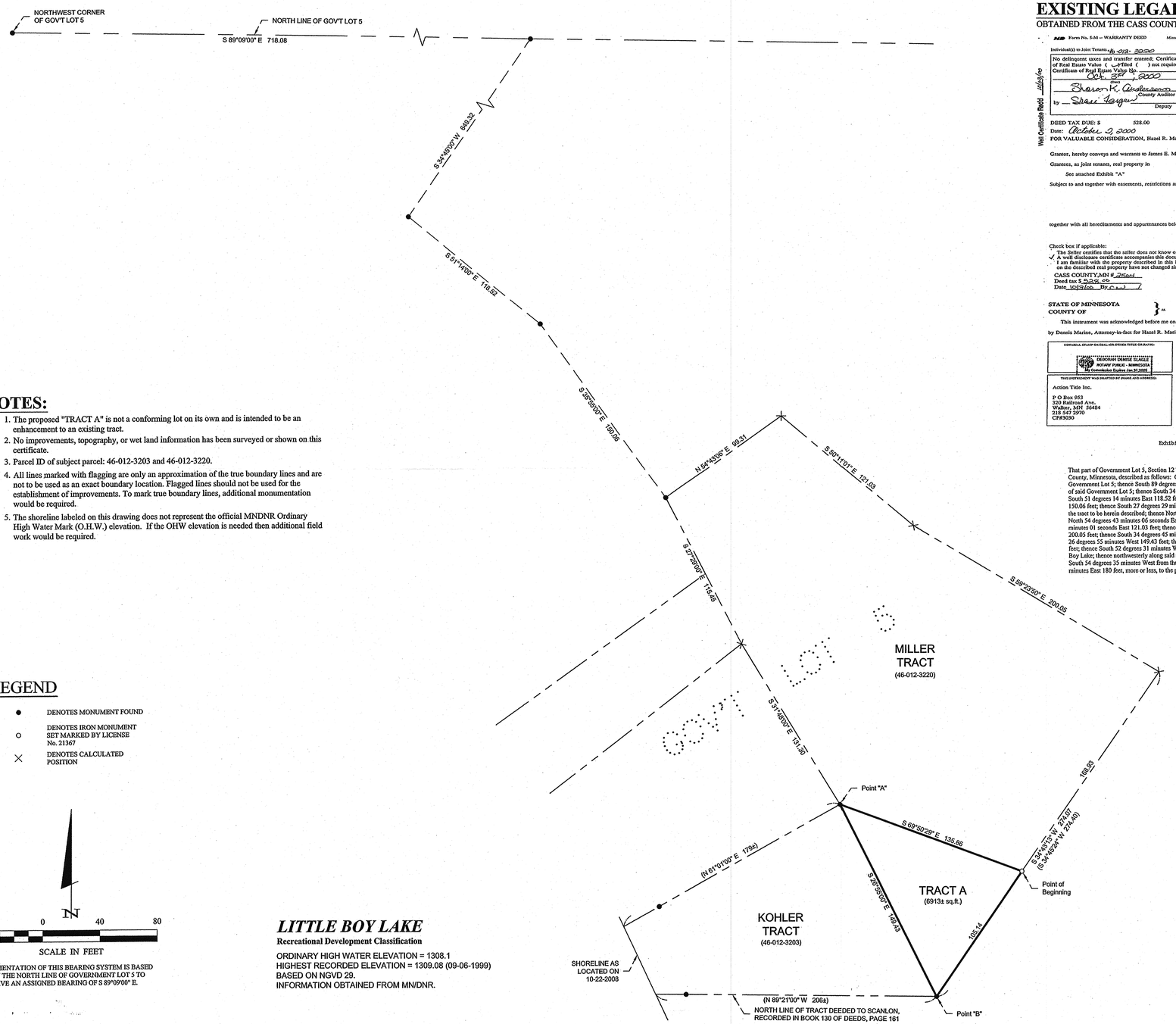
CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 5, SECTION 12, TOWNSHIP 140 NORTH, RANGE 28 WEST, CASS COUNTY, MINNESOTA



NOTES:

1. The proposed "TRACT A" is not a conforming lot on its own and is intended to be an enhancement to an existing tract.
2. No improvements, topography, or wet land information has been surveyed or shown on this certificate.
3. Parcel ID of subject parcel: 46-012-3203 and 46-012-3220.
4. All lines marked with flagging are only an approximation of the true boundary lines and are not to be used as an exact boundary location. Flagged lines should not be used for the establishment of improvements. To mark true boundary lines, additional monumentation would be required.
5. The shoreline labeled on this drawing does not represent the official MNDNR Ordinary High Water Mark (O.H.W.) elevation. If the OHW elevation is needed then additional field work would be required.

