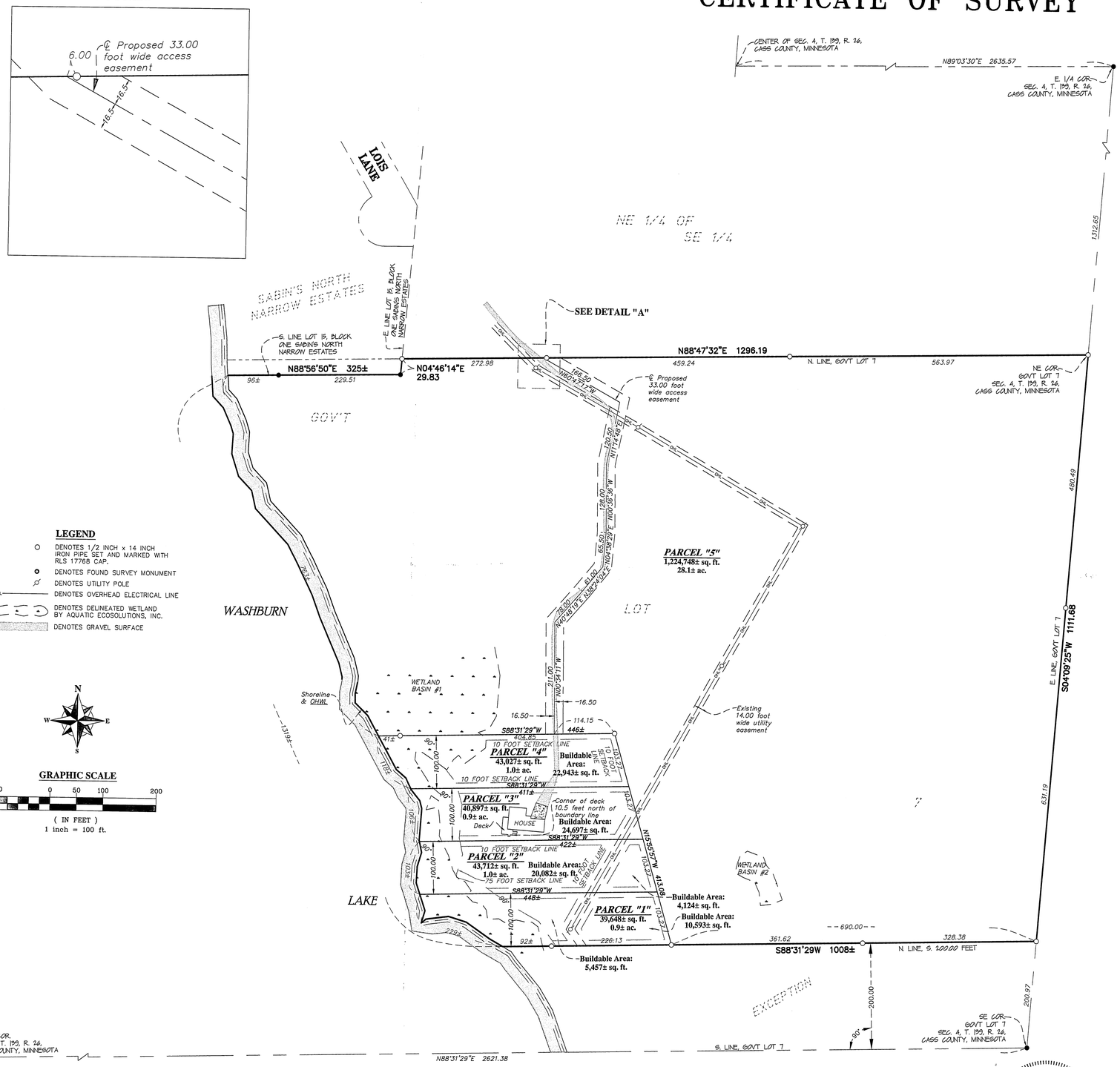
CERTIFICATE OF SURVEY



DESCRIPTION - (Document 423195)

Government Lot Seven (7) in Section Four (4), Township One Hundred Thirty-nine (139) North, Range Twenty-six (26) West of the Fifth Principal Meridian, Minnesota, EXCEPT the South Two Hundred Feet (200') of Lot Seven (7), according to the United States Government Survey thereof.

