

CERTIFICATE OF SURVEY

PARTS OF GOVERNMENT LOTS 6 AND 7,
SECTION 5, TOWNSHIP 142 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:

OBTAINED FROM THE CASS COUNTY RECORDERS OFFICE.

Form No. 8-86 - WARRANTY DEED Minnesota Uniform Conveying Blanks (2/18)

38-105-310-5

No delinquent taxes and transfer entered; Certificate of Real Estate Value (X) filed () not required
Certificate of Real Estate Value No. _____
September 7, 1989

Sharon K. Anderson
County Auditor

by _____ Deputy

STATE DEED TAX DUE HEREBY: \$ 577.50

Date: 9-1, 1989 (reserved for recording data)

FOR VALUABLE CONSIDERATION, Daniel T. Piorude and Michela R. Piorude, husband and wife, Grantor(s),
I hereby certify that the within instrument was filed in this office for record on the 7 day of Sept A.D. 1989 at 9:45 O'clock A.M. and was duly recorded by Micro Doc. No. 314845
Blondie Kuehl
County Recorder

hereby convey (s) and warrant (s) to William E. Bieloh and Kathy J. Bieloh, husband and wife, Grantee(s) as joint tenants, real property in Cass County, Minnesota, described as follows:

See attached description.

If more must be added, continue on back

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

STATE OF MINNESOTA
COUNTY OF Cass

The foregoing instrument was acknowledged before me this 1st day of Sept. 1989, by Daniel T. Piorude and Michela R. Piorude, husband and wife, Grantor(s).

NOTARIAL STAMP OR SEAL (ON OTHER TITLE OR BANNER)
LDS M. ANDERSON
NOTARY PUBLIC - MINNESOTA
CASS COUNTY
My Commission Expires 10/03/14, 2022

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):
Harlan E. Smith, Esq.
Attorney at Law
P.O. Box 160
Walker, MN 56484
(218) 547-1711

Bill & Kathy Bieloh
Walker, MN 56484

That part of Government Lot 6 and that part of Government Lot 7, Section 5, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the northwest corner of said Government Lot 6; thence on an assumed bearing of South 1°10'00" West 391.25 feet along the west line of said Government Lot 6; thence South 43°27'00" East 119.77 feet; thence South 46°49'00" East 365.00 feet; thence North 43°11'00" East 219.76 feet; thence North 86°49'00" East 19.16 feet; thence South 24°16'00" East 93.96 feet; thence South 43°11'00" West 478.905 feet to the point of beginning of the tract to be described; thence North 43°11'00" East 478.95 feet; thence South 24°16'00" East 259.07 feet; thence South 45°29'00" East 40.85 feet; thence South 43°11'00" West 497.88 feet to a point on the south line of said Government Lot 6 which is South 88°11'00" West 896.60 feet from the southeast corner of said Government Lot 6; thence continue South 43°11'00" West 54 feet, more or less, to the water's edge of Leech Lake; thence northwesterly along said water's edge and northeasterly, easterly, northerly, and westerly along said water's edge of an existing man-made harbor to the intersection with a line which bears South from the point of beginning; thence North 7 feet, more or less, to the point of beginning.

TOGETHER WITH an unrestricted easement for usage of the portion of the harbor located upon the premises heretofore sold to the parties herein by Contract for Deed recorded as Document #281706, and an easement to enter upon, fish from, and otherwise use the breakwater near the harbor entrance on said Sorum premises, and the right to construct and maintain a snow fence thereon, if necessary.

SUBJECT TO an easement as contained in Document #281706 for the use or access to Leech Lake via the portion of the harbor entrance located on the property which is the subject of this document, which said property lies immediately to the easterly of the harbor as described in the aforesaid Document #281706, said easement granted upon the specific condition that Grantee shall share equally with Grantors in the cost of maintenance of said harbor entrance and, further, that Grantee shall maintain at their expense that portion of said harbor lying westerly of a line drawn through the center of the harbor entrance and extending northeasterly therefrom.

Subject to easements for existing roads and subject to other easements, restrictions, and reservations of record, if any.

