

# CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 2 & THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER,  
SECTION 31 TOWNSHIP 141 NORTH, RANGE 30 WEST,  
CASS COUNTY, MINNESOTA

## EXISTING LEGAL DESCRIPTION OBTAINED FROM THE CASS COUNTY RECORDERS OFFICE

AMLS Form No. 234 - REV. 01/11/11 PLS. Minnesota Uniform Conveyance Blanks (2/1997) Minn. Stat. Ch. 59, § 101

Recorded on: 12/22/2011 10:25:04 AM  
 No delinquent taxes and transfer taxes: correct Certificate of Real Estate Value: 1 Plat #: -/0-000-00000-00000  
 Certificate of Real Estate Value No. 2252  
 State of Minnesota, County of Cass  
 I, Terry L. Freeman, County Auditor  
 do hereby certify that the above described premises were duly recorded in the County Auditor's Office on 12/22/2011 at 10:25:04 AM and was duly recorded by Ben Meister County Recorder.

DEED TAX DUE: \$1.65  
 Date: 12/22/2011

FOR VALUABLE CONSIDERATION, Floyd A. Borchert & Mildred M. Borchert, husband and wife, Grantor(s), hereby convey(s) and quitclaim(s) to Ronald H. Borchert & Zaneva Borchert, husband and wife, Grantee(s), as joint tenants, real property in Cass County, Minnesota, described as follows:

see description on reverse.  
 Aerial consideration less than \$500.

together with all benefits and appurtenances.

Check box if applicable:  
 The Seller certifies that the seller does not know of any writs 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 names and number of wells on the described real property have not changed since the last previously recorded deed instrument.

CASS COUNTY JAN 3 2012  
 Deed No. 21367  
 Description: See plat

STATES OF MINNESOTA  
 COUNTY OF Cass  
 This instrument was acknowledged before me on January 4, 2012 by Floyd A. Borchert & Mildred M. Borchert, husband and wife, Grantor(s).