LEGEND

- ● DENOTES MONUMENT FOUND
- ○ DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 21367
- × DENOTES CALCULATED POSITION

N

40 0 40 80

SCALE IN FEET

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTH LINE OF GOVERNMENT LOT 5 TO HAVE AN ASSIGNED BEARING OF S 89°09'00" E.

LITTLE BOY LAKE

Recreational Development Classification

ORDINARY HIGH WATER ELEVATION = 1308.1
HIGHEST RECORDED ELEVATION = 1309.08 (09-06-1999)
BASED ON NGVD 29.
INFORMATION OBTAINED FROM MN/DNR.

EXISTING LEGAL DESCRIPTION

OBTAINED FROM THE CASS COUNTY RECORDERS OFFICE

Form No. 5-M – WARRANTY DEED — Minnesota Uniform Conveyancing Blanks (6/1/97) — Miller-Davis Co., St. Paul, MN

Wet Certificate Recd 10/25/00

Individual(s) to Joint Tenants — 46-012-3203

No delinquent taxes and transfer entered; Certificate of Real Estate Value ( ) filed ( ) not required
Certificate of Real Estate Value No. ____
Oct 5th, 2000
Dated
Sharon K. Anderson
County Auditor
by Staci Jorgen
Deputy

#421170
OFFICE OF COUNTY RECORDER
State of Minnesota, County of Cass
I hereby certify that the within instrument was filed in this office for record on the 5 day of Oct A.D. 00 at 11:15 o'clock ____ M and was duly recorded as Micro Doc. No. 421170
Sharon Kayhart
COUNTY RECORDER
(reserved for recording data)

DEED TAX DUE: $ 28.00
Date: October 2, 2000

FOR VALUABLE CONSIDERATION, Hazel R. Marine, a single person, by Dennis Marine, as Attorney-in-fact (marital status)

Grantor, hereby conveys and warrants to James E. Miller and Margaret M. Miller, husband and wife

Grantees, as joint tenants, real property in Cass County, Minnesota, described as follows:

See attached Exhibit "A"

Subject to and together with easements, restrictions and reservations of record, if any.

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

Check box if applicable:
The Seller certifies that the seller does not know of any wells on the described real property.
✓ A well disclosure certificate accompanies this document.
I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

CASS COUNTY, MN # 2544
Deed tax $ 28.00
Date 10-19-00 By C W J

Dennis Marine
Dennis Marine, as Attorney-in-fact for Hazel R. Marine

STATE OF MINNESOTA }
COUNTY OF } ss.

This instrument was acknowledged before me on October 2, 2000 Date

by Dennis Marine, Attorney-in-fact for Hazel R. Marine

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK): DEBORAH DENISE SLAUGH, NOTARY PUBLIC - MINNESOTA, My Commission Expires Jan 31 2005

Deborah D Slaugh
SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

Check here if part or all of the land is Registered (Torrens)

Tax Statements for the real property described in this instrument should be sent to: (include name and address of Grantee):
James and Margaret Miller
4137 Bird's Camp Trail NE
Longville, MN. 56655

THIS INSTRUMENT WAS DRAFTED BY: (NAME AND ADDRESS)
Action Title Inc.
P O Box 953
320 Railroad Ave.
Walker, MN 56484
218 547 2970
CF#3030

Exhibit "A"

That part of Government Lot 5, Section 12 Township 140 North, Range 28 West, Cass County, Minnesota, described as follows: Commencing at the Northwest corner of said Government Lot 5; thence South 89 degrees 09 minutes East 718.08 feet along the north line of said Government Lot 5; thence South 34 degrees 45 minutes West 649.32 feet; thence South 51 degrees 14 minutes East 118.52 feet; thence South 35 degrees 55 minutes East 150.06 feet; thence South 27 degrees 29 minutes East 60.30 feet to the point of beginning of the tract to be herein described; thence North 27 degrees 29 minutes West 60.30 feet; thence North 54 degrees 43 minutes 06 seconds East 99.31 feet; thence South 50 degrees 11 minutes 01 seconds East 121.03 feet; thence South 59 degrees 23 minutes 50 seconds East 200.05 feet; thence South 34 degrees 45 minutes 24 seconds West 274.40 feet; thence North 26 degrees 55 minutes West 149.43 feet; thence North 31 degrees 48 minutes West 131.29 feet; thence South 52 degrees 31 minutes West 169 feet, more or less, to the shore of Little Boy Lake; thence northwesterly along said shore to the intersection with a line that bears South 54 degrees 35 minutes West from the point of beginning; thence North 54 degrees 35 minutes East 180 feet, more or less, to the point of beginning.

