

CERTIFICATE OF SURVEY

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND PART OF GOVERNMENT LOT 1, SECTION 24, TOWNSHIP 144 NORTH, RANGE 32 WEST, HUBBARD COUNTY, MINNESOTA

EXISTING DESCRIPTION:

ALTA OWNER'S POLICY (6/17/06)	
SCHEDULE A	
Name and Address of Title Insurance Company: File No.: 141865 Address Reference: 42938 County 5, Laporte, MN 56461 (For Company Reference Purposes Only) Amount of Insurance: \$592,500.00 Date of Policy: July 28, 2014 at 12:58 PM	Stewart Title Guaranty Company P.O. Box 2029, Houston, TX 77252 Policy No.: O-9301-003154156 Premium: \$1,523.50
1. Name of Insured: Minnesota Land Co., LLC	
2. The estate or interest in the Land that is insured by this policy is: Fee Simple	
3. Title is vested in: Minnesota Land Co., LLC by evidence of Warranty Deed dated July 24, 2014, Filed July 28, 2014 at 12:58 PM by Document No. A000373316 and by Warranty Deed dated July 17, 2014, Filed July 28, 2014 at 12:58 PM by Document No. A000373315.	
4. The Land referred to in this policy is described as follows: Government Lot One (1) and the Northeast Quarter of the Northeast Quarter (NE¼ of NE¼), Section Twenty-four (24), Township One Hundred Forty-four (144), Range Thirty-two (32). LESS and EXCEPT that part of Government Lot 1, Section 24, Township 144, Range 32, described as follows: Commencing at the Northeast corner of the said Section 24; thence South 89 degrees 28 minutes 30 seconds West bearing assumed, along the North line of said Section 24, a distance of 399.61 feet; thence South 0 degrees 31 minutes 30 seconds East, a distance of 1747.16 feet to the point of beginning of the land to be described; thence South 1 degree 51 minutes 16 seconds West, a distance of 353.19 feet; thence North 77 degrees 33 minutes 06 seconds West, a distance of 601.94 feet; thence North 1 degree 57 minutes 33 seconds East, a distance of 502.50 feet; thence South 64 degrees 23 minutes 34 seconds East, a distance of 645.44 feet to the point of beginning and there terminating. Hubbard County, Minnesota	
Copyright 2006-2009 American Land Title Association. All rights reserved. The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association. File No. 141865 STG ALTA Owner's Policy Sch A SA	

PROPOSED DESCRIPTIONS:

NORTH TRACT

The Northeast Quarter of the Northeast Quarter, Section 24, Township 144 North, Range 32 West, Hubbard County, Minnesota.
 SUBJECT to easements, restrictions, and reservations of record.
 SUBJECT to Easement No. 1.

