

CERTIFICATE OF SURVEY

**PART OF GOVERNMENT LOT 3, SECTION 32, TOWNSHIP 143 NORTH, RANGE 28 WEST,
AND PART OF GOVERNMENT LOTS 7 & 8, SECTION 5, TOWNSHIP 142 NORTH, RANGE 28 WEST,
CASS COUNTY, MINNESOTA**

PROPOSED DESCRIPTIONS:

TRACT A

That part of Government Lot 3, Section 32, Township 143 North, Range 28 West, Cass County, Minnesota, lying westerly of the East 465.00 feet thereof, AND That part of Government Lots 7 and 8, Section 5, Township 142 North, Range 28 West, Cass County, Minnesota, described as follows: COMMENCING at the southeast corner of Government Lot 3, Section 32, Township 143 North, Range 28 West, said County; thence North 00 degrees 06 minutes 33 seconds West, assigned bearing, along the east line of said Government Lot 3, a distance of 429.20 feet; thence South 46 degrees 02 minutes 27 seconds West 137.80 feet; thence South 07 degrees 46 minutes 27 seconds West 183.50 feet; thence South 29 degrees 22 minutes 52 seconds West 173.89 feet to a point distant 210.00 feet westerly from said southeast corner as measured along the south line of said Government Lot 3; thence South 33 degrees 19 minutes 46 seconds West 171.90 feet; thence South 57 degrees 53 minutes 46 seconds West 169.70 feet to a point hereinafter referred to as Point "A"; thence COMMENCING at the northeast corner of said Government Lot 7; thence North 89 degrees 54 minutes 14 seconds West, along the north line of said Government Lot 7, a distance of 660.00 feet to the northwest corner thereof; thence South 04 degrees 58 minutes 14 seconds East, along the west line of said Government Lot 7, a distance of 220.86 feet to the south line of the North 220.00 feet of said Government Lot 8 and a point hereinafter referred to as Point "B"; thence COMMENCING at said northeast corner; thence North 89 degrees 54 minutes 14 seconds West, along said north line, 465.00 feet to the intersection with the west line of the East 465.00 feet of said Government Lot 3; thence South 00 degrees 06 minutes 33 seconds East, along the southerly extension of said west line of the East 465.00 feet, a distance of 257.09 feet to the intersection with a line bearing South 35 degrees 31 minutes 48 seconds West from said Point "A"; thence South 33 degrees 31 minutes 48 seconds West 226.13 feet to a point distant 254.20 feet from said Point "A"; thence South 49 degrees 33 minutes 14 seconds East 181.30 feet; thence South 32 degrees 42 minutes 46 seconds West 145.40 feet; thence South 06 degrees 30 minutes 46 seconds West 253.40 feet; thence South 23 degrees 08 minutes 46 seconds West 118.70 feet; thence South 57 degrees 03 minutes 46 seconds West 123.30 feet; thence South 60 degrees 05 minutes 46 seconds West 178.80 feet; thence South 34 degrees 13 minutes 46 seconds West 22.05 feet to the south line of said Government Lot 8; thence North 89 degrees 53 minutes 10 seconds West, along said south line 69.33 feet to the intersection with a line bearing South 17 degrees 20 minutes 46 seconds West from said Point "B"; thence North 17 degrees 20 minutes 46 seconds East 1044.05 feet to said Point "B"; thence North 89 degrees 54 minutes 14 seconds West, along the south line of said North 220.00 feet, a distance of 511 feet, more or less, to the shoreline of Leech Lake; thence northerly 220 feet more or less, along said shoreline, to the intersection with the north line of said Government Lot 8; thence South 89 degrees 54 minutes 14 seconds East, along said north line and the north line of said Government Lot 7, a distance of 698 feet, more or less, to the point of beginning. SUBJECT to easements, restrictions, and reservations of record. SUBJECT to and TOGETHER with an existing 33.00 foot wide cartway easement.

