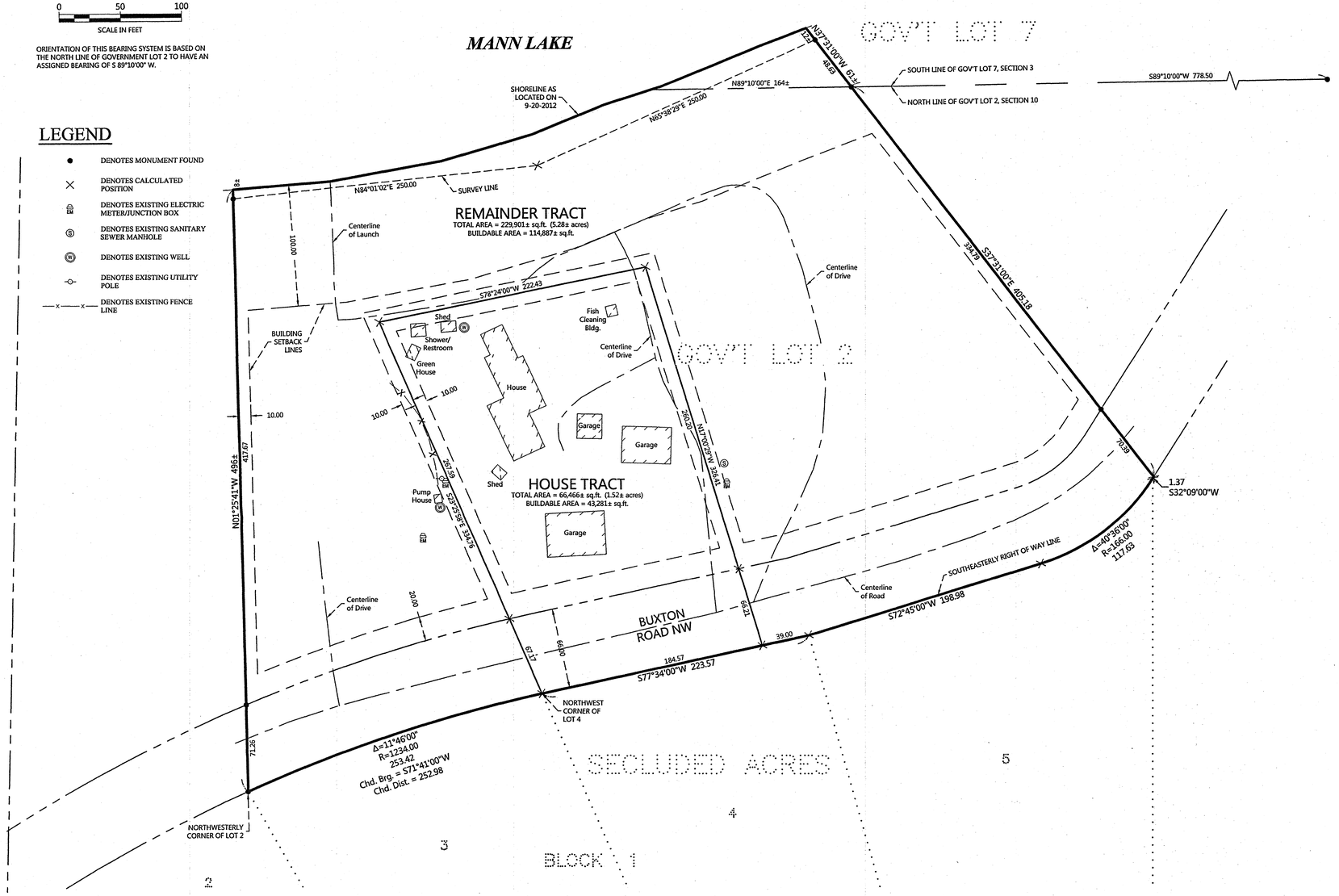
CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 7, SECTION 3 AND PART OF GOVERNMENT LOT 2, SECTION 10, BOTH IN TOWNSHIP 140 NORTH, RANGE 29 WEST, CASS COUNTY, MINNESOTA
6.80± TOTAL ACRES

0 50 100
SCALE IN FEET

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTH LINE OF GOVERNMENT LOT 2 TO HAVE AN ASSIGNED BEARING OF S 89°10'00" W.