TRACT A

That part of Government Lot 1, Section 24, Township 144 North, Range 32 West, Hubbard County, Minnesota, described as follows: COMMENCING at the northeast corner of said Section 24; thence North 89 degrees 36 minutes 18 seconds West, assigned bearing, along the north line of said Section 24, a distance of 399.61 feet; thence South 00 degrees 18 minutes 40 seconds West 1747.75 feet; thence South 02 degrees 41 minutes 26 seconds West 353.19 feet; thence South 76 degrees 42 minutes 56 seconds East 180.43 feet to the point of beginning of the tract to be herein described; thence North 76 degrees 42 minutes 56 seconds West 180.43 feet; thence North 02 degrees 41 minutes 26 seconds East 353.19 feet; thence North 63 degrees 33 minutes 25 seconds West 645.43 feet; thence South 02 degrees 47 minutes 43 seconds West 502.50 feet to the intersection with a line bearing North 76 degrees 42 minutes 56 seconds West from the point of beginning; thence North 76 degrees 42 minutes 56 seconds West 56.49 feet; thence South 11 degrees 51 minutes 57 seconds West 23.90 feet; thence South 00 degrees 14 minutes 13 seconds West 235.52 feet; thence South 06 degrees 07 minutes 35 seconds East 177.67 feet; thence South 12 degrees 57 minutes 08 seconds East 106.55 feet; thence South 19 degrees 39 minutes 30 seconds East 86.77 feet; thence South 27 degrees 31 minutes 47 seconds East 81.54 feet; thence South 33 degrees 59 minutes 43 seconds East 85.33 feet; South 39 degrees 58 minutes 26 seconds East 79.24 feet; thence South 00 degrees 38 minutes 04 seconds East 191 feet, more or less, to the shoreline of Steamboat Lake; thence westerly along said shoreline to the intersection with a line bearing South 47 degrees 07 minutes 36 seconds East from the northeast corner of Outlot 1, SHADYBROOK, according to the recorded plat, said County; thence North 47 degrees 07 minutes 36 seconds West 537 feet, more or less, to the northeast corner of said Outlot 1; thence South 68 degrees 25 minutes 30 seconds West, along the northwesterly line of said Outlot 1, a distance of 11.07 feet to the west line of said Government Lot 1; thence North 00 degrees 08 minutes 33 seconds West, along said west line, to the northwest corner of said Government Lot 1; thence South 89 degrees 30 minutes 28 seconds East, along the north line of said Government Lot 1, a distance of 1313.91 feet to the northeast corner of said Government Lot 1; thence South 00 degrees 21 minutes 31 seconds East, along the east line of said Government Lot 1, a distance of 1326.72 feet to the East Quarter corner of said Section 24; thence continue along said east line, South 00 degrees 15 minutes 23 seconds East, 371 feet, more or less, to said shoreline; thence southwestly along said shoreline to the intersection with a line bearing South 00 degrees 21 minutes 31 seconds East from the point of beginning; thence North 00 degrees 21 minutes 31 seconds West 1070 feet, more or less, to the point of beginning. SUBJECT to easements, restrictions, and reservations of record.
 SUBJECT to and TOGETHER with Easement No. 1.
 TOGETHER with Easement No. 2 and Easement No. 3.

TRACT B

That part of Government Lot 1, Section 24, Township 144 North, Range 32 West, Hubbard County, Minnesota, described as follows: COMMENCING at the northeast corner of said Section 24; thence North 89 degrees 36 minutes 18 seconds West, assigned bearing, along the north line of said Section 24, a distance of 399.61 feet; thence South 00 degrees 18 minutes 40 seconds West 1747.75 feet; thence South 02 degrees 41 minutes 26 seconds West 353.19 feet; thence South 76 degrees 42 minutes 56 seconds East 180.43 feet to the point of beginning of the tract to be herein described; thence North 76 degrees 42 minutes 56 seconds West 180.43 feet; thence North 02 degrees 41 minutes 26 seconds East 353.19 feet; thence North 63 degrees 33 minutes 25 seconds West 645.43 feet; thence South 02 degrees 47 minutes 43 seconds West 502.50 feet to the intersection with a line bearing North 76 degrees 42 minutes 56 seconds West from the point of beginning; thence North 76 degrees 42 minutes 56 seconds West 56.49 feet; thence South 11 degrees 51 minutes 57 seconds West 23.90 feet; thence South 00 degrees 14 minutes 13 seconds West 235.52 feet; thence South 06 degrees 07 minutes 35 seconds East 177.67 feet; thence South 12 degrees 57 minutes 08 seconds East 106.55 feet; thence South 19 degrees 39 minutes 30 seconds East 86.77 feet; thence South 27 degrees 31 minutes 47 seconds East 81.54 feet; thence South 33 degrees 59 minutes 43 seconds East 85.33 feet; South 39 degrees 58 minutes 26 seconds East 79.24 feet to a point where said 33.00 foot wide easement terminates and a 16.5 foot wide easement continues; thence South 51 degrees 36 minutes 27 seconds East 81.30 feet; thence South 60 degrees 27 minutes 06 seconds East 57.37 feet; thence South 65 degrees 46 minutes 13 seconds East 64.81 feet; thence South 54 degrees 47 minutes 01 seconds East 112.76 feet; thence South 65 degrees 34 minutes 32 seconds East 189.88 feet; thence North 80 degrees 45 minutes 50 seconds East 61.82 feet; thence South 77 degrees 49 minutes 45 seconds East 128.59 feet and said described centerline there terminating.
 The sidelines of said 33.00 foot wide easement shall be prolonged or shortened to terminate on said north line of Section 24.