DESCRIPTION - (PARCEL "1")

That part of Government Lot 7, Section 4, Township 139, Range 26, Cass County, Minnesota, being described as follows:

Commencing at the southeast corner of said Government Lot 7; thence on an assumed bearing of North 04 degrees 09 minutes 25 seconds East, along the east line of said Government Lot 7, a distance of 200.97 feet to the north line of the South 200.00 feet of said Government Lot 7; thence South 88 degrees 31 minutes 29 seconds West, along said north line of the South 200.00 feet, a distance of 690.00 feet to the point of beginning of the parcel of land to be described; thence North 15 degrees 55 minutes 57 seconds West a distance of 103.27 feet; thence South 88 degrees 31 minutes 29 seconds West a distance of 448 feet, more or less, to the shoreline of Washburn Lake; thence Southeasterly, along said shoreline, a distance of 229 feet, more or less, to the said north line of the South 200.00 feet; thence North 88 degrees 31 minutes 29 seconds East, along said north line of the South 200.00 feet, a distance of 318 feet, more or less, to the point of beginning.

Said parcel of land contains 0.9 acres of land, more or less, and is subject to existing easements of record.

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GL 7 4-139-26
CASS COUNTY SURVEYOR

DESCRIPTION - (PARCEL "2")

That part of Government Lot 7, Section 4, Township 139, Range 26, Cass County, Minnesota, being described as follows:

Commencing at the southeast corner of said Government Lot 7; thence on an assumed bearing of North 04 degrees 09 minutes 25 seconds East, along the east line of said Government Lot 7, a distance of 200.97 feet to the north line of the South 200.00 feet of said Government Lot 7; thence South 88 degrees 31 minutes 29 seconds West, along said north line of the South 200.00 feet, a distance of 690.00 feet; thence North 15 degrees 55 minutes 57 seconds West a distance of 103.27 feet to the point of beginning of the parcel of land to be described; thence continue North 15 degrees 55 minutes 57 seconds West a distance of 103.27 feet; thence South 88 degrees 31 minutes 29 seconds West a distance of 422 feet, more or less, to the shoreline of Washburn Lake; thence Southerly, along said shoreline, a distance of 103 feet, more or less, to a line that bears South 88 degrees 31 minutes 29 seconds West from said point of beginning; thence North 88 degrees 31 minutes 29 seconds East a distance of 448 feet, more or less, to the point of beginning.

Said parcel contains 1.0 acres of land, more or less, and is subject to existing easements of record.

DESCRIPTION - (PARCEL "3")

That part of Government Lot 7, Section 4, Township 139, Range 26, Cass County, Minnesota, being described as follows:

Commencing at the southeast corner of said Government Lot 7; thence on an assumed bearing of North 04 degrees 09 minutes 25 seconds East, along the east line of said Government Lot 7, a distance of 200.97 feet to the north line of the South 200.00 feet of said Government Lot 7; thence South 88 degrees 31 minutes 29 seconds West, along said north line of the South 200.00 feet, a distance of 690.00 feet; thence North 15 degrees 55 minutes 57 seconds West a distance of 206.54 feet to the point of beginning of the parcel of land to be described; thence continue North 15 degrees 55 minutes 57 seconds West a distance of 103.27 feet; thence South 88 degrees 31 minutes 29 seconds West a distance of 411 feet, more or less, to the shoreline of Washburn Lake; thence Southerly, along said shoreline, a distance of 106 feet, more or less, to a line that bears South 88 degrees 31 minutes 29 seconds West from said point of beginning; thence North 88 degrees 31 minutes 29 seconds East a distance of 422 feet, more or less, to the point of beginning.

Said parcel of land contains 0.9 acres of land, more or less, and is subject to existing easements of record.

DESCRIPTION - (PARCEL "4")

That part of Government Lot 7, Section 4, Township 139, Range 26, Cass County, Minnesota, being described as follows:

Commencing at the southeast corner of said Government Lot 7; thence on an assumed bearing of North 04 degrees 09 minutes 25 seconds East, along the east line of said Government Lot 7, a distance of 200.97 feet to the north line of the South 200.00 feet of said Government Lot 7; thence South 88 degrees 31 minutes 29 seconds West, along said north line of the South 200.00 feet, a distance of 690.00 feet; thence North 15 degrees 55 minutes 57 seconds West a distance of 309.81 feet to the point of beginning of the parcel of land to be described; thence continue North 15 degrees 55 minutes 57 seconds West a distance of 103.27 feet; thence South 88 degrees 31 minutes 29 seconds West a distance of 446 feet, more or less, to the shoreline of Washburn Lake; thence Southeasterly, along said shoreline, a distance of 118 feet, more or less, to a line that bears South 88 degrees 31 minutes 29 seconds West from said point of beginning; thence North 88 degrees 31 minutes 29 seconds East a distance of 411 feet, more or less, to the point of beginning.

Said parcel of land contains 1.0 acres of land, more or less, and is subject to existing easements of record.