EXISTING LEGAL DESCRIPTION

OBTAINED FROM THE CASS COUNTY RECORDERS OFFICE

46-012-3203
No delinquent taxes and transfer entered;
Certificate of Real Estate Value ( ) filed (X) not required
Certificate of Real Estate Value No. ____
August 5, 2004
Sharon K. Anderson
County Auditor
By RB
Deputy

STATE DEED TAX DUE HEREON: $ 1.65

A0004807769
OFFICE OF COUNTY RECORDER
CASS COUNTY MINNESOTA
CERTIFIED, FILED, AND/OR RECORDED ON
08/17/2004 09:17:59AM
AS DOC #: A0004807769
PAGES: 3
REC FEES: 019.50
KATHRYN H. HOBBY
COUNTY RECORDER
BY Kathryn M. Hobby DEPUTY

QUIT CLAIM DEED (individual to individual)

Date: August 5, 2004

FOR VALUABLE CONSIDERATION, KENNETH A. KOHLER AND DOLORES C. KOHLER, husband and wife, Grantors, hereby convey and quit claim to KEVIN KENNETH KOHLER AND NINA JEAN KOHLER, husband and wife, as JOINT TENANTS, Grantees, real property in CASS County, Minnesota, described as follows:

AS PER ATTACHED EXHIBIT "A".

THIS DEED GIVEN TO EXTINGUISH THE RESERVATION OF LIFE ESTATE OF GRANTORS HEREIN PREVIOUSLY ESTABLISHED IN THAT WARRANTY DEED DATED JULY 11, 1994 AND FILED FOR RECORD ON AUGUST 19, 1994 AS DOCUMENT No. 360444 IN THE OFFICE OF THE CASS COUNTY RECORDER.
together with all hereditaments and appurtenances belonging thereto.

Check if applicable:
___ The Seller certifies that the Seller does not know of any wells on the described real property.
___ A well disclosure certificate accompanies this document.
___ I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.
X Total consideration for the transfer of this property is $500.00 or less.
___ Part or all of the real property is Registered (Torrens).

CASS COUNTY, MN # 2544
Deed tax $ 1.65
Date 8-16-04 By KS

Kenneth A. Kohler
Kenneth A. Kohler

Dolores C. Kohler
Dolores C. Kohler

STATE OF MINNESOTA }
COUNTY OF McLEOD } ss.
The foregoing instrument was acknowledged before me this 5 day of August, 2004, Kenneth A. Kohler and Dolores C. Kohler, husband and wife, Grantors.

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK): SUSAN M. MORRISETTE, Notary Public-Minnesota, My Comm. Expires Jan. 31, 2005

Susan M Morrisette
SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

Tax Statements for the real property described in this instrument should be sent to: (include name and address of Grantee): Kevin Kenneth Kohler and Nina Jean Kohler, 22455 Flower Road, Silver Lake, MN 55381.

THIS INSTRUMENT WAS DRAFTED BY: (NAME AND ADDRESS): FRANCIS J. EGGERT (#26001), Attorney at Law, P. O. Box 789, Winsted, MN 55395