Terry L. Freeman  
 County Auditor

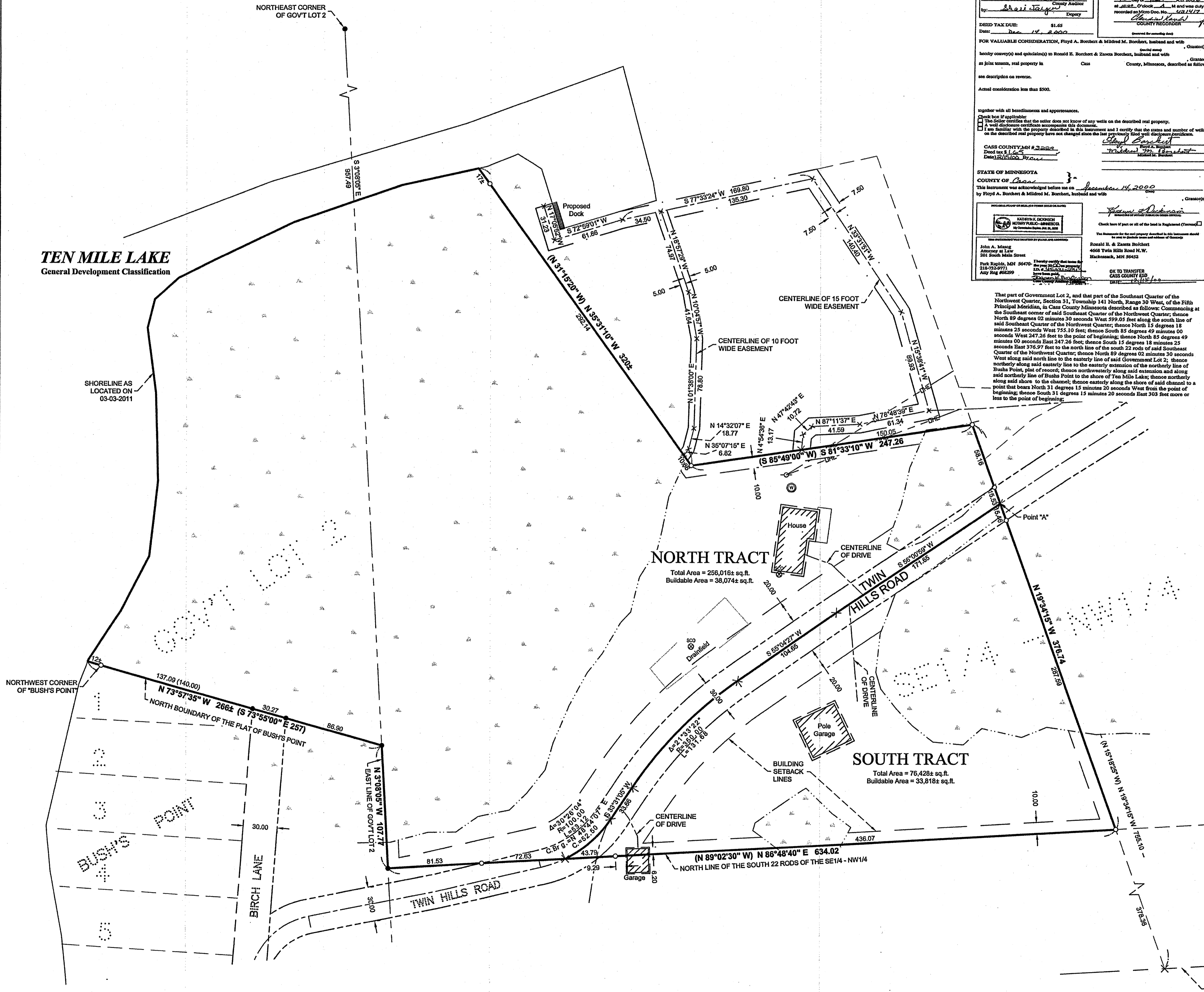
Ben Meister  
 County Recorder

Ronald H. & Zaneva Borchert  
 4668 Twin Hills Road NW,  
 Hackensack, MN 56452

John A. Moberg  
 Attorney at Law  
 261 South Main Street  
 Duluth, MN 55812  
 218-720-2771  
 Any Reg. #6269

Check box if part or all of the land is registered (C-1)  
 The name of the land is registered (C-1)  
 The name of the land is not registered (C-1)

OK TO TRANSFER  
 CASS COUNTY REC'D  
 12/22/2011 10:25:04 AM



## PROPOSED DESCRIPTIONS:

**NORTH TRACT**  
 That part of Government Lot 2, and that part of the Southeast Quarter of the Northwest Quarter, Section 31, Township 141 North, Range 30 West, Cass County, Minnesota described as follows:  
 COMMENCING at the southeast corner of said Southeast Quarter of the Northwest Quarter; thence South 86 degrees 48 minutes 40 seconds West, assigned bearing, along the south line of said Southeast Quarter of the Northwest Quarter, a distance of 599.05 feet; thence North 19 degrees 34 minutes 15 seconds West 681.41 feet to a point hereinafter referred to as Point "A"; thence continue North 19 degrees 34 minutes 15 seconds West 73.69 feet; thence South 81 degrees 33 minutes 10 seconds West 247.26 feet to the point of beginning of the tract to be herein described; thence North 81 degrees 33 minutes 10 seconds East 247.26 feet; thence South 19 degrees 34 minutes 15 seconds East 73.69 feet to said Point "A"; thence South 56 degrees 00 minutes 59 seconds West 171.65 feet; thence South 55 degrees 04 minutes 27 seconds West 104.65 feet; thence southwesterly 131.68 feet, along a tangential curve, concave to the southeast, having a radius of 350.00 feet and a central angle of 21 degrees 33 minutes 22 seconds; thence South 33 degrees 31 minutes 05 seconds West, tangent to said curve, 33.66 feet; thence southwesterly 53.12 feet, along a tangential curve, concave to the northwest, having a radius of 100.00 feet and a central angle of 30 degrees 26 minutes 04 seconds to the north line of the South 22 rods of said Southeast Quarter of the Northwest Quarter; thence South 86 degrees 48 minutes 40 seconds West, not tangent to last described curve, along said north line, 154.16 feet to the easterly line of said Government Lot 2; thence North 03 degrees 08 minutes 05 seconds West, along said easterly line 107.77 feet, more or less, to the easterly extension of the northerly line of BUSH'S POINT, plat of record; thence North 73 degrees 57 minutes 35 seconds West, along said easterly extension and said northerly line of BUSH'S POINT, 266 feet, more or less, to the shoreline of Ten Mile Lake; thence northerly along said shoreline to the channel; thence easterly along the shore of said channel to the intersection with a line bearing North 35 degrees 31 minutes 10 seconds West from the point of beginning; thence South 35 degrees 31 minutes 10 seconds East 320 feet, more or less, to the point of beginning.

