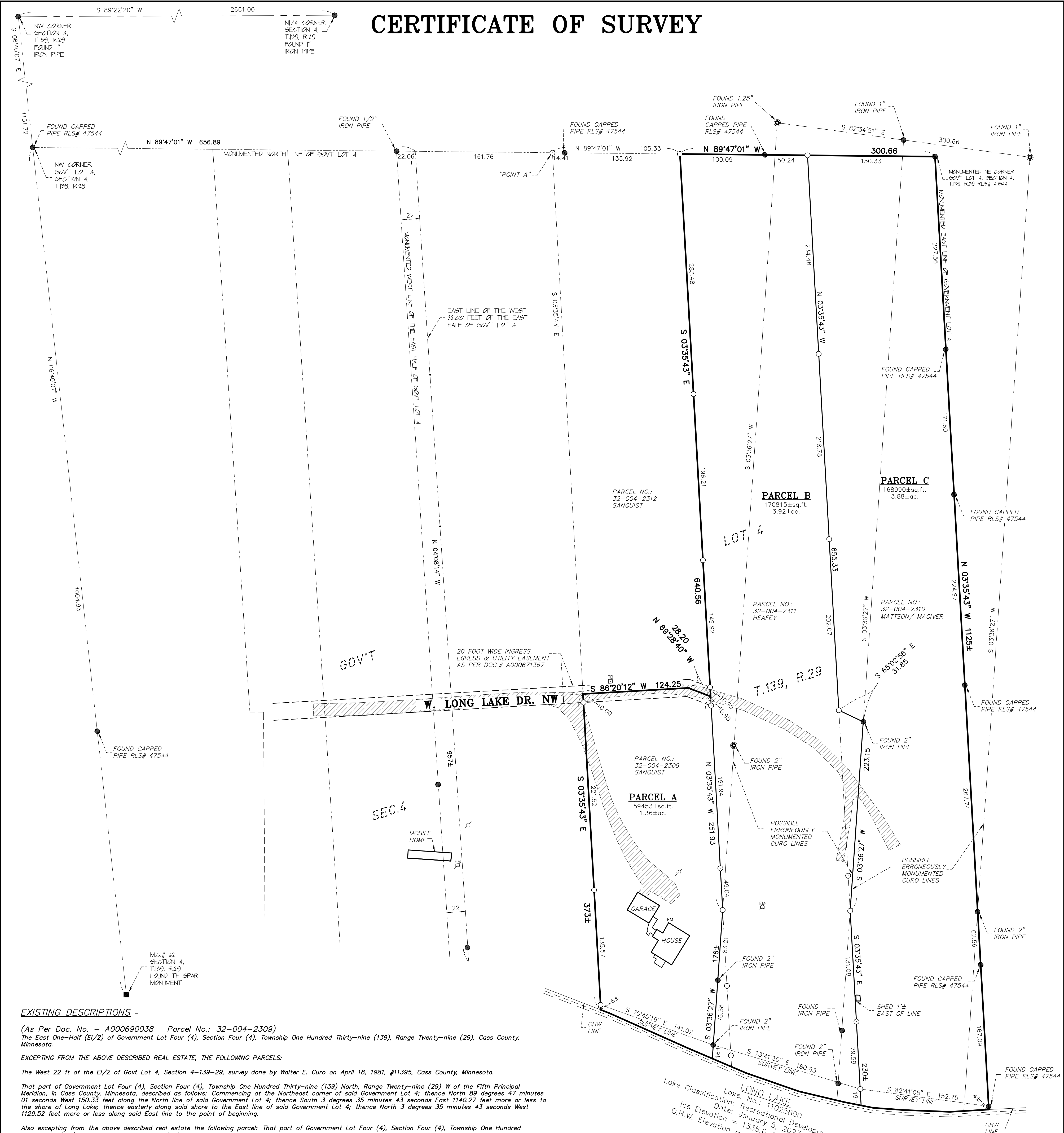


CERTIFICATE OF SURVEY



EXISTING DESCRIPTIONS -

(As Per Doc. No. - A000690038 Parcel No.: 32-004-2309)
 The East One-Half (E1/2) of Government Lot Four (4), Section Four (4), Township One Hundred Thirty-nine (139), Range Twenty-nine (29), Cass County, Minnesota.

EXCEPTING FROM THE ABOVE DESCRIBED REAL ESTATE, THE FOLLOWING PARCELS:

The West 22 ft of the E1/2 of Govt Lot 4, Section 4-139-29, survey done by Walter E. Curo on April 18, 1981, #11395, Cass County, Minnesota.