NOTES:

- Zoning for subject tract = Shoreland Residential.
- Parcel ID for subject tract = 38-105-3105.
- Improvements, other than those shown on this certificate, may exist that were not located during this survey. There are no wetlands on the subject property. A "No Wetlands Letter" was prepared by Patrick Reardon, Wetland Certificate No. 1295, dated 6-26-2020.
- 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.
- 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.

PROPOSED DESCRIPTIONS:

NORTH TRACT

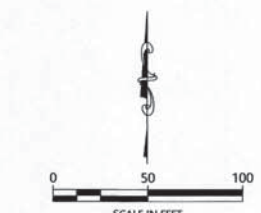
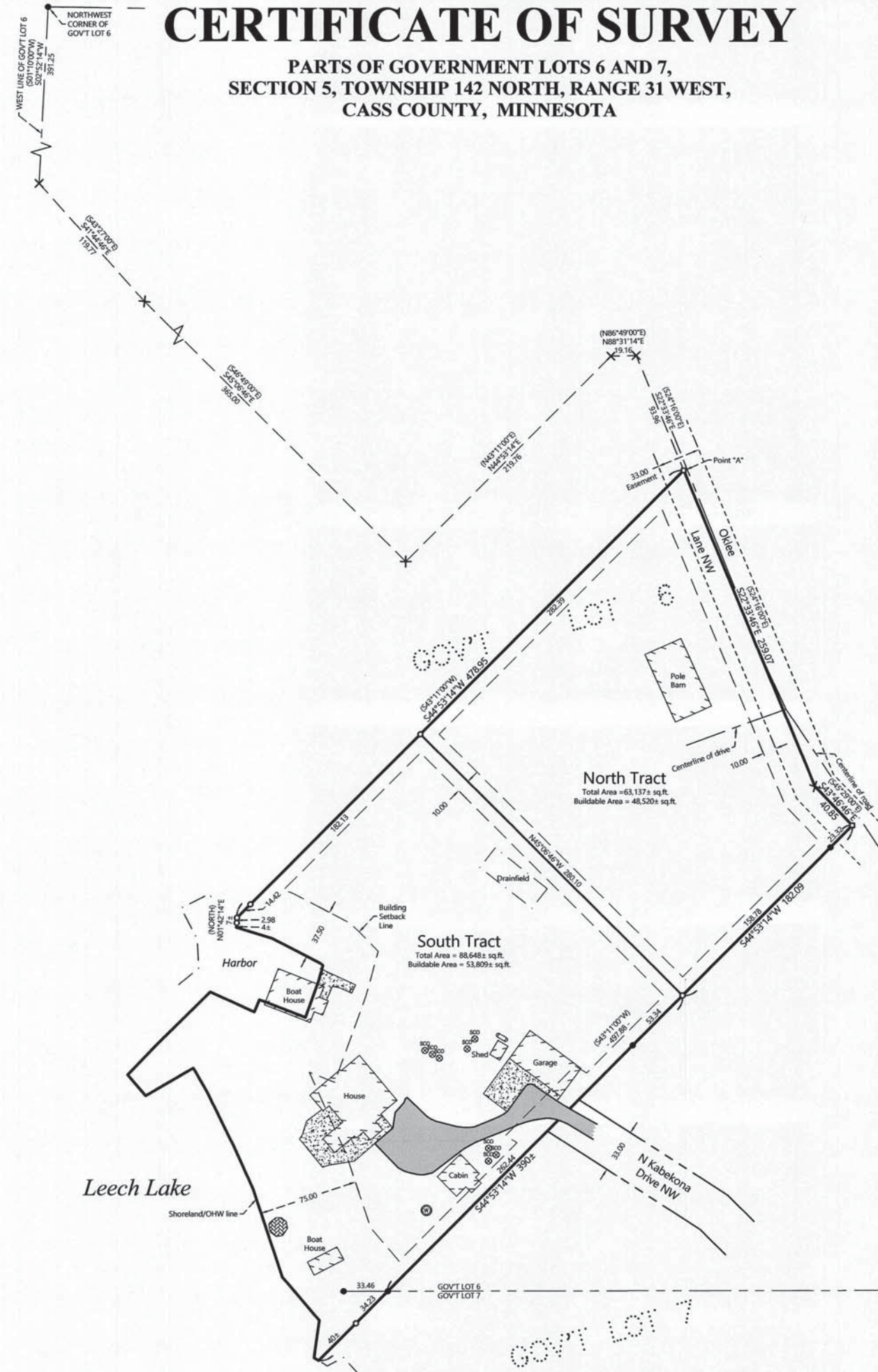
That part of Government Lot 6, Section 5, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the northwest corner of said Government Lot 6; thence South 02 degrees 52 minutes 14 seconds West, assigned bearing, along the west line thereof 391.25 feet; thence South 41 degrees 44 minutes 46 seconds East 119.77 feet; thence South 45 degrees 06 minutes 46 seconds East 365.00 feet; thence North 44 degrees 53 minutes 14 seconds East 219.76 feet; thence North 88 degrees 31 minutes 14 seconds East 19.16 feet; thence South 22 degrees 33 minutes 46 seconds East 93.96 feet to the point of beginning of the tract to be herein described; thence South 22 degrees 33 minutes 46 seconds East 259.07 feet; thence South 43 degrees 46 minutes 46 seconds East 40.85 feet; thence South 44 degrees 53 minutes 14 seconds West 182.10 feet; thence North 45 degrees 06 minutes 46 seconds West 280.10 feet to the intersection with a line bearing South 44 degrees 53 minutes 14 seconds West from the point of beginning; thence North 44 degrees 53 minutes 14 seconds East 282.39 feet to the point of beginning.