TRACT B

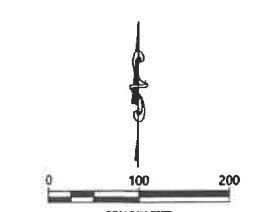
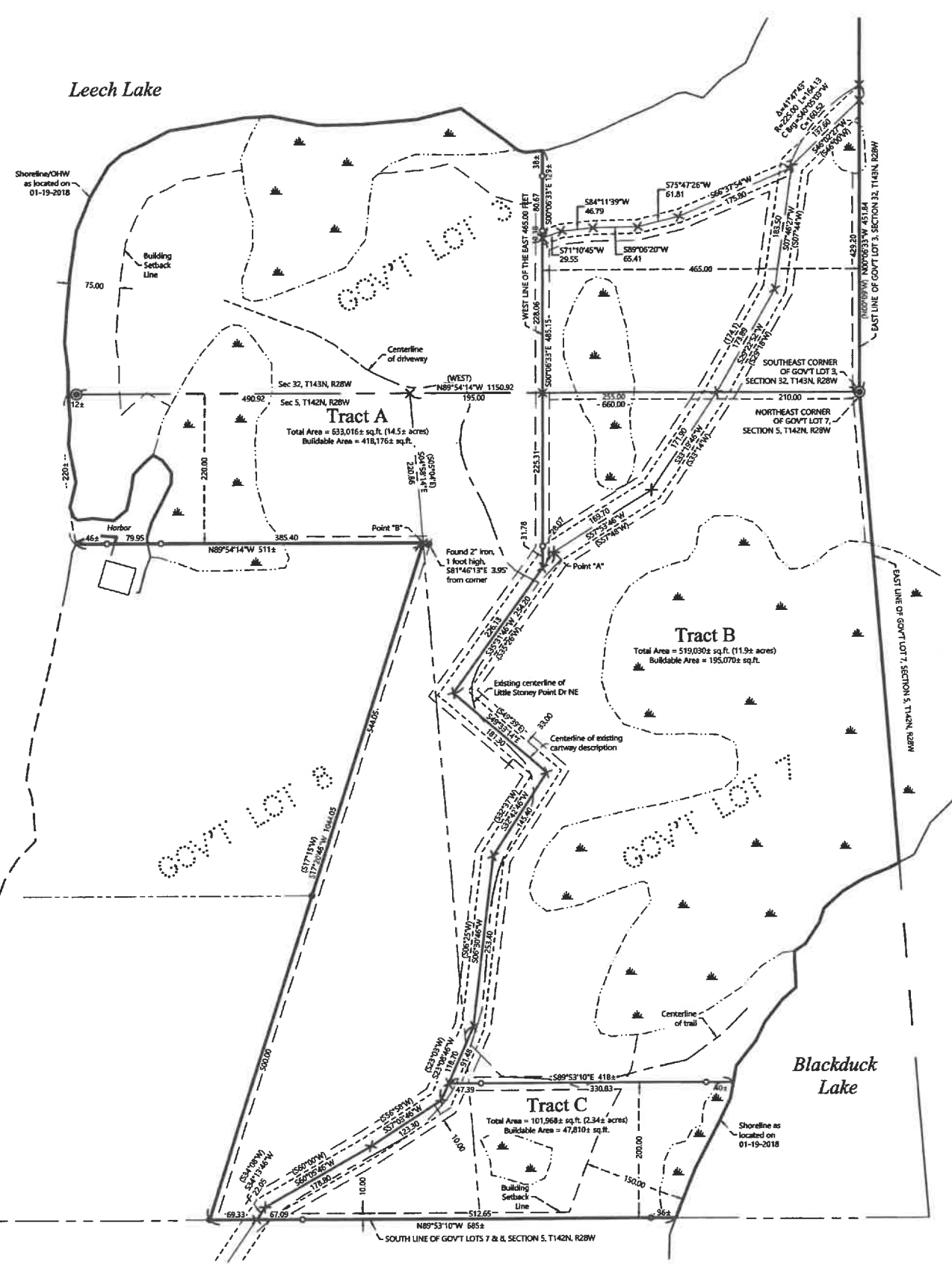
That part of the South 200.00 feet of Government Lots 7 and 8, Section 5, Township 142 North, Range 28 West, all in Cass County, Minnesota, lying easterly of the following described line: COMMENCING at the southeast corner of Government Lot 3, Section 32, Township 143 North, Range 28 West, said County; thence North 00 degrees 06 minutes 33 seconds West, assigned bearing, along the east line of said Government Lot 3, a distance of 429.20 feet; thence South 46 degrees 02 minutes 27 seconds West 137.80 feet; thence South 07 degrees 46 minutes 27 seconds West 183.50 feet; thence South 29 degrees 22 minutes 52 seconds West 173.89 feet to a point distant 210.00 feet westerly from said southeast corner as measured along the south line of said Government Lot 3; thence South 33 degrees 19 minutes 46 seconds West 171.90 feet; thence South 57 degrees 53 minutes 46 seconds West 169.70 feet; thence South 35 degrees 31 minutes 46 seconds West 254.20 feet; thence South 49 degrees 33 minutes 14 seconds East 181.30 feet; thence South 32 degrees 42 minutes 46 seconds West 145.40 feet; thence South 06 degrees 30 minutes 46 seconds West 253.40 feet to the point of beginning of the line to be herein described; thence South 23 degrees 08 minutes 46 seconds West 118.70 feet; thence South 57 degrees 03 minutes 46 seconds West 123.30 feet; thence South 60 degrees 05 minutes 46 seconds West 178.80 feet; thence South 34 degrees 13 minutes 46 seconds West 22.05 feet to the south line of said Government Lot 8 and said described line there terminating. SUBJECT to easements, restrictions, and reservations of record. SUBJECT to and TOGETHER with an existing 33.00 foot wide cartway easement.