That part of Government Lot Four (4), Section Four (4), Township One Hundred Thirty-nine (139) North, Range Twenty-nine (29) W of the Fifth Principal Meridian, in Cass County, Minnesota, described as follows: Commencing at the Northeast corner of said Government Lot 4; thence North 89 degrees 47 minutes 01 seconds West 150.33 feet along said north line; thence South 3 degrees 35 minutes 43 seconds East 1140.27 feet more or less to the shore of Long Lake; thence easterly along said shore to the East line of said Government Lot 4; thence North 3 degrees 35 minutes 43 seconds West 1129.52 feet more or less along said East line to the point of beginning.

Also excepting from the above described real estate the following parcel: That part of Government Lot Four (4), Section Four (4), Township One Hundred Thirty-nine (139) North, Range Twenty-nine (29) West of the Fifth Principal Meridian in Cass County, Minnesota described as follows: Commencing at the northeast corner of said Government Lot 4 as marked by an iron pipe with a plastic cap marked with RLS# 47544; thence North 89 degrees 47 minutes 01 seconds West 150.33 feet along said north line; thence South 3 degrees 35 minutes 43 seconds East 1140.27 feet more or less to the shore of Long Lake; thence easterly along said shore to a point that bears south 3 degrees 35 minutes 43 seconds East from the point of beginning; thence north 3 degrees 35 minutes 43 seconds West 1140.27 feet more or less to the point of beginning, Cass County, Minnesota.

(As Per Doc. No. - A000350333 Parcel No.: 32-004-2311)
 That part of Government Lot 4, Section 4, Township 139 North, Range 29 West of the Fifth Principal Meridian, in Cass County, Minnesota, described as follows: Commencing at the Northeast corner of said Government Lot 4; thence North 89 degrees 47 minutes 01 seconds West 150.33 feet along the north line of said Government Lot 4 to the point of beginning; thence North 89 degrees 47 minutes 01 seconds West 150.33 feet along said north line; thence South 3 degrees 35 minutes 43 seconds East 1110 feet more or less to the shore of Long Lake; thence easterly along said shore to the East line of Government Lot 4; thence North 3 degrees 35 minutes 43 seconds West 1140 feet more or less to the point of beginning.

(As Per Doc. No. - A000669295 Parcel No.: 32-004-2310)
 That part of Government Lot 4, Section 4, Township 139 North, Range 29 West of the Fifth Principal Meridian, in Cass County, Minnesota, described as follows: Commencing at the northeast corner of said Government Lot 4 as marked by an iron pipe with a plastic cap marked with RLS# 47544; thence North 89 degrees 47 minutes 01 seconds West, assumed bearing, along the north line of said Government Lot 4 a distance of 300.66 feet to an iron pipe with a plastic cap marked with RLS# 59285; thence South 03 degrees 35 minutes 43 seconds East 892.49 feet to the point of beginning; thence returning along the previous course South 89 degrees 47 minutes 01 seconds East 150.33 feet to an iron pipe with a plastic cap marked with RLS# 59285; thence South 03 degrees 35 minutes 43 seconds East 230 feet, more or less, to the shore of Long Lake; thence northwesterly along said shore to the intersection with a line that bears South 03 degrees 35 minutes 43 seconds East 230 feet, more or less, to the point of beginning; thence North 03 degrees 35 minutes 43 seconds West 1140 feet more or less to the point of beginning.

PROPOSED SANQUIST DESCRIPTION - (PARCEL 'A')

That part of Government Lot Four (4) of Section Four (4), Township One Hundred Thirty-nine (139), Range Twenty-nine (29), Cass County, Minnesota described as follows: Commencing at the northeast corner of said Government Lot 4 as marked by an iron pipe with a plastic cap marked with RLS# 47544; thence North 89 degrees 47 minutes 01 seconds West, assumed bearing, along the north line of said Government Lot 4 a distance of 300.66 feet to an iron pipe with a plastic cap marked with RLS# 59285; thence South 03 degrees 35 minutes 43 seconds East 892.49 feet to the point of beginning; thence returning along the previous course South 89 degrees 47 minutes 01 seconds East 150.33 feet to an iron pipe with a plastic cap marked with RLS# 59285; thence South 03 degrees 35 minutes 43 seconds East 230 feet, more or less, to the shore of Long Lake; thence northwesterly along said shore to the intersection with a line that bears South 03 degrees 35 minutes 43 seconds East 230 feet, more or less, to the point of beginning; thence North 03 degrees 35 minutes 43 seconds West 1140 feet more or less, to the point of beginning.

Said parcel contains 1.36 acres of land, more or less, and is subject to existing easements of record.