TRACT C

That part of Government Lot 1, Section 24, Township 144 North, Range 32 West, Hubbard County, Minnesota, described as follows: COMMENCING at the northeast corner of said Section 24; thence North 89 degrees 36 minutes 18 seconds West, assigned bearing, along the north line of said Section 24, a distance of 399.61 feet; thence South 00 degrees 18 minutes 40 seconds West 1747.75 feet; thence South 02 degrees 41 minutes 26 seconds West 353.19 feet; thence South 76 degrees 42 minutes 56 seconds East 180.43 feet to the point of beginning of the tract to be herein described; thence North 76 degrees 42 minutes 56 seconds West 180.43 feet; thence North 02 degrees 41 minutes 26 seconds East 353.19 feet; thence North 63 degrees 33 minutes 25 seconds West 645.43 feet; thence South 02 degrees 47 minutes 43 seconds West 502.50 feet to the intersection with a line bearing North 76 degrees 42 minutes 56 seconds West from the point of beginning; thence North 76 degrees 42 minutes 56 seconds West 56.49 feet; thence South 11 degrees 51 minutes 57 seconds West 23.90 feet; thence South 00 degrees 14 minutes 13 seconds West 235.52 feet; thence South 06 degrees 07 minutes 35 seconds East 177.67 feet; thence South 12 degrees 57 minutes 08 seconds East 106.55 feet; thence South 19 degrees 39 minutes 30 seconds East 86.77 feet; thence South 27 degrees 31 minutes 47 seconds East 81.54 feet; thence South 33 degrees 59 minutes 43 seconds East 85.33 feet; South 39 degrees 58 minutes 26 seconds East 79.24 feet to the shoreline of Steamboat Lake; thence southeasterly along said shoreline to the intersection with a line bearing South 13 degrees 05 minutes 09 seconds West from the point of beginning; thence North 13 degrees 05 minutes 09 seconds East 295 feet, more or less, to the point of beginning. SUBJECT to easements, restrictions, and reservations of record.
 SUBJECT to and TOGETHER with Easement No. 1.
 SUBJECT to and TOGETHER with Easement No. 2 and Easement No. 3.

TRACT D

That part of Government Lot 1, Section 24, Township 144 North, Range 32 West, Hubbard County, Minnesota, described as follows: COMMENCING at the northeast corner of said Section 24; thence North 89 degrees 36 minutes 18 seconds West, assigned bearing, along the north line of said Section 24, a distance of 399.61 feet; thence South 00 degrees 18 minutes 40 seconds West 1747.75 feet; thence South 02 degrees 41 minutes 26 seconds West 353.19 feet; thence South 76 degrees 42 minutes 56 seconds East 180.43 feet to the point of beginning of the tract to be herein described; thence North 76 degrees 42 minutes 56 seconds West 180.43 feet; thence North 02 degrees 41 minutes 26 seconds East 353.19 feet; thence North 63 degrees 33 minutes 25 seconds West 645.43 feet; thence South 02 degrees 47 minutes 43 seconds West 502.50 feet to the intersection with a line bearing North 76 degrees 42 minutes 56 seconds West from the point of beginning; thence North 76 degrees 42 minutes 56 seconds West 56.49 feet; thence South 11 degrees 51 minutes 57 seconds West 23.90 feet; thence South 00 degrees 14 minutes 13 seconds West 235.52 feet; thence South 06 degrees 07 minutes 35 seconds East 177.67 feet; thence South 12 degrees 57 minutes 08 seconds East 106.55 feet; thence South 19 degrees 39 minutes 30 seconds East 86.77 feet; thence South 27 degrees 31 minutes 47 seconds East 81.54 feet; thence South 33 degrees 59 minutes 43 seconds East 85.33 feet; South 39 degrees 58 minutes 26 seconds East 79.24 feet; thence South 00 degrees 38 minutes 04 seconds East 191 feet, more or less, to the shoreline of Steamboat Lake; thence southeasterly along said shoreline to the intersection with a line bearing South 27 degrees 43 minutes 03 seconds West from the point of beginning; thence North 27 degrees 43 minutes 03 seconds East 205 feet, more or less, to the point of beginning. SUBJECT to easements, restrictions, and reservations of record.
 SUBJECT to and TOGETHER with Easement No. 1.
 SUBJECT to and TOGETHER with Easement No. 2 and Easement No. 3.