SUBJECT to easements, restrictions, and reservations of record.
SUBJECT and TOGETHER with an easement for Oxlee Lane NW.

SOUTH TRACT

Those parts of Government Lots 6 and 7, Section 5, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the northwest corner of said Government Lot 6; thence South 02 degrees 52 minutes 14 seconds West, assigned bearing, along the west line of said Government Lot 6, for a distance of 391.25 feet; thence South 41 degrees 44 minutes 46 seconds East 119.77 feet; thence South 45 degrees 06 minutes 46 seconds East 365.00 feet; thence North 44 degrees 53 minutes 14 seconds East 219.76 feet; thence North 88 degrees 31 minutes 14 seconds East 19.16 feet; thence South 22 degrees 33 minutes 46 seconds East 93.96 feet to a point hereinafter referred to as Point "A"; thence South 22 degrees 33 minutes 46 seconds East 259.07 feet; thence South 43 degrees 46 minutes 46 seconds East 40.85 feet; thence South 44 degrees 53 minutes 14 seconds West 182.10 feet to the point of beginning of the tract to be herein described; thence North 45 degrees 06 minutes 46 seconds West 280.10 feet to the intersection with a line bearing South 44 degrees 53 minutes 14 seconds West from said Point "A"; thence South 44 degree 53 minutes 14 seconds West 196.55 feet; thence South 01 degrees 42 minutes 14 seconds West 7 feet, more or less, to the waters edge of an existing man-made harbor; thence southeasterly, southwesterly, northwesterly, and southwesterly along said waters edge to the shoreline of Leech Lake; thence southeasterly along said shoreline to the intersection with a line bearing South 44 degrees 53 minutes 14 seconds West from the point of beginning; thence North 44 degrees 53 minutes 14 seconds East 390 feet, more or less, to the point of beginning.

SUBJECT to easements, restrictions, and reservations of record.



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE XXXX LINE OF THE XXX QUARTER OF THE XXX QUARTER TO HAVE AN ASSIGNED BEARING OF S 00°00'00" E.

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES SET PK NAIL
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- ▭ DENOTES EXISTING LP TANK
- ⊙ DENOTES EXISTING WELL
- ⊙ DENOTES EXISTING SEPTIC CLEANOUT
- ▬ DENOTES EDGE OF EXISTING BITUMINOUS
- ▬ DENOTES EDGE OF EXISTING CONCRETE
- ▬ DENOTES EDGE OF EXISTING PAVING STONES

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.

7/21/2020
TERRY L. FREEMAN
LIC. NO. 21367



CERTIFICATE OF SURVEY
Kathy Bieloh
P.O. Box 969
Walker, MN 56484

JOB NO. 20-102
DATE: 07-20-2020
SHEET NO. 1 OF 1