CERTIFICATE OF SURVEY

PARTS OF GOVERNMENT LOT 4, AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION 28, TOWNSHIP 140 NORTH, RANGE 30 WEST, CASS COUNTY, MINNESOTA

EXISTING DESCRIPTIONS:

05 028 - 4205

No delinquent taxes and transfer entered;
Certificate of Real Estate Value
( ) filed (X) not required
July 3, 2008
Sharon K. Anderson
County Auditor
by: _____ Deputy

A000539858
OFFICE OF COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED & RECORDED
07/03/2008 07:22:11PM
AS DOC #: A000539858
DOC FEES: $46.00
KATHRYN R. HORBT
COUNTY RECORDER
BY Kathryn Horbt 959

TRUSTEE'S DEED by Individual Trustee (Top 3 inches reserved for recording data)
MillerDecs Company © - St. Paul, MN - (651) 643-1981 Minnesota Uniform Conveyancing Blanks Form 10.4.1 (2006) (17-24)

DEED TAX DUE: $ 1.65 DATE: 06/18/2008 (month/day/year)

FOR VALUABLE CONSIDERATION, Dolores G. Lau and William J. Lau, Jr. (insert name of each Trustee), as Trustee of 1996 Revocable Trust of Dolores G. Lau, dated February 8, 1996 (insert name of Trust)

("Grantor"), hereby conveys to William J. Lau, Jr. and Dolores G. Lau, Trustees, 1996 Revocable Trust of William J. Lau, Jr. (insert name of each Grantee) dated February 8, 1996 an undivided one-half (1/2) interest.

("Grantee"), real property in Cass County, Minnesota, legally described as follows:
See Attached Schedule A for Legal Description

SCHEDULE "A" LEGAL DESCRIPTION

That part of Lot One (1), Block One (1), ARTHURS POINT, according to the map or plat thereof on file and of record in the office of the County Recorder in and for Cass County, Minnesota, AND that part of Government Lot Four (4), Section Twenty-eight (28), Township One Hundred Forty (140) North, Range Thirty (30) West, Cass County, Minnesota, described as follows: Commencing at the southwest corner of said Lot 1; thence North 29°47'10" East, assumed bearing, along the westerly line thereof 107.38 feet; thence South 40°54'56" East 111.84 feet; thence South 73°57'07" East 109.50 feet; thence South 10°09'49" East 123.21 feet to the point of beginning of the tract to be herein described; thence North 10°09'49" West 123.31 feet; thence North 73°57'07" West 109.50 feet; thence North 40°54'56" West 111.84 feet to said westerly line of Lot 1; thence South 29°47'10" West, along said westerly line 107.38 feet to said southwest corner of Lot 1; thence South 32°59'09" West 393.18 feet; thence South 18°20'29" East 329 feet, more or less, to the shoreline of Pleasant Lake; thence northeasterly along said shoreline to the intersection with the south line of said Lot 1; thence North 60°53'02" West along said south line 31 feet, more or less, to the point of beginning.

AND that part of Government Lot Four (4), Section Twenty-eight (28), Township One Hundred Forty (140) North, Range Thirty (30) West, Cass County, Minnesota, described as follows: Commencing at the southwest corner of Lot 1, Block 1, ARTHURS POINT, plat of record; thence North 29°47'10" East, assumed bearing along the westerly line thereof 42.54 feet to the point of beginning of the tract to be herein described; thence North 29°47'10" East along said westerly line 64.84 feet; thence North 4°23'41" West 62.29 feet; thence South 59°56'31" West 11.38 feet; thence South 73°51'25" West 20.79 feet; thence South 1°21'06" East 107.57 feet to the point of beginning.