LEGEND

- DENOTES MONUMENT FOUND
- DENOTES CALCULATED POSITION
- DENOTES EXISTING ELECTRIC METER/JUNCTION BOX
- DENOTES EXISTING SANITARY SEWER MANHOLE
- DENOTES EXISTING WELL
- DENOTES EXISTING UTILITY POLE
- DENOTES EXISTING FENCE LINE

EXISTING DESCRIPTION:

OBTAINED FROM THE CASS COUNTY RECORDERS OFFICE.

51-010-2229
No delinquent taxes and transfer entered; Certificate of Real Estate Value (X) filed ( ) not required
March 2C 1999
Marcia K. Anderson
County Auditor
by: BA Deputy

411081
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
25th day of March A.D. 19 99
at 10:30 O'clock A. M and was duly recorded as Micro Doc. No. 411081
COUNTY RECORDER KS

WARRANTY DEED - Individual(s) to Joint Tenants (s)
STATE DEED TAX HEREON: $ 422.40
DATE: March , 1999
FOR VALUABLE CONSIDERATION, Gary A. Zahn, a single man and Doris C. Ahlers, f/k/a Doris C. Zahn and Steven Ahlers, wife and husband, Grantor(s) hereby convey(s) and warrant(s) to Thomas J. Johnson and Shareen L. Johnson, husband and wife, Grantee(s), as Joint Tenants, real property in Cass County, Minnesota, described as follows:

See attached Exhibit "A"

This deed is given in satisfaction of that certain Contract for Deed dated April 21, 1991 filed of record May 13, 1991 as Document #328468.

Seller certifies that the status and number of wells has not changed since the last previously filed Well Certificate on May 14, 1991.

Together with all hereditaments and appurtenances belonging thereto.

Subject to those encumbrances suffered or caused to be suffered by second parties subsequent to April 21, 1991, and subject to and together with easements, restrictions, and reservations of record, if any.

CASS COUNTY #648
MINNESOTA
Deed Tax $ 422.40
Date 3-30-99 By BS

Gary A. Zahn
Doris C. Ahlers
Steven Ahlers

STATE OF MINNESOTA } ss.
COUNTY OF Cass }

The foregoing instrument was acknowledged before me, a notary public, this day of March, 1999, by Gary A. Zahn, a single man and Doris C. Ahlers, f/k/a Doris C. Zahn and Steven Ahlers, wife and husband, Grantor(s).

BILLIE ANN SLAGLE NOTARY PUBLIC—MINNESOTA CASS COUNTY My Comm. Expires JAN. 31, 2000

Signature of Person Taking Acknowledgment

(Notarial Stamp or Seal)

THIS INSTRUMENT WAS DRAFTED BY:	Tax Statements for the real property described in this instrument should be sent to:
ACTION TITLE, INC. P O Box 953 Walker, MN 56484 Description provided by Seller.	Same as previous.

Exhibit "A"