REVISED TRACT B

That part of Government Lots 7 and 8, Section 5, Township 142 North, Range 28 West, Cass County, Minnesota, described as follows: Beginning at the northeast corner of said Government Lot 7; thence North 89 degrees 54 minutes 14 seconds West, assigned bearing along the north line thereof 465.00 feet to the intersection with the west line of the East 465.00 feet of Government Lot 3, Section 32 Township 143 North, Range 28 West, said County; thence South 00 degrees 06 minutes 33 seconds East, along said west line and its southerly extension, 257.09 feet; thence South 35 degrees 31 minutes 46 seconds West 226.13 feet; thence South 49 degrees 33 minutes 14 seconds East 181.30 feet; thence South 32 degrees 42 minutes 46 seconds West 145.40 feet; thence South 06 degrees 30 minutes 46 seconds West 253.40 feet; thence South 23 degrees 08 minutes 46 seconds West 118.70 feet to the intersection with the north line of the South 200.00 feet of said Government Lots 7 and 8; thence South 89 degrees 53 minutes 10 seconds East, along said north line, 418 feet, more or less, to the shoreline of Blackduck Lake; thence northeasterly, along said shoreline, to the easterly line of said Government Lot 7; thence northerly, along said easterly line, to the point of beginning. SUBJECT to easements, restrictions, and reservations of record. SUBJECT to and TOGETHER with an existing 33.00 foot wide cartway easement.

GOVERNMENT LOT 3 TRACT

The East 465.00 feet of Government Lot 3, Section 32, Township 143 North, Range 28 West, Cass County, Minnesota.



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

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- ⊙ DENOTES BRASS CAPPED MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- ◌ DENOTES WETLAND(S)

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 15-032-4403 and 07-005-1102.
3. Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey. The wetlands as shown on this certificate were taken from NW1 mappings and aerial photos. No field location or wetland delineation has been done for Tracts A and B. Tract C was delineated in the Spring of 2018.
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.