SUBJECT TO easements, restrictions, and reservations of record.  
 SUBJECT TO Twin Hills Road right of way.  
 TOGETHER with a 15 foot wide easement.  
 TOGETHER with a 10 foot wide easement.

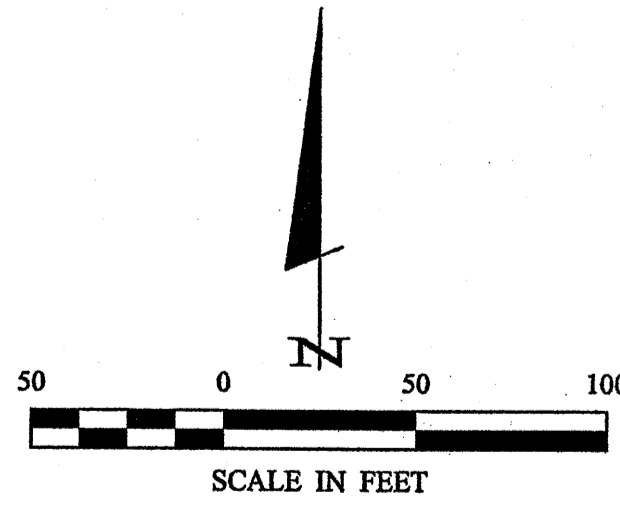
**SOUTH TRACT**  
 That part of the Southeast Quarter of the Northwest Quarter, Section 31, Township 141 North, Range 30 West, Cass County, Minnesota described as follows:  
 COMMENCING at the southeast corner of said Southeast Quarter of the Northwest Quarter; thence South 86 degrees 48 minutes 40 seconds West, assigned bearing, along the south line of said Southeast Quarter of the Northwest Quarter, a distance of 599.05 feet; thence North 19 degrees 34 minutes 15 seconds West 681.41 feet to the point of beginning of the tract to be herein described; thence South 56 degrees 00 minutes 59 seconds West 171.65 feet; thence South 55 degrees 04 minutes 27 seconds West 104.65 feet; thence southwesterly 131.68 feet, along a tangential curve, concave to the southeast, having a radius of 350.00 feet and a central angle of 21 degrees 33 minutes 22 seconds; thence South 33 degrees 31 minutes 05 seconds West, tangent to said curve, 33.66 feet; thence southwesterly 53.12 feet, along a tangential curve, concave to the northwest, having a radius of 100.00 feet and a central angle of 30 degrees 26 minutes 04 seconds to the north line of the South 22 rods of said Southeast Quarter of the Northwest Quarter; thence South 86 degrees 48 minutes 40 seconds East, not tangent to last described curve, along said north line, 479.86 feet to the intersection with a line bearing South 19 degrees 34 minutes 15 seconds East from the point of beginning; thence North 19 degrees 34 minutes 15 seconds West 303.05 feet to the point of beginning.

SUBJECT TO easements, restrictions, and reservations of record.  
 SUBJECT TO Twin Hills Road right of way.