TRACT D

That part of Government Lot 1, Section 24, Township 144 North, Range 32 West, Hubbard County, Minnesota, described as follows: COMMENCING at the northeast corner of said Section 24; thence North 89 degrees 36 minutes 18 seconds West, assigned bearing, along the north line of said Section 24, a distance of 399.61 feet; thence South 00 degrees 18 minutes 40 seconds West 1747.75 feet; thence South 02 degrees 41 minutes 26 seconds West 353.19 feet; thence North 76 degrees 42 minutes 56 seconds West 138.57 feet; thence South 00 degrees 21 minutes 31 seconds East 877.81 feet to the point of beginning of the tract to be herein described; thence North 00 degrees 21 minutes 31 seconds West 877.81 feet; thence North 76 degrees 42 minutes 56 seconds West 519.86 feet; thence South 11 degrees 51 minutes 57 seconds West 23.90 feet; thence South 00 degrees 14 minutes 13 seconds West 235.52 feet; thence South 06 degrees 07 minutes 35 seconds East 177.67 feet; thence South 12 degrees 57 minutes 08 seconds East 106.55 feet; thence South 19 degrees 39 minutes 30 seconds East 86.77 feet; thence South 27 degrees 31 minutes 47 seconds East 81.54 feet; thence South 33 degrees 59 minutes 43 seconds East 85.33 feet; South 39 degrees 58 minutes 26 seconds East 79.24 feet; thence South 00 degrees 38 minutes 04 seconds East 191 feet, more or less, to the shoreline of Steamboat Lake; thence southeasterly along said shoreline to the intersection with a line bearing South 27 degrees 43 minutes 03 seconds West from the point of beginning; thence North 27 degrees 43 minutes 03 seconds East 205 feet, more or less, to the point of beginning. SUBJECT to easements, restrictions, and reservations of record.
 SUBJECT to and TOGETHER with Easement No. 1.
 SUBJECT to and TOGETHER with Easement No. 2 and Easement No. 3.

EASEMENT NO. 1

A 33.00 foot wide easement for ingress, egress, and utility purposes over, under, and across that part of Government Lot 1 and that part of the Northeast Quarter of the Northeast Quarter, both in, Section 24, Township 144 North, Range 32 West, Hubbard County, Minnesota, the centerline of said 33.00 foot wide easement is described as follows: COMMENCING at the northeast corner of said Section 24; thence North 89 degrees 36 minutes 18 seconds West, assigned bearing, along the north line of said Section 24, a distance of 668.19 feet to the point of beginning of the centerline to be herein described; thence South 15 degrees 28 minutes 42 seconds West 96.23 feet; thence South 32 degrees 41 minutes 25 seconds West 393.02 feet; thence South 35 degrees 54 minutes 42 seconds West 213.30 feet; thence South 28 degrees 43 minutes 56 seconds West 175.19 feet; thence South 13 degrees 40 minutes 09 seconds West 134.27 feet; thence South 06 degrees 30 minutes 25 seconds West 90.30 feet; thence South 06 degrees 50 minutes 34 seconds East 116.23 feet; thence South 15 degrees 50 minutes 50 seconds East 348.68 feet; thence South 12 degrees 15 minutes 04 seconds East 90.20 feet; thence South 05 degrees 35 minutes 01 seconds East 52.52 feet; thence South 02 degrees 51 minutes 53 seconds West 178.99 feet; thence South 11 degrees 51 minutes 57 seconds West 265.30 feet; thence South 00 degrees 14 minutes 13 minutes West 235.52 feet; thence South 06 degrees 07 minutes 35 seconds East 177.67 feet; thence South 12 degrees 57 minutes 08 seconds East 106.55 feet; thence South 19 degrees 39 minutes 30 seconds East 86.77 feet; thence South 27 degrees 31 minutes 47 seconds East 81.54 feet; thence South 33 degrees 59 minutes 43 seconds East 85.33 feet; South 39 degrees 58 minutes 26 seconds East 79.24 feet to a point where said 33.00 foot wide easement terminates and a 16.5 foot wide easement continues; thence South 51 degrees 36 minutes 27 seconds East 81.30 feet; thence South 60 degrees 27 minutes 06 seconds East 57.37 feet; thence South 65 degrees 46 minutes 13 seconds East 64.81 feet; thence South 54 degrees 47 minutes 01 seconds East 112.76 feet; thence South 65 degrees 34 minutes 32 seconds East 189.88 feet; thence North 80 degrees 45 minutes 50 seconds East 61.82 feet; thence South 77 degrees 49 minutes 45 seconds East 128.59 feet and said described centerline there terminating.
 The sidelines of said 33.00 foot wide easement shall be prolonged or shortened to terminate on said north line of Section 24.

