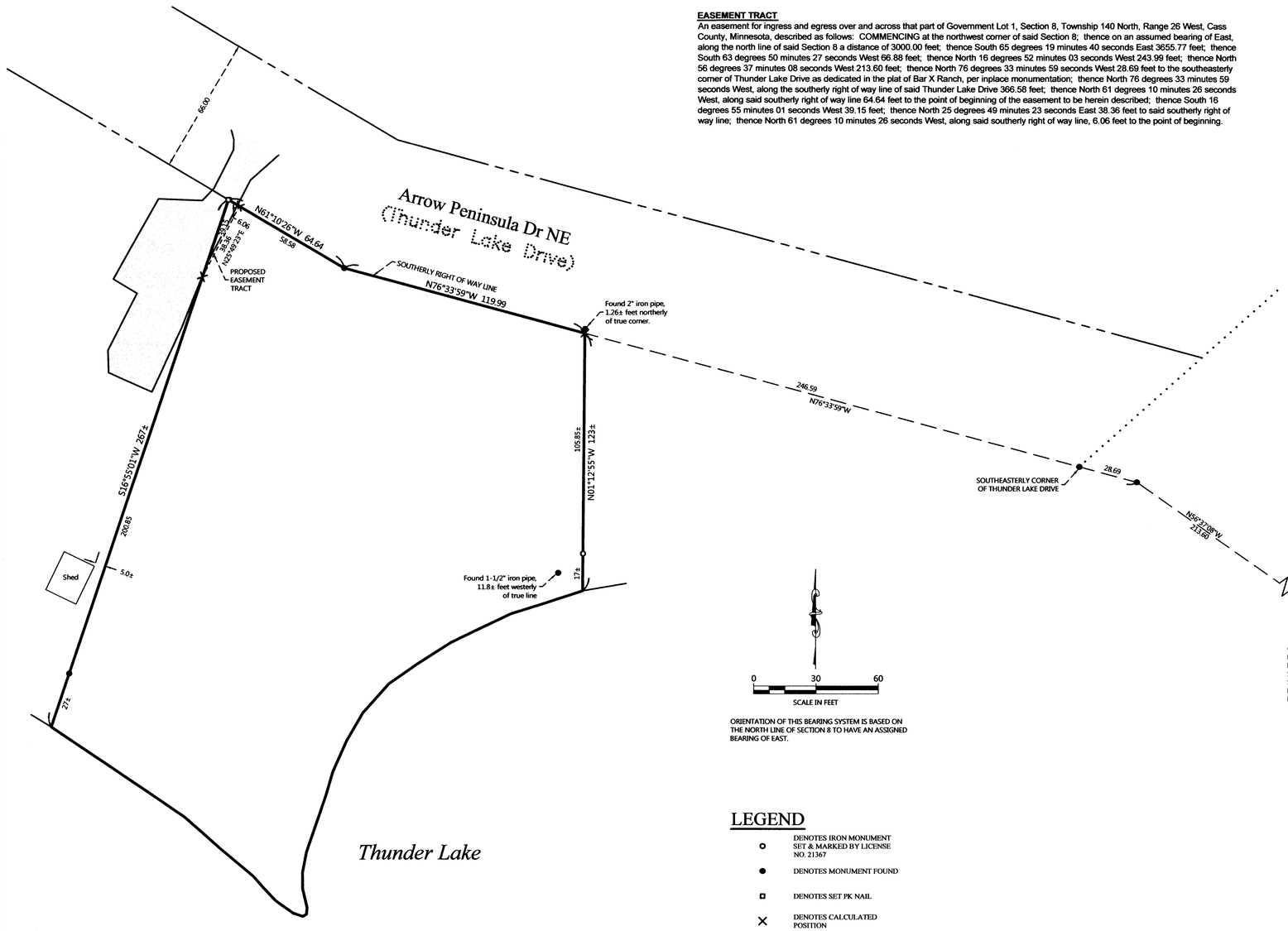
CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 1, SECTION 8, TOWNSHIP 140 NORTH, RANGE 26 WEST, CASS COUNTY, MINNESOTA

PROPOSED DESCRIPTION:

EASEMENT TRACT

An easement for ingress and egress over and across that part of Government Lot 1, Section 8, Township 140 North, Range 26 West, Cass County, Minnesota, described as follows: COMMENCING at the northwest corner of said Section 8; thence on an assumed bearing of East, along the north line of said Section 8 a distance of 3000.00 feet; thence South 65 degrees 19 minutes 40 seconds East 3655.77 feet; thence South 63 degrees 50 minutes 27 seconds West 66.88 feet; thence North 16 degrees 52 minutes 03 seconds West 243.99 feet; thence North 56 degrees 37 minutes 08 seconds West 213.60 feet; thence North 76 degrees 33 minutes 59 seconds West 28.69 feet to the southeasterly corner of Thunder Lake Drive as dedicated in the plat of Bar X Ranch, per inplace monumentation; thence North 76 degrees 33 minutes 59 seconds West, along the southerly right of way line of said Thunder Lake Drive 366.58 feet; thence North 61 degrees 10 minutes 26 seconds West, along said southerly right of way line 64.64 feet to the point of beginning of the easement to be herein described; thence South 16 degrees 55 minutes 01 seconds West 39.15 feet; thence North 25 degrees 49 minutes 23 seconds East 38.36 feet to said southerly right of way line; thence North 61 degrees 10 minutes 26 seconds West, along said southerly right of way line, 6.06 feet to the point of beginning.



0 30 60

SCALE IN FEET

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTH LINE OF SECTION 8 TO HAVE AN ASSIGNED BEARING OF EAST.