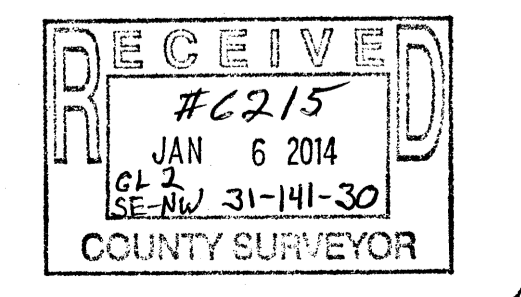
**15 FOOT WIDE EASEMENT**  
 A 15.00 foot wide easement for ingress and egress over and across that part of the Southeast Quarter of the Northwest Quarter, Section 31, Township 141 North, Range 30 West, Cass County, Minnesota, the centerline of said 15.00 foot wide easement is described as follows:  
 COMMENCING at the southeast corner of said Southeast Quarter of the Northwest Quarter; thence South 86 degrees 48 minutes 40 seconds West, assigned bearing, along the south line of said Southeast Quarter of the Northwest Quarter, a distance of 599.05 feet; thence North 19 degrees 34 minutes 15 seconds West 755.10 feet; thence South 81 degrees 33 minutes 10 seconds West 150.05 feet to the point of beginning of the centerline to be herein described; thence North 04 degrees 54 minutes 36 seconds East 13.17 feet; thence North 47 degrees 42 minutes 43 seconds East 10.72 feet; thence North 87 degrees 11 minutes 37 seconds East 41.59 feet; thence North 78 degrees 48 minutes 39 seconds East 61.34 feet; thence North 15 degrees 38 minutes 41 seconds West 89.93 feet; thence North 33 degrees 31 minutes 51 seconds West 140.40 feet; thence South 77 degrees 33 minutes 24 seconds West 169.80 feet; thence South 72 degrees 59 minutes 01 seconds West 61.86 feet; thence North 17 degrees 05 minutes 52 seconds West 31.23 feet and said described centerline there terminating.  
 The sidelines of said 15.00 foot wide easement shall be prolonged or shortened to terminate on lines bearing South 81 degrees 33 minutes 10 seconds West and North 81 degrees 33 minutes 10 seconds East from the point of beginning of the above described centerline.

**10 FOOT WIDE EASEMENT**  
 A 10.00 foot wide easement for ingress and egress over and across that part of the Southeast Quarter of the Northwest Quarter, Section 31, Township 141 North, Range 30 West, Cass County, Minnesota, the centerline of said 10.00 foot wide easement is described as follows:  
 COMMENCING at the southeast corner of said Southeast Quarter of the Northwest Quarter; thence South 86 degrees 48 minutes 40 seconds West, assigned bearing, along the south line of said Southeast Quarter of the Northwest Quarter, a distance of 599.05 feet; thence North 19 degrees 34 minutes 15 seconds West 755.10 feet; thence South 81 degrees 33 minutes 10 seconds West 247.26 feet; thence North 35 degrees 31 minutes 10 seconds West 10.86 feet to the point of beginning of the centerline to be herein described; thence North 35 degrees 07 minutes 15 seconds East 6.82 feet; thence North 14 degrees 32 minutes 07 seconds East 18.77 feet; thence North 01 degrees 38 minutes 00 seconds East 78.80 feet; thence North 10 degrees 04 minutes 57 seconds West 41.64 feet; thence North 18 degrees 57 minutes 29 seconds West 74.97 feet and said described centerline there terminating.  
 The sidelines of said 10.00 foot wide easement shall be prolonged or shortened to terminate on lines bearing South 35 degrees 31 minutes 10 seconds East and North 35 degrees 31 minutes 10 seconds West from the point of beginning of the above described centerline.

- ### LEGEND
- DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 21367
  - DENOTES MONUMENT FOUND
  - × DENOTES CALCULATED POSITION
  - (123.45) DENOTES PLAT AND/OR DEEDED MEASURE
  - DENOTES DELINEATED WETLAND(S) by Ben Meister, April 2011
  - ⊙ DENOTES EXISTING WELL
  - ⊖ DENOTES EXISTING UTILITY POLE
  - DENOTES EXISTING OVERHEAD POWER LINE
  - ⊙ DENOTES EXISTING SEPTIC CLEANOUT



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE EAST LINE OF GOVERNMENT LOT 2 TO HAVE AN ASSIGNED BEARING OF S 03°08'05" E.



NO.	DATE	DESCRIPTION

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS MADE BY ME OR UNDER MY SUPERVISION AND THAT I AM A LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Terry L. Freeman  
 TERRY L. FREEMAN  
 LIC. NO. 21367



CERTIFICATE OF SURVEY  
 Ron Borchert  
 4668 Twin Hills Road NW  
 Hackensack, MN 56452

JOB NO. 11-16  
 DATE: 04-13-2011  
 SHEET NO.  
 1 OF 1