That part of Government Lot Seven (7), Section Three (3), Township One Hundred Forty (140) North, Range Twenty-nine (29) West, described as follows: Commencing at the southeast corner of said Section 3; thence North 89 degrees 41 minutes West 1666.28 feet along the south line of said Section 3 to an iron pipe monument on the east shore of McKeown Lake; thence North 89 degrees 38 minutes West 1636.56 feet along the south line of said Section 3 to an iron pipe monument on the west shore of McKeown Lake; thence South 89 degrees 10 minutes West 778.50 feet along the south line of said Government Lot 7 to an iron pipe monument, being the point of beginning of the tract to be described; thence North 37 degrees 31 minutes West 63 feet, more or less, to the shore of Mann Lake; thence southwesterly along said shore to the south line of said Government Lot 7; thence North 89 degrees 10 minutes East 154 feet, more or less, along the south line of said Government Lot 7 to the point of beginning.
AND
Lot Two (2), Section Ten (10), Township One Hundred Forty (140), Range Twenty-nine (29), except the Northwest corner thereof described as follows: Commencing at the Northwest corner of said lot, thence South along the west section line to a point 700 feet south of the North section line; thence east at right angles 500 feet, thence north at right angles to the north section line; thence west to the point of beginning.
LESS tract conveyed to George R. Mills and Rosemary G. Mills, described in Document #186649.
LESS tract conveyed to Gladys O. Davies described in Document #197814.
LESS the plat of Secluded Acres.
LESS the tract conveyed to William Eldridge Hitton and Magdalene Hitton described in Document #204860.
LESS the tract conveyed to Frances G.W. Lindquist described in Document #227651.

ALSO LESS
That part of Government Lot Two (2), of Section Ten (10), Township One Hundred Forty (140) North, Range Twenty-nine (29) West of the 5th Principal Meridian, lying Northerly of the Northerly boundary line of the recorded plat of Secluded Acres, described as follows:
Commencing at the Northwesterly corner of Lot Two (2), Block One (1), of said recorded plat of Secluded Acres; thence North 54 degrees 02 minutes 00 seconds East 66.99 feet, initial bearing assigned, along the northwesterly line of said Lot 2, Block 1; thence northeasterly 26.71 feet along a tangential curve concave to the southeast, having a radius of 1234.00 feet and a central angle of 1 degree 14 minutes 24 seconds, to the point of BEGINNING of the land to be described; thence North 1 degree 01 minute 45 seconds East 635.00 feet, more or less, to the waters edge of Mann Lake; thence easterly 175.00 feet along said waters edge of Mann Lake to the line that bears North 1 degree 25 minutes 41 seconds West from the northeasterly corner of said Lot 2, Block 1; thence South 1 degree 25 minutes 41 seconds East 495.00 feet, more or less, to said northeasterly corner; thence southwesterly 226.72 feet along a non-tangential curve concave to the southeast, having a radius of 1234.00 feet, a central angle of 10 degrees 31 minutes 36 seconds and the chord of said curve bears South 60 degrees 32 minutes 12 seconds West 226.40 feet to the point of beginning.

PROPOSED DESCRIPTIONS:

HOUSE TRACT
That part of Government Lot 2, Section 10, Township 140 North, Range 29, West, Cass County, Minnesota, described as follows: COMMENCING at the southeast corner of Section 3, said Township; thence North 89 degrees 41 minutes 00 seconds West 1666.28 feet, assigned bearing, along the south line of said Section 3 to an iron pipe monument on the east shore of McKeown Lake; thence North 89 degrees 38 minutes 00 seconds West 1636.56 feet, along said south line to an iron pipe monument on the west shore of McKeown Lake; thence South 89 degrees 10 minutes 00 seconds West 778.50 feet, along the north line of said Government Lot 2, to an iron pipe monument; thence South 37 degrees 31 minutes 00 seconds East 405.18 feet to the southeasterly right of way line of an existing Township Road as shown on the recorded plat of SECLUDED ACRES, in said County, also being on the northerly line of said plat; thence South 32 degrees 09 minutes 00 seconds West, along said northerly line, 1.37 feet; thence southwesterly 117.63 feet, along said northerly line, along a tangential curve, concave to the northwest, having a radius of 166.00 feet and a central angle of 40 degrees 36 minutes 00 seconds; thence South 72 degrees 45 minutes 00 seconds West, tangent to said curve and along said northerly line, 198.98 feet; thence South 77 degrees 34 minutes 00 seconds West, along said northerly line, 39.00 feet to the point of beginning of the tract to be herein described; thence North 17 degrees 00 minutes 29 seconds West 326.41 feet; thence South 78 degrees 24 minutes 00 seconds West, 222.43 feet; thence South 23 degrees 25 minutes 58 seconds East 334.76 feet to the northwest corner of Lot 4, Block 1, said plat of SECLUDED ACRES; thence North 77 degrees 34 minutes 00 seconds East, along the north line of said Lot 4, for a distance of 184.57 feet to the point of beginning.

SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to Township Road right of way (Buxton Road NW).

REMAINDER TRACT
That part of Government Lot 7, Section 3, and that part of Government Lot 2, Section 10, both in Township 140 North, Range 29, West, Cass County, Minnesota, described as follows: COMMENCING at the southeast corner of said Section 3; thence North 89 degrees 41 minutes 00 seconds West 1666.28 feet, assigned bearing, along the south line of said Section 3, to an iron pipe monument on the east shore of McKeown Lake; thence North 89 degrees 38 minutes 00 seconds West 1636.56 feet, along said south line, to an iron pipe monument on the west shore of McKeown Lake; thence South 89 degrees 10 minutes 00 seconds West 778.50 feet, along the south line of said Government Lot 7, to an iron pipe monument and the point of beginning of the tract to be herein described; thence South 37 degrees 31 minutes 00 seconds East 405.18 feet to the southeasterly right of way line of an existing Township Road as shown on the recorded plat of SECLUDED ACRES, in said County, also being on the northerly line of said plat; thence South 32 degrees 09 minutes 00 seconds West, along said northerly line, 1.37 feet; thence southwesterly 117.63 feet, along said northerly line, along a tangential curve, concave to the northwest, having a radius of 166.00 feet and a central angle of 40 degrees 36 minutes 00 seconds; thence South 72 degrees 45 minutes 00 seconds West, tangent to said curve and along said northerly line, 198.98 feet; thence South 77 degrees 34 minutes 00 seconds West, along said northerly line, 39.00 feet; thence North 17 degrees 00 minutes 29 seconds West 326.41 feet; thence South 78 degrees 24 minutes 00 seconds West, 222.43 feet; thence South 23 degrees 25 minutes 58 seconds East 334.76 feet to the northwest corner of Lot 4, Block 1, said plat of SECLUDED ACRES; thence southwesterly 253.42 feet, along said northerly line, along a nontangential curve, concave to the southeast, having a radius of 1234.00 feet, a central angle of 11 degrees 46 minutes 00 seconds, a chord distance of 252.98 feet, and a chord bearing of South 71 degrees 41 minutes 00 seconds West to the northwesterly corner of Lot 2, said Block 1; thence North 01 degrees 25 minutes 41 seconds West 496 feet, more or less, to the shoreline of Mann Lake; thence northeasterly, along said shoreline, to the intersection of a line bearing North 37 degrees 31 minutes 00 seconds West from the point of beginning; thence South 37 degrees 31 minutes 00 seconds East 61 feet, more or less, to the point of beginning.

SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to Township Road right of way (Buxton Road NW).

SURVEY NOTE:
Property improvements on the Remainder Tract have not been shown on this survey.

RECEIVED
#2073
OCT 15 2012
27-140-29
22-140-29
COUNTY SURVEYOR

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
	10-10-2012	Added buildable area information	WAG

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.
TERRY L. FREEMAN
LIC NO. 21367

NORTHERN ENGINEERING & CONSULTING, INC.
207 4th Street NW, Bemidji, MN, 55601
Phone: 218-444-4860, Fax: 218-444-6042
web: www.necusa.com

CERTIFICATE OF SURVEY
Tom Johnson
4417 Buxton Rd NW
Hackensack, MN 56452

JOB NO. 12-136
DATE: 10-05-2012
SHEET NO. 1 OF 1