LEGEND

- ○ DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- ● DENOTES MONUMENT FOUND
- ▫ DENOTES SET PK NAIL
- × DENOTES CALCULATED POSITION
- ——— DENOTES EDGE OF EXISTING BITUMINOUS

EXISTING DESCRIPTION:

OBTAINED FROM THE CASS COUNTY RECORDERS OFFICE.

WARRANTY DEED

Individual(s) to Individual(s) # 42-07-3119

No delinquent taxes and transfer entered; Certificate of Real Estate Value ( ) filed (X) not required.
Certificate of Real Estate Value No.
Date: February 17, 2005
Sharon K Anderson
County Auditor
by: Deputy

A000495210
OFFICE OF COUNTY RECORDER
CASS COUNTY MINNESOTA
CERTIFIED, FILED, AND/OR RECORDED ON
02/17/2005 12:54:08PM
AS DOC #: A000495210
PAGES: 2
REC FEES: 929.50
KATHRYN H. MORBY
COUNTY RECORDER
BY: Kathryn H Morby DEPUTY

(reserved for recording data)

DEED TAX DUE:$ 1.65
Date: January 25, 2005
CASS COUNTY, MN # 415
Deed tax $ 1.65
Date 2-17-05 By

FOR VALUABLE CONSIDERATION, Karen R. Roth, single, Grantor, hereby conveys and warrants to Karen Rae Roth, Trustee or Successor Trustees of Karen Rae Roth Trust dated January 25, 2005, Grantee, real property in Cass County, Minnesota, described as follows:

SEE ATTACHED

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions: The total consideration herein is less than $500.00.

Karen R. Roth

STATE OF MINNESOTA)
)ss
COUNTY OF DAKOTA)

This instrument was acknowledged before me on January 25, 2005, by Karen R. Roth, single, grantor.

SALLY K. MORTENSON
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2010

Notary Public

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK):

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

Karen R. Roth
4538 Mallard Trail
Eagan, MN 55122

THIS INSTRUMENT WAS DRAFTED BY:
Sally K. Mortenson
Attorney at Law
15025 Glazier Ave., Ste. 230
Apple Valley, MN 55124

PAGE 1 OF 2 PAGES

EXHIBIT "A"

That part of Government Lot 1, Section 8, Township 140, Range 26, Cass County, Minnesota, described as follows: Starting at a point on the lakeshore 2150 feet along the lakeshore in a Southeasterly direction from a point 1191.3 feet South 09 degrees 57 minutes East from a meander corner at the Northeast corner of Government Lot 1, thence North 05 degrees 41 minutes West 170.9 feet; thence South 75 degrees 22 minutes East 120.0 feet; thence South 00 degrees 28 minutes West 121.6 feet to lakeshore; thence South 80 degrees 01 minutes West 100.0 feet to the point of beginning;
AND
That part of Government Lot 1, Section 8, Township 140, Range 26, Cass County, Minnesota, described as follows: Starting at a point on the lakeshore 2000 feet along the lakeshore in a Southeasterly direction from a point 1191.3 feet South 09 degrees 57 minutes East from a meander corner at the Northeast corner of Government Lot 1, thence North 18 degrees 07 minutes East 240.4 feet, thence South 60 degrees 00 minutes East 64.65 feet, thence South 05 degrees 41 minutes East 170.9 feet to the lakeshore, thence South 80 degrees 01 minutes West 150.0 feet to the point of beginning;

Which property is also described as:

That part of Government Lot 1, Section 8, Township 140 North, Range 26 West, Cass County, Minnesota, described as follows: Commencing at the northwest corner of said Section 8; thence on an assumed bearing of East along the north line of said Section 8 a distance of 3000.00 feet; thence South 65 degrees 19 minutes 40 seconds East 3655.77 feet; thence South 63 degrees 50 minutes 27 seconds West 66.88 feet; thence North 16 degrees 52 minutes 03 seconds West 243.99 feet; thence North 56 degrees 37 minutes 08 seconds West 213.60 feet; thence North 76 degrees 33 minutes 59 seconds West 28.69 feet to the southeasterly corner of Thunder Lake Drive as dedicated in the plat of Bar X Ranch, per inplace monumentation; thence North 76 degrees 33 minutes 59 seconds West along the southerly right of way line of said Thunder Lake Drive 246.59 feet to the point of beginning of the tract to be herein described; thence continue North 76 degrees 33 minutes 59 seconds West along said southerly right of way line 119.99 feet; thence North 61 degrees 10 minutes 26 seconds along said southerly right of way line 64.64 feet; thence South 16 degrees 55 minutes 01 seconds West 267 feet, more or less, to the shore of Thunder Lake; thence southeasterly, northerly and northeasterly along said shore to its intersection with a line that bears South 1 degrees 12 minutes 55 seconds East from the point of beginning; thence North 1 degrees 12 minutes 55 seconds West 123 feet, more or less, to the point of beginning.

PAGE 2 OF 2 PAGES

REVISIONS:

NO.	DATE	DESCRIPTION	BY

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 — 6/5/15
TERRY L. FREEMAN — LIC. NO. 21367

NORTHERN PRIDE CONSULTING, INC.
P.O. Box 292, Walker, MN. 56484
Phone: 218-547-1296, Fax: 218-547-2272
web: www.necluse.com

CERTIFICATE OF SURVEY
Karen Roth
4538 S. Mallard Trail
Eagan, MN 55122

JOB NO. 15-083
DATE: 06-08-2015

SHEET NO.
1 OF 1