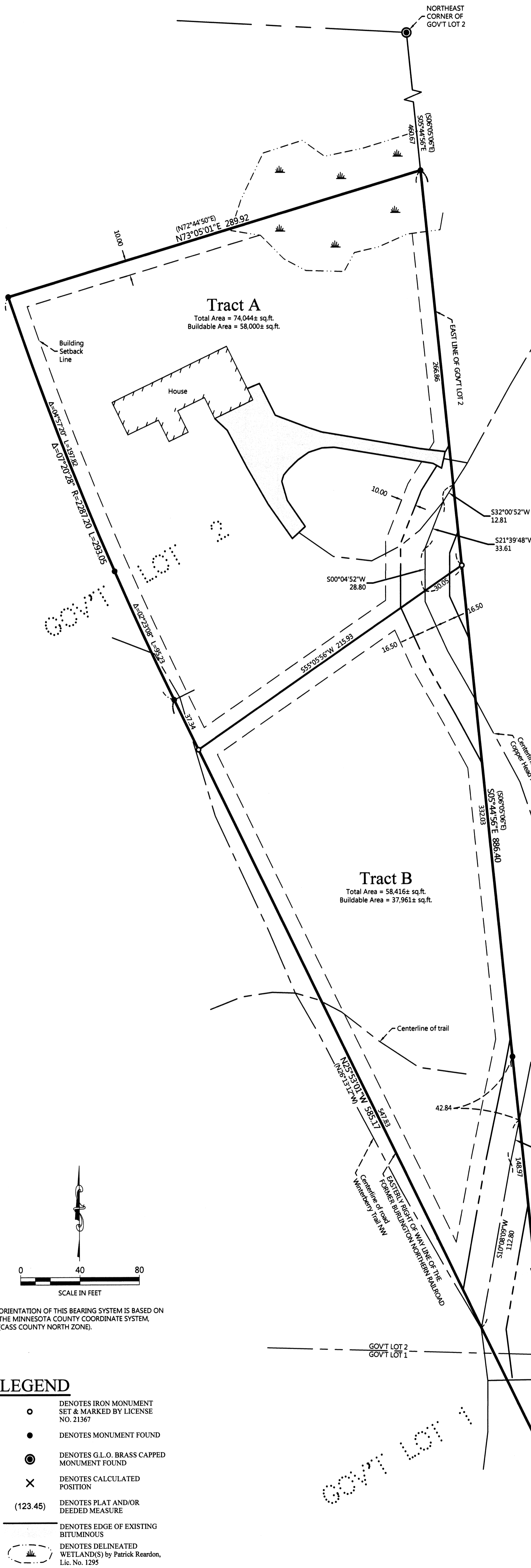


# CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 1 AND PART OF GOVERNMENT LOT 2,  
SECTION 2, TOWNSHIP 141 NORTH, RANGE 31 WEST,  
CASS COUNTY, MINNESOTA



## EXISTING DESCRIPTIONS:

38-002-4101  
No delinquent taxes and transfer entered.  
Certificate of Real Estate Value  
( ) filed (X) not required  
January 19, 2017  
Marian K. Anderson  
County Auditor  
by: [Signature] Deputy

OFFICE OF THE COUNTY RECORDER  
CASS COUNTY, MINNESOTA  
RECORDS OR  
1/19/2017 1:30:00 PM  
PAGES: 4  
REC. FEE: \$4.00  
CASS COUNTY RECORDS  
BY: [Signature] Deputy

WARRANTY DEED  
(Individual to Individual)  
Minnesota Uniform Conveyance Blanks  
Form 151.1 (2017)

eCRV number: [blank]  
DEED TAX DUE: \$15.00 (less than \$500.00)  
DATE: January 5, 2016  
FOR VALUABLE CONSIDERATION, Betty Jane Pederson, married Eva Betty Jane Greer  
married to Kevin Pederson  
heretofore and heretofore to Kevin Pederson Greer  
County, Minnesota, legally described as follows:  
\* See attached  
CASS COUNTY, MN # 144  
Deed by S. J. Greer  
Date: 11/18/2016. BY [Signature]