EASEMENT NO. 2

A 33.00 foot wide easement for ingress, egress, and utility purposes over, under, and across that part of Government Lot 1, Section 24, Township 144 North, Range 32 West, Hubbard County, Minnesota, the northerly line of said 33.00 foot wide easement is described as follows: COMMENCING at the northeast corner of said Section 24; thence North 89 degrees 36 minutes 18 seconds West, assigned bearing, along the north line of said Section 24, a distance of 399.61 feet; thence South 00 degrees 18 minutes 40 seconds West 1747.75 feet; thence South 02 degrees 41 minutes 26 seconds West 353.19 feet; thence South 76 degrees 42 minutes 56 seconds East 180.43 feet to the point of beginning of the line to be herein described; thence North 76 degrees 42 minutes 56 seconds West 838.86 feet and said described line there terminating.
 The southerly line of said 33.00 foot wide easement shall be prolonged to terminate on a line bearing South 00 degrees 21 minutes 31 seconds East from the above described point of beginning.

EASEMENT NO. 3

An easement for sewer purposes over, under, and across that part of Government Lot 1, Section 24, Township 144 North, Range 32 West, Hubbard County, Minnesota, described as follows: COMMENCING at the northeast corner of said Section 24; thence North 89 degrees 36 minutes 18 seconds West, assigned bearing, along the north line of said Section 24, a distance of 399.61 feet; thence South 00 degrees 18 minutes 40 seconds West 1747.75 feet; thence South 02 degrees 41 minutes 26 seconds West 353.19 feet; thence South 76 degrees 42 minutes 56 seconds East 20.93 feet; thence South 00 degrees 21 minutes 31 seconds East 464.99 feet to a point hereinafter referred to as Point "A"; the point of beginning of the centerline of a 20.00 foot wide easement; thence South 29 degrees 40 minutes 16 seconds West 403.46 feet and said centerline there terminating; And an easement described as follows: Beginning at said Point "A"; thence North 89 degrees 38 minutes 29 seconds East 111.25 feet; thence North 00 degrees 21 minutes 31 seconds West 205.88 feet; thence South 89 degrees 38 minutes 29 seconds West 111.25 feet, to the intersection with a line bearing North 00 degrees 21 minutes 31 seconds West from the point of beginning; thence South 00 degrees 21 minutes 31 seconds East 205.88 feet to the point of beginning.
 The sidelines of the 20.00 foot wide easement shall be prolonged or shortened to terminate on lines bearing North 00 degrees 21 minutes 31 seconds West and North 89 degrees 38 minutes 29 seconds East from the above described point of beginning of the centerline.

NO.	DATE	DESCRIPTION

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 J. FREEMAN
 License No. 21367
 5/17/15



CERTIFICATE OF SURVEY
 Minnesota Land Company c/o Israel Moe
 P.O. Box 1592
 Walker, MN 56484

JOB NO. 15-051
 DATE: 05-12-2015

SHEET NO.
 1 OF 2