DESCRIPTION - (PARCEL "5")

That part of Government Lot 7, Section 4, Township 139, Range 26, Cass County, Minnesota, being described as follows:

Commencing at the southeast corner of said Government Lot 7; thence on an assumed bearing of North 04 degrees 09 minutes 25 seconds East, along the east line of said Government Lot 7, a distance of 200.97 feet to the north line of the South 200.00 feet of said Government Lot 7, said point also being the point of beginning of the parcel of land to be described; thence South 88 degrees 31 minutes 29 seconds West, along said north line of the South 200.00 feet, a distance of 690.00 feet; thence North 15 degrees 55 minutes 57 seconds West a distance of 413.08 feet; thence South 88 degrees 31 minutes 29 seconds West a distance of 446 feet, more or less, to the shoreline of Washburn Lake; thence Northwesterly, along said shoreline, a distance of 763 feet, more or less, to the south line of Lot 15, Block One, SABIN'S NORTH NARROWS ESTATES, according to the recorded plat thereof on file in the office of the County Recorder, Cass County, Minnesota; thence North 88 degrees 56 minutes 50 seconds East, along said south line of Lot 15, a distance of 325 feet, more or less, to the southeast corner of said Lot 15; thence North 04 degrees 46 minutes 14 seconds East, along the east line of said Lot 15, a distance of 29.83 feet to the north line of said Government Lot 7; thence North 88 degrees 47 minutes 32 seconds East, along said north line of Government Lot 7, a distance of 1296.19 feet to the northeast corner of said Government Lot 7; thence South 04 degrees 09 minutes 25 seconds West, along the east line of said Government Lot 7, a distance of 1111.68 feet to the point of beginning.

Said parcel of land contains 28.1 acres of land, more or less, and is subject to existing easements of record.

DESCRIPTION - (PROPOSED ACCESS EASEMENT)

A 33.00 foot wide perpetual easement for access purposes over and across that part of Government Lot 7, Section 4, Township 139, Range 26, Cass County, Minnesota. The centerline of said easement is described as follows:

Commencing at the southeast corner of said Government Lot 7; thence on an assumed bearing of North 04 degrees 09 minutes 25 seconds East, along the east line of said Government Lot 7, a distance of 200.97 feet to the north line of the South 200.00 feet of said Government Lot 7; thence South 88 degrees 31 minutes 29 seconds West, along said north line of the South 200.00 feet, a distance of 690.00 feet; thence North 15 degrees 55 minutes 57 seconds West a distance of 413.08 feet; thence South 88 degrees 31 minutes 29 seconds West a distance of 114.15 feet to the point of beginning of the centerline to be described; thence North 00 degrees 34 minutes 11 seconds West a distance of 211.00 feet; thence North 40 degrees 48 minutes 19 seconds East a distance of 78.00 feet; thence North 38 degrees 24 minutes 04 seconds East a distance of 61.00 feet; thence North 04 degrees 38 minutes 29 seconds East a distance of 65.50 feet; thence North 00 degrees 36 minutes 36 seconds West a distance of 128.00 feet; thence North 11 degrees 14 minutes 48 seconds East a distance of 120.50 feet; thence North 60 degrees 47 minutes 17 seconds West a distance of 166.50 feet to the north line of said Government Lot 7 and said centerline there terminating.

SURVEYOR'S NOTES:

1. Bearing Orientation: The east line of Government Lot 7, Section 4, Township 139, Range 26 is assumed to have a bearing of North 04 degrees 09 minutes 25 seconds East.

2. The field survey was completed on November 16, 2011.

3. Arro Land Surveyors, LLC has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

4. The client should consult with a real estate attorney or title attorney concerning the encroachment of the plat of SABIN'S NORTH NARROW ESTATES into Government Lot 7.

5. It is the understanding of this surveyor that a conservation easement will be established across the entire ownership of the client (all 5 parcels) with conditions. Parcel 5 could be considered as open space to be shared by Parcels 1-4.

MINNESOTA
BRUCE W. SKIPTON
17768
LAND SURVEYOR

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly licensed land surveyor under the laws of the state of Minnesota.

Dated this 1st day of December, 2011

By: Bruce W. Skipton, Minnesota License No. 17768

ARRO Land Surveyors, LLC
203 Main
203 Northern Avenue
Bemidji, MN 56601
218/444-7979 Office
218/547-2999 Fax

BOUNDARY/DIVISION SURVEY
Part of Gov't Lot 7, Sec. 4, T. 139, R. 26, Cass County, Minnesota

CLIENT:
RICHARD NELLES
2035 Lois Lane NE
Remer, MN 56672

DRAWN BY: RGM CHECKED BY: BWS
APPROVED BY: BWS JOB NUMBER: 11-098

NO.	DATE	BY	REVISION DESCRIPTION