REVISIONS:	DATE	DESCRIPTION
1	05-13-2018	Legal Description
2	06-26-2018	Tract C deleted / Notes
3	08-9-2024	Tract B

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS MADE BY ME OR UNDER MY SUPERVISION AND THAT I AM A LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

TERRY L. FREEMAN
LIC. NO. 21367



CERTIFICATE OF SURVEY
James Rathburn
23541 Birch Circle
Rogers, MN 55374

JOB NO. 18-006
DATE: 02-05-2018
SHEET NO. 1 OF 1

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 3,
SECTION 32, TOWNSHIP 143 NORTH, RANGE 28 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:

TAKEN FROM PAGE 5 OF TITLE COMMITMENT

2006 ALTA Plain Language Commitment Schedule A

Commitment Page 5
Commitment File No.: 1457805

SCHEDULE A

Name and Address of Title Insurance Company:
First American Title Insurance Company
1 First American Way
Santa Ana, CA 92707

- Commitment Date: June 21, 2017 at 7:30 a.m.
- Policy (or Policies) to be issued: Policy Amount
 - ALTA Owner's Policy (6-17-06)-MN-N \$142,000.00
 - ALTA Loan Policy (6-17-06)-MN-N \$142,000.00

Proposed Insured:
James J. Rathburn

Proposed Insured:
Bank of Maple Plain, its successors and/or assigns as their interests may appear

- Fee Simple Interest in the land described in this Commitment is owned, at the Commitment Date, by: Brian K. Yuccas.
- The Land referred to in this Commitment is described as follows:

The East 465 feet lying and being North of the road which intersects Lot 3, Section 32, Township 143, Range 28, Cass County, Minnesota.

NOTE: This property is Abstract.

Property Address: XXXXX Little Stoney Point Road
Boy River, Minnesota

PROPOSED DESCRIPTIONS:

PARCEL NO. 15-032-4401

That part of Government Lot 3, Section 32, Township 143 North, Range 28 West, Cass County, Minnesota, described as follows: COMMENCING at the southeast corner of said Government Lot 3; thence North 00 degrees 08 minutes 33 seconds West, assigned bearing, along the east line of said Government Lot 3, a distance of 451.84 feet to the centerline of Little Stoney Point Drive NE and the point of beginning of the parcel to be herein described; thence southwesterly 164.13 feet, along said centerline and a nontangential curve, concave to the southeast, having a radius of 225.00 feet, a central angle of 41 degrees 47 minutes 43 seconds, with a chord bearing of South 40 degrees 05 minutes 03 seconds West, and a chord distance of 160.52 feet to the intersection with the centerline of a private road heading in a westerly direction; thence South 06 degrees 37 minutes 54 seconds West, not tangent to said curve, along said centerline, 175.90 feet; thence South 75 degrees 47 minutes 26 seconds West, along said centerline, 61.81 feet; thence South 89 degrees 08 minutes 20 seconds West, along said centerline, 65.41 feet; thence South 84 degrees 11 minutes 39 seconds West, along said centerline, 48.79 feet; thence South 71 degrees 10 minutes 45 seconds West, along said centerline, 29.55 feet to the intersection with the west line of the East 465.00 feet of said Government Lot 3; thence North 00 degrees 08 minutes 33 seconds West, along said west line, a distance of 129 feet, more or less to the shoreline of Leech Lake; thence northeasterly and northerly along said shoreline to the north line of said Government Lot 3; thence easterly along said north line 36 feet, more or less to the northeast corner of said Government Lot 3; thence South 00 degrees 08 minutes 33 seconds East, along said east line 674 feet, more or less, to the point of beginning.

SUBJECT to easements, restrictions, and reservations of record.

SUBJECT to and TOGETHER with a Private Road Easement.