Check here if all or part of the described real property is Registered (Torrens)   
together with all encumbrances and appurtenances belonging thereto, subject to the following exception:

Check applicable box:  
 The Seller certifies that the Seller does not know of any wells on the described real property.  
 A well disclosure certificate accompanies this document or has been electronically filed (if electronically filed, insert WDC number).  
 I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Grantor: Betty Jane Pederson  
[Signature]  
Kevin Pederson  
[Signature]

38-002-4101  
No delinquent taxes and transfer entered.  
Certificate of Real Estate Value  
( ) filed (X) not required  
January 19, 2017  
Marian K. Anderson  
County Auditor  
by: [Signature] Deputy

OFFICE OF THE COUNTY RECORDER  
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CASS COUNTY RECORDS  
BY: [Signature] Deputy

WARRANTY DEED  
(Individual to Individual)  
Minnesota Uniform Conveyance Blanks  
Form 151.1 (2017)

eCRV number: [blank]  
DEED TAX DUE: \$15.00 (less than \$500.00)  
DATE: January 5, 2016  
FOR VALUABLE CONSIDERATION, Daniel F. Greer and Betty J. Greer, husband and wife  
heretofore and heretofore to Daniel F. Greer and Betty J. Greer, husband and wife  
County, Minnesota, legally described as follows:  
\* See attached  
CASS COUNTY, MN # 144  
Deed by S. J. Greer  
Date: 11/18/2016. BY [Signature]

Check here if all or part of the described real property is Registered (Torrens)   
together with all encumbrances and appurtenances belonging thereto, subject to the following exception:

Check applicable box:  
 The Seller certifies that the Seller does not know of any wells on the described real property.  
 A well disclosure certificate accompanies this document or has been electronically filed (if electronically filed, insert WDC number).  
 I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Grantor: Daniel F. Greer and Betty J. Greer, husband and wife  
[Signature]  
Betty J. Greer  
[Signature]

Legal Description:  
That part of Government Lot 1, Section 2, Township 141 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the northeast corner of said Government Lot 2, thence South 05 degrees 44 minutes 56 seconds East, assigned bearing, along the east line of said Government Lot 2, a distance of 460.67 feet to the point of beginning of the tract to be herein described; thence continue South 05 degrees 44 minutes 56 seconds East, along said east line, a distance of 266.86 feet; thence continue South 55 degrees 05 minutes 56 seconds East, along said east line, a distance of 215.93 feet to the intersection with the easterly right of way line of the relocated former Burlington Northern Railroad; thence North 25 degrees 53 minutes 01 seconds West, along said right of way line, 37.34 feet; thence northwesterly along said right of way line 293.05 feet, along a tangential curve, concave to the northeast, having a radius of 2287.20 feet, and a central angle of 07 degrees 20 minutes 28 seconds to the intersection with a line bearing South 73 degrees 05 minutes 01 seconds West from the point of beginning; thence North 73 degrees 05 minutes 01 seconds East 289.92 feet to the point of beginning.  
SUBJECT to easements, restrictions, and reservations of record.  
SUBJECT to and together with Copper Head Pass NW right of way.

EXHIBIT "A"  
NORTH TRACT  
That part of Government Lot 2, Section 2, Township 141 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the northeast corner of said Government Lot 2, thence South 05 degrees 44 minutes 56 seconds East, assigned bearing, along the east line of said Government Lot 2, a distance of 460.67 feet to the point of beginning of the tract to be herein described; thence continue South 05 degrees 44 minutes 56 seconds East, along said east line, a distance of 266.86 feet; thence continue South 55 degrees 05 minutes 56 seconds East, along said east line, a distance of 215.93 feet to the intersection with the easterly right of way line of the relocated former Burlington Northern Railroad; thence North 25 degrees 53 minutes 01 seconds West, along said right of way line, 37.34 feet; thence northwesterly along said right of way line 293.05 feet, along a tangential curve, concave to the northeast, having a radius of 2287.20 feet, and a central angle of 07 degrees 20 minutes 28 seconds to the intersection with a line bearing South 73 degrees 05 minutes 01 seconds West from the point of beginning; thence North 73 degrees 05 minutes 01 seconds East 289.92 feet to the point of beginning.  
SUBJECT to easements, restrictions, and reservations of record.  
SUBJECT to and together with Copper Head Pass NW right of way.

