Ronald Engelmeyer; thence North $89^{\circ} 57' 23''$ East along the North line of the Southwest Quarter of the Southeast Quarter of said Section 3, as determined by said Ronald Engelmeyer a distance of 697.36 feet to the westerly right-of-way line of State Trunk Highway No. 71, as defined from found monuments; thence North $40^{\circ} 26' 57''$ East along said right-of-way line a distance of 360.55 feet; thence North $49^{\circ} 52' 16''$ West along said right-of-way line a distance of 17.00 feet; thence along said right-of-way line on a curve, concave to the northwest, having a radius of 1382.39 feet, delta angle $40^{\circ} 16' 19''$, chord of 951.78 feet, chord bearing of North $20^{\circ} 19' 34''$ East, for a distance of 971.65 feet; thence North $0^{\circ} 11' 25''$ East along said right-of-way line a distance of 679.52 feet; thence North $89^{\circ} 48' 35''$ West along said right-of-way line a distance of 20.00 feet; thence North $0^{\circ} 11' 25''$ East along said right-of-way line a distance of