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TRACT H – That part of Government Lot 5, Section 12, Township 140 North, Range 28 West, described as follows: Commencing at the Northwest corner of said Lot 5; thence south 89 degrees 09 minutes east 718.08 feet along the north line of said Lot 5; thence south 34 degrees 45 minutes west 649.32 feet; thence south 51 degrees 14 minutes east 118.52 feet; thence south 35 degrees 55 minutes east 150.06 feet; thence south 27 degrees 29 minutes east 115.45 feet; thence south 31 degrees 48 minutes east 131.30 feet to the point of beginning of the tract to be described; thence south 27 degrees 29 minutes west 60.30 feet; thence south 26 degrees 55 minutes east 149.43 feet to the north line of the tract deeded to Scanlon and recorded in Book 130 of Deeds, page 161; thence north 89 degrees 21 minutes west 206± feet, more or less, along the north line of said Scanlon tract to the shore of Little Boy Lake; thence northwesterly 50 feet, more or less, along said shore to the point on said shore which is south 61 degrees 01 minutes west from the point of beginning; thence north 61 degrees 01 minutes east 179 feet more or less, to the point of beginning. Together with an easement for ingress and egress over that part of said Lot 5 described as follows: Commencing at the northwest corner of said Lot 5; thence south 89 degrees 09 minutes east 718.08 feet along the north line of said Lot 5; thence south 34 degrees 45 minutes west 649.32 feet; thence south 51 degrees 14 minutes east 118.52 feet; thence south 35 degrees 55 minutes east 150.06 feet; thence south 27 degrees 29 minutes east 115.45 feet; thence south 31 degrees 48 minutes east 83.20 feet to the point of beginning of the easement tract to be described; thence south 31 degrees 48 minutes east 83.10 feet; thence south 26 degrees 55 minutes east 20 feet; thence north 63 degrees 05 minutes east 20 feet; thence north 26 degrees 55 minutes west 40.86 feet; thence north 31 degrees 48 minutes west 70.72 feet; thence north 35 degrees 11 minutes east 147.71 feet to the centerline of the public road; thence north 54 degrees 49 minutes west 20 feet along said centerline; thence south 35 degrees 11 minutes west 160.95 feet to the point of beginning.

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EXHIBIT "A"

PROPOSED DESCRIPTION

That part of Government Lot 5, Section 12, Township 140 North, Range 28 West, Cass County, Minnesota, described as follows:
COMMENCING at the northwest corner of said Government Lot 5; thence South 89 degrees 09 minutes 00 seconds East, assigned bearing, along the north line of said Government Lot 5, a distance of 718.08 feet; thence South 34 degrees 45 minutes 00 seconds West 649.32 feet; thence South 51 degrees 14 minutes 00 seconds East 118.52 feet; thence South 35 degrees 55 minutes 00 seconds East 150.06 feet; thence South 27 degrees 29 minutes 00 seconds East 115.45 feet; thence South 31 degrees 48 minutes 00 seconds East 131.30 feet to a point hereinafter referred to as Point "A"; thence South 26 degrees 55 minutes 00 seconds East 149.43 feet to the north line of the tract deeded to Scanlon and recorded in Book 130 of Deeds, page 161, said point hereinafter referred to as Point "B"; thence North 26 degrees 55 minutes 00 seconds West 149.43 feet to said Point "A"; thence North 31 degrees 48 minutes 00 seconds West 131.30 feet; thence North 27 degrees 29 minutes 00 seconds West 115.45 feet; thence North 54 degrees 43 minutes 06 seconds East 99.31 feet; thence South 50 degrees 11 minutes 01 seconds East 121.03 feet; thence South 59 degrees 23 minutes 50 seconds East 200.05 feet; thence South 34 degrees 45 minutes 24 seconds West 105.14 feet to said Point "B"; thence North 26 degrees 55 minutes 00 seconds West 149.43 feet to said Point "A"; thence South 69 degrees 50 minutes 29 seconds East 135.86 feet to the point of beginning.

SUBJECT to easements, restrictions, and reservations of record.

© 2008 Landecker & Associates, Inc.

RECEIVED #1097 JAN 13 2009 GL5 12-146-28 CASS COUNTY SURVEYOR

Landecker & Associates, Inc.
Engineering - Surveying - Planning
Walker, MN 56484
Phone: 218-547-1296 Fax: 218-547-2272

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
Terry L. Freeman, P.L.S #21367
DATE 12/12/08 LIC. NO. 21367

REVISIONS			
DESCRIPTION	BY	DATE	

PROJECT MANAGER: TLF	PROJECT No.: 082140	DATE: 12-12-2008	
CHECKED BY: TLF	FILE NAME: C082140.dwg	SCALE: HORZ 1" = 40'	VERT: NONE
DRAWN BY: WAG	FIELD BOOK: BOOK 300	PG. 38	

CERTIFICATE OF SURVEY
Kevin Kohler
4081 Sioux Camp Trail NE
Longville, MN 56655

SHEET 1 OF 1

Wayne gregory 12/12/2008 4:02 PM - F:\Drawings\2008\082140 KOHLER\dwg\C082140.dwg