ALL TOGETHER WITH a 20 feet wide roadway and utility easement over, under and across those parts of Government Lot Six (6), the Northeast Quarter of the Southwest Quarter (NE¼ SW¼), and Government Lot Four (4), Section Twenty-eight (28), Township One Hundred Forty (140) North, Range Thirty (30) West, Cass County, Minnesota, the centerline of which is described as follows: Beginning at the intersection of the existing centerline of Birch Lake Town Road #40 and the west line of said Government Lot 6, distant 89.96 feet North 0°50'59" East from the southwest corner of said Government Lot 6, assuming the south line of the Southwest Quarter of the Southwest Quarter (SW¼ SW¼), said section, bears North 89°56'00" West; thence South 80°20'32" East 229.88 feet; thence North 78°00'02" East 70.38 feet; thence North 29°34'18" East 106.34 feet; thence North 52°48'47" East 102.84 feet; thence North 14°44'37" East 73.24 feet; thence North 18°56'01" East 297.94 feet; thence North 18°20'42" East 185.10 feet; thence North 15°07'34" East 329.66 feet; thence North 10°54'12" East 271.30 feet; thence North 23°38'31" East 448.50 feet; thence North 48°19'05" East 90.45 feet; thence North 59°18'16" East 195.76 feet; thence North 50°12'52" East 225.50 feet; thence North 58°42'02" East 100.78 feet; thence North 75°51'23" East 211.26 feet; thence North 59°36'51" East 170.72 feet, more or less, to the south line of the North 55.00 feet of Lot 1, Block 1, ARTHURS POINT, plat of record, and said centerline there terminating. The sidelines of said 20 foot wide easement are to be prolonged or shortened to intersect said west line of Government Lot 6 and said south line of the North 55.00 feet of Lot 1.

Subject to easements, restrictions and reservations of record, if any.

05-028-3105

No delinquent taxes and transfer entered;
Certificate of Real Estate Value
( ) filed (X) not required
July 3, 2008
Sharon K. Anderson
County Auditor
by: _____ Deputy

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DEED TAX DUE: $ 1.65 DATE: 06/18/2008 (month/day/year)

FOR VALUABLE CONSIDERATION, Dolores G. Lau and William J. Lau, Jr. (insert name of each Trustee), as Trustee of 1996 Revocable Trust of Dolores G. Lau, dated February 8, 1996 (insert name of Trust)

("Grantor"), hereby conveys to William J. Lau, Jr. and Dolores G. Lau, Trustees, 1996 Revocable Trust of William J. Lau, Jr. (insert name of each Grantee) dated February 8, 1996 an undivided one-half (1/2) interest.

("Grantee"), real property in Cass County, Minnesota, legally described as follows:
See Attached Schedule A for Legal Description

SCHEDULE "A" LEGAL DESCRIPTION

TRACT 4

Those parts of the Northeast Quarter of the Southwest Quarter and of Government Lot 4, all in Section 28, Township 140 North, Range 30 West, Cass County, Minnesota, described as follows: Commencing at the Southwest corner of said Northeast Quarter of the Southwest Quarter; thence South 89 degrees 47 minutes 00 seconds East, assumed bearing along the south line thereof 751.28 feet; thence North 10 degrees 54 minutes 12 seconds East 16.15 feet; thence North 25 degrees 38 minutes 31 seconds East 378.81 feet to the point of beginning of the tract to be herein described; thence North 25 degrees 38 minutes 31 seconds East 69.19 feet; thence North 48 degrees 19 minutes 05 seconds East 90.45 feet; thence North 59 degrees 18 minutes 15 seconds East 195.76 feet; thence North 50 degrees 12 minutes 52 seconds East 225.50 feet; thence North 58 degrees 42 minutes 03 seconds East 100.78 feet; thence North 75 degrees 51 minutes 23 seconds East 211.26 feet; thence North 59 degrees 36 minutes 51 seconds East 97.74 feet to a point on the west line of Lot 1, Block One, ARTHUR'S POINT, plat of record, said County, distant 240.05 feet from the Southwest corner of said Lot 1; thence South 29 degrees 47 minutes 10 seconds West along said west line 20.11 feet; thence South 59 degrees 36 minutes 51 seconds West 81.73 feet; thence South 75 degrees 51 minutes 25 seconds West 20.79 feet; thence South 1 degree 21 minutes 06 seconds East 107.57 feet to said west line of Lot 1; thence south 29 degrees 47 minutes 10 seconds West along said west line 42.54 feet to the said Southwest corner of Lot 1; thence south 32 degrees 59 minutes 00 seconds West 393.18 feet to the intersection with a line bearing south 88 degrees 26 minutes 30 seconds East from the point of beginning; thence North 88 degrees 26 minutes 30 seconds West 488.97 feet to the point of beginning.

Subject to easements, restrictions and reservations of record.