PARCEL NO. 15-032-4403

That part of Government Lot 3, Section 32, Township 143 North, Range 28 West, Cass County, Minnesota, described as follows: BEGINNING at the southeast corner of said Government Lot 3; thence North 00 degrees 08 minutes 33 seconds West, assigned bearing, along the east line of said Government Lot 3, a distance of 451.84 feet to the centerline of Little Stoney Point Drive NE; thence southwesterly 164.13 feet, along said centerline and a nontangential curve, concave to the southeast, having a radius of 225.00 feet, a central angle of 41 degrees 47 minutes 43 seconds, with a chord bearing of South 40 degrees 05 minutes 03 seconds West, and a chord distance of 160.52 feet to the intersection with the centerline of a private road heading in a westerly direction; thence South 06 degrees 37 minutes 54 seconds West, not tangent to said curve, along said centerline, 175.90 feet; thence South 75 degrees 47 minutes 26 seconds West, along said centerline, 61.81 feet; thence South 89 degrees 08 minutes 20 seconds West, along said centerline, 65.41 feet; thence South 84 degrees 11 minutes 39 seconds West, along said centerline, 48.79 feet; thence South 71 degrees 10 minutes 45 seconds West, along said centerline, 29.55 feet to the intersection with the west line of the East 465.00 feet of said Government Lot 3; thence North 00 degrees 08 minutes 33 seconds West, along said west line, a distance of 129 feet, more or less to the shoreline of Leech Lake; thence northeasterly and southerly along said shoreline to the south line of said Government Lot 3; thence South 89 degrees 08 minutes 20 seconds East, along said south line 1161 feet, more or less, to the point of beginning.

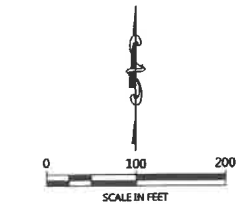
SUBJECT to easements, restrictions, and reservations of record.

SUBJECT to and TOGETHER with a Private Road Easement.

PRIVATE ROAD EASEMENT

A 20.00 foot wide easement for ingress, egress, and utility purposes over, under, and across that part of the East 465.00 feet of Government Lot 3, Section 32, Township 143 North, Range 28 West, Cass County, Minnesota, the centerline of said 20.00 foot wide easement is described as follows: COMMENCING at the southeast corner of said Government Lot 3; thence North 00 degrees 08 minutes 33 seconds West, assigned bearing, along the east line of said Government Lot 3, a distance of 451.84 feet to the centerline of Little Stoney Point Drive NE; thence southwesterly 164.13 feet, along said centerline and a nontangential curve, concave to the southeast, having a radius of 225.00 feet, a central angle of 41 degrees 47 minutes 43 seconds, with a chord bearing of South 40 degrees 05 minutes 03 seconds West, and a chord distance of 160.52 feet to the intersection with the centerline of a private road heading in a westerly direction and the point of beginning of the centerline of said 20.00 foot wide easement to be herein described; thence South 06 degrees 37 minutes 54 seconds West, not tangent to said curve, 175.90 feet; thence South 75 degrees 47 minutes 26 seconds West 61.81 feet; thence South 89 degrees 08 minutes 20 seconds West 65.41 feet; thence South 84 degrees 11 minutes 39 seconds West 48.79 feet; thence South 71 degrees 10 minutes 45 seconds West 29.55 feet to the intersection with the west line of the East 465.00 feet of said Government Lot 3 and said described centerline thence terminating.

The sidelines of said 20.00 foot wide easement shall be prolonged or shortened to terminate on said centerline of Little Stoney Point Drive NE and on said west line of the East 465.00 feet.