## PROPOSED DESCRIPTIONS:

**TRACT A**  
That part of Government Lot 2, Section 2, Township 141 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the northeast corner of said Government Lot 2, thence South 05 degrees 44 minutes 56 seconds East, assigned bearing, along the east line of said Government Lot 2, a distance of 460.67 feet to the point of beginning of the tract to be herein described; thence continue South 05 degrees 44 minutes 56 seconds East, along said east line, a distance of 266.86 feet; thence continue South 55 degrees 05 minutes 56 seconds East, along said east line, a distance of 215.93 feet to the intersection with the easterly right of way line of the relocated former Burlington Northern Railroad; thence North 25 degrees 53 minutes 01 seconds West, along said right of way line, 37.34 feet; thence northwesterly along said right of way line 293.05 feet, along a tangential curve, concave to the northeast, having a radius of 2287.20 feet, and a central angle of 07 degrees 20 minutes 28 seconds to the intersection with a line bearing South 73 degrees 05 minutes 01 seconds West from the point of beginning; thence North 73 degrees 05 minutes 01 seconds East 289.92 feet to the point of beginning.  
SUBJECT to easements, restrictions, and reservations of record.  
SUBJECT to and together with Copper Head Pass NW right of way.

**TRACT B**  
That part of Government Lot 1 and that part of Government Lot 2, both in Section 2, Township 141 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the northeast corner of said Government Lot 2, thence South 05 degrees 44 minutes 56 seconds East, assigned bearing, along the east line of said Government Lot 2, a distance of 727.53 feet to the point of beginning of the tract to be herein described; thence continue South 05 degrees 44 minutes 56 seconds East, along said east line and the east line of said Government Lot 1, a distance of 619.54 feet to the easterly right of way line of the relocated former Burlington Northern Railroad; thence North 25 degrees 53 minutes 01 seconds West, along said right of way line, 547.83 feet to the intersection with a line bearing South 55 degrees 05 minutes 56 seconds West from the point of beginning; thence North 55 degrees 05 minutes 56 seconds East 215.93 feet to the point of beginning.  
SUBJECT to easements, restrictions, and reservations of record.  
SUBJECT to and together with Copper Head Pass NW right of way.

## NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 38-002-4101.
3. Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey.
4. All lines marked with flagging are only an approximation of the true boundary lines and are not to be used as an exact boundary location. Flagged lines should not be used for the establishment of improvements. To mark true boundary lines, additional monumentation would be required.
5. Northern Engineering and Consulting, Inc. was not given nor has conducted a current title search for the subject property. Therefore the information contained in a title search may or may not be accurately shown on this certificate.

- ### LEGEND
- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
  - DENOTES MONUMENT FOUND
  - ⊙ DENOTES G.L.O. BRASS CAPPED MONUMENT FOUND
  - × DENOTES CALCULATED POSITION
  - (123.45) DENOTES PLAT AND/OR DEEDED MEASURE
  - DENOTES EDGE OF EXISTING BITUMINOUS
  - DENOTES DELINEATED WETLAND(S) by Patrick Reardon, Lic. No. 1295

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE MINNESOTA COUNTY COORDINATE SYSTEM, (CASS COUNTY NORTH ZONE).



**CERTIFICATE OF SURVEY**  
Dan Greer  
P.O. Box 808  
Walker, MN 56484

**NORTHERN ENGINEERING & CONSULTING, INC.**  
P.O. Box 292, Walker, MN, 56484  
Phone: 218-547-1296, Fax: 218-547-2272  
web: www.necusa.com

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

NO.	DATE	DESCRIPTION	BY

JOB NO. 17-100  
DATE 5-31-2017  
SHEET NO. 1 OF 1