PROPOSED DESCRIPTIONS:

Tract 1
Those parts of the Northeast Quarter of the Southwest Quarter and Government Lot 4, Section 28, Township 140 North, Range 30 West, Cass County, Minnesota, described as follows: COMMENCING at the southwest corner of said Northeast Quarter of the Southwest Quarter; thence South 89 degrees 16 minutes 07 seconds East, assigned bearing, along the south line of said Northeast Quarter of the Southwest Quarter, 751.28 feet; thence North 11 degrees 25 minutes 05 seconds East 20.24 feet; thence North 26 degrees 09 minutes 25 seconds East 378.81 feet to the Point of Beginning of the tract to be herein described; thence continue North 26 degrees 09 minutes 25 seconds East 69.19 feet; thence North 48 degrees 49 minutes 58 seconds East 90.45 feet; thence North 59 degrees 49 minutes 08 seconds East 195.76 feet; thence North 50 degrees 43 minutes 45 seconds East 225.50 feet; thence North 58 degrees 00 minutes 12 seconds East 100.78 feet; thence North 75 degrees 08 minutes 49 seconds East 211.26 feet; thence North 59 degrees 49 minutes 08 seconds East 170.72 feet, more or less, to the south line of said North 55.00 feet of Lot 1, Block 1, ARTHUR'S POINT, plat of record, and said centerline there terminating. The sidelines of said 20 foot wide easement are to be prolonged or shortened to intersect said west line of Government Lot 6 and said south line of the North 55.00 feet of Lot 1.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to and TOGETHER with an easement described on Document Number A000539858.

Tract 2
Those parts of the Northeast Quarter of the Southwest Quarter and Government Lot 4, and part of Lot 1, Block One, ARTHURS POINT, according to the recorded plat thereof, Section 28, Township 140 North, Range 30 West, Cass County, Minnesota, described as follows: COMMENCING at the southwest corner of said Northeast Quarter of the Southwest Quarter; thence South 89 degrees 16 minutes 07 seconds East, assigned bearing, along the south line of said Northeast Quarter of the Southwest Quarter, 751.28 feet; thence North 11 degrees 25 minutes 05 seconds East 20.24 feet; thence North 26 degrees 09 minutes 25 seconds East 69.19 feet; thence North 48 degrees 49 minutes 58 seconds East 90.45 feet; thence North 59 degrees 49 minutes 08 seconds East 195.76 feet; thence North 50 degrees 43 minutes 45 seconds East 131.30 feet; thence South 08 degrees 00 minutes 12 seconds East 167.39 feet; thence North 74 degrees 04 minutes 55 seconds East 254.49 feet to the Point of Beginning of the tract to be herein described; thence South 74 degrees 04 minutes 55 seconds East 254.49 feet; thence North 08 degrees 00 minutes 12 seconds East 167.39 feet; thence North 50 degrees 43 minutes 45 seconds East 94.20 feet; thence North 59 degrees 12 minutes 56 seconds East 109.78 feet; thence North 76 degrees 22 minutes 18 seconds East 211.26 feet; thence North 60 degrees 07 minutes 44 seconds East 97.74 feet to a point on the west line of said Lot 1, distant 240.05 feet from the southwest corner; thence South 30 degrees 18 minutes 03 seconds West, along said west line, 20.11 feet; thence South 60 degrees 07 minutes 45 seconds West 70.36 feet; thence South 03 degrees 52 minutes 49 seconds West 62.29 feet to said west line; thence South 40 degrees 23 minutes 43 seconds East 111.84 feet; thence South 73 degrees 26 minutes 14 seconds East 109.50 feet; thence South 09 degrees 38 minutes 56 seconds East 123.31 feet to the south line of said Lot 1; thence South 60 degrees 04 minutes 09 seconds East, along said south line, 22 feet, more or less, to the shoreline of Pleasant Lake; thence southwesterly along said shoreline to the intersection with a line that bears South 60 degrees 04 minutes 17 seconds East from the point of beginning; thence North 60 degrees 04 minutes 17 seconds West 282 feet, more or less, to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to and TOGETHER with an easement described on Document Number A000539858.