PROPOSED HEAFEY DESCRIPTION - (PARCEL 'B')

That part of Government Lot Four (4) of Section Four (4), Township One Hundred Thirty-nine (139), Range Twenty-nine (29), Cass County, Minnesota described as follows: Commencing at the northeast corner of said Government Lot 4 as marked by an iron pipe with a plastic cap marked with RLS# 47544; thence North 89 degrees 47 minutes 01 seconds West, assumed bearing, along the north line of said Government Lot 4 a distance of 300.66 feet to an iron pipe with a plastic cap marked with RLS# 59285; thence South 03 degrees 35 minutes 43 seconds East 892.49 feet to the point of beginning; thence returning along the previous course South 89 degrees 47 minutes 01 seconds East 150.33 feet to an iron pipe with a plastic cap marked with RLS# 59285; thence South 03 degrees 35 minutes 43 seconds East 230 feet, more or less, to the shore of Long Lake; thence northwesterly along said shore to the intersection with a line that bears South 03 degrees 35 minutes 43 seconds East 230 feet, more or less, to the point of beginning; thence North 03 degrees 35 minutes 43 seconds West 1140 feet more or less, to the point of beginning.

Said parcel contains 3.92 acres of land, more or less, and is subject to existing easements of record.

PROPOSED MATTSON/MACIVER DESCRIPTION - (PARCEL 'C')

That part of Government Lot Four (4) of Section Four (4), Township One Hundred Thirty-nine (139), Range Twenty-nine (29), Cass County, Minnesota described as follows: Beginning at the northeast corner of said Government Lot 4 as marked by an iron pipe with a plastic cap marked with RLS# 47544; thence North 89 degrees 47 minutes 01 seconds West, assumed bearing, along the north line of said Government Lot 4 a distance of 150.33 feet to an iron pipe with a plastic cap marked with RLS# 59285; thence South 03 degrees 35 minutes 43 seconds East 655.33 feet to an iron pipe with a plastic cap marked with RLS# 59285; thence South 65 degrees 02 minutes 56 seconds East 31.85 feet to a 2 inch iron pipe monument; thence South 03 degrees 35 minutes 43 seconds West 223.15 feet to an iron pipe monument marked with RLS# 59285; thence South 03 degrees 35 minutes 43 seconds East 230 feet, more or less, to the shore of Long Lake; thence southeasterly along said shore to the east line of said Government Lot 4 that bears South 03 degrees 35 minutes 43 seconds East from the point of beginning; thence North 03 degrees 35 minutes 43 seconds West along said east line 1125 feet, more or less, to the point of beginning.

Said parcel contains 3.88 acres of land, more or less, and is subject to existing easements of record.

LEGEND

- DENOTES 1/2 INCH IRON PIPE SET AND MARKED WITH RLS 59285 CAP
- DENOTES FOUND SURVEY MONUMENT
- DENOTES FOUND TELSPAR MONUMENT
- DENOTES MONUMENT LOCATED BY CC50
- ⊠ DENOTES TELEPHONE PEDESTAL
- ⊞ DENOTES ELECTRIC METER
- ⊞ DENOTES UTILITY POLE
- ▨ DENOTES DELINEATED WETLAND
- ▨ DENOTES GRAVEL SURFACE

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

- SURVEYOR'S NOTES:**
- Bearing Orientation: The north line of Government Lot 4 of Section 4, Township 139, Range 29 is assumed to have a bearing of North 89 degrees 47 minutes 01 seconds West.
 - The field survey was completed on 5/23/2024.
 - Arro Land Surveying of Brainerd, Inc. has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
 - Existing Certificate of Survey, dated 4-18-1981, prepared by Walter Curo, MN Lic. No. 11395 was referenced in the preparation of this survey.
 - The utilities as shown on this survey were developed from the visible utilities across your property and is not implied nor intended to be the complete inventory of utilities in this area. It is the client's responsibility to verify the location of all utilities prior to construction or improving your property.
 - During preparation of this survey Arro Land Surveying located multiple monuments that do not match the breakdown of Government Lot 4 used by Walt Curo as shown on his survey dated 4/18/1981. These found monuments in the easterly portion of Government 4 have consistent angular and distance measurements when compared to the previously mentioned Curo survey and the deeds, leading me to believe that these monuments may have been set by Walt Curo's field crew in error while laying out the easterly two parcels.
 - The proposed boundary lines and descriptions as shown on this survey are a result of an order per court file: 11-CV-23-704 filed in the Ninth Judicial Court, Cass County, Minnesota.

DRAWN BY: JAS	CHECKED BY: FEL		
APPROVED BY: JAS	JOB NUMBER: 24-084B		
NO.	DATE	BY	REVISION DESCRIPTION

CLIENT:
 Sanquist, Heafey,
 Mattson Properties

BOUNDARY SURVEY
 Part of Gov't Lot 4,
 Sec. 4, T.139, R.29,
 Cass County, MN

2024 Division Rd.
 Brainerd, MN 56401
 (218) 830-4437

ARRO
 Land Surveying
 of Brainerd, INC.

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.

Dated this 24th day of May, 2024

By: *Jared A. Spaid*
 Jared A. Spaid, Minnesota License No. 59285