LEGEND

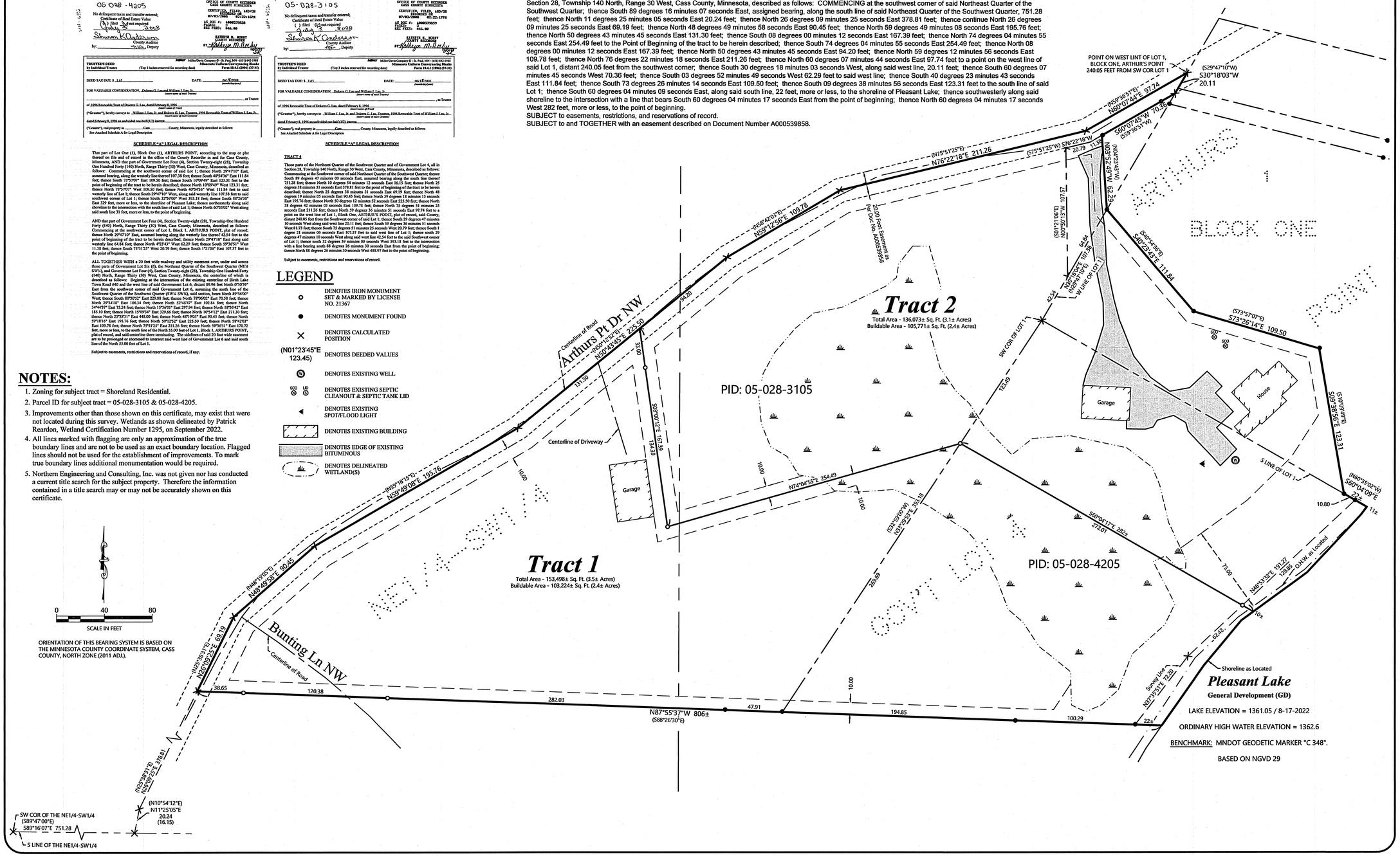
- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- DENOTES CALCULATED POSITION
- (N01°23'45"E 123.45) DENOTES DEEDED VALUES
- DENOTES EXISTING WELL
- DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- DENOTES EXISTING SPOT/FLOOD LIGHT
- DENOTES EXISTING BUILDING
- DENOTES EDGE OF EXISTING BITUMINOUS
- DENOTES DELINEATED WETLAND(S)

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 05-028-3105 & 05-028-4205.
3. Improvements other than those shown on this certificate, may exist that were not located during this survey. Wetlands as shown delineated by Patrick Reardon, Wetland Certification Number 1295, on September 2022.
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.

0 40 80
SCALE IN FEET

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE MINNESOTA COUNTY COORDINATE SYSTEM, CASS COUNTY, NORTH ZONE (2011 ADJ.).



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

9/21/22

TERRY L. FREEMAN — LIC. NO. 21367

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

CERTIFICATE OF SURVEY
Dolores Lau
3729 Arthurs Point Dr NW
Hackensack, MN 56452

JOB NO. 22-154
DATE: 9-21-2022

SHEET NO.
1 OF 1