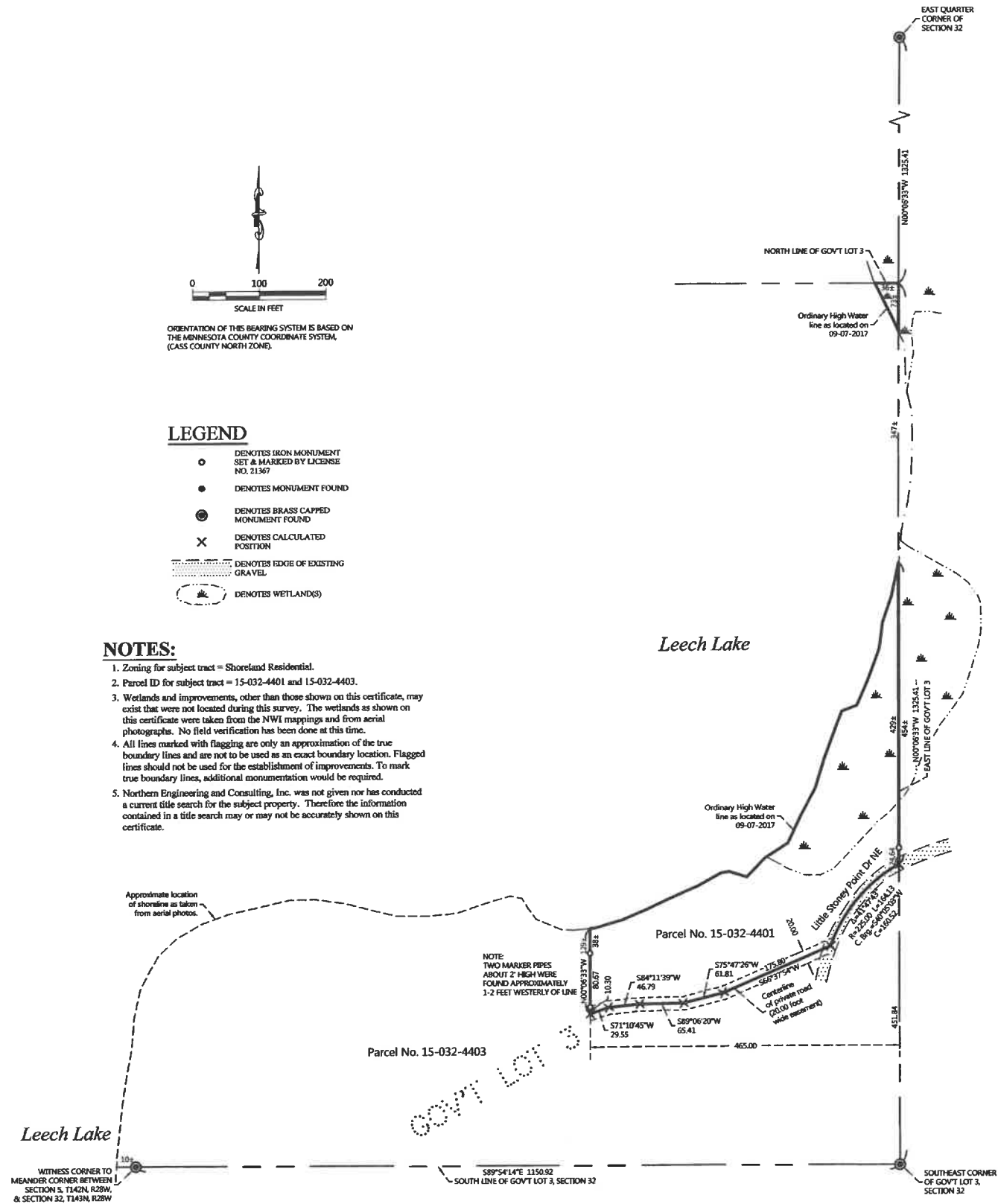
ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE MINNESOTA COUNTY COORDINATE SYSTEM, (CASS COUNTY NORTH ZONE).

LEGEND

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- ⊙ DENOTES BRASS CAPPED MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- DENOTES EDGE OF EXISTING GRAVEL
- ⊖ DENOTES WETLAND(S)

NOTES:

- Zoning for subject tract = Shoreland Residential.
- Parcel ID for subject tract = 15-032-4401 and 15-032-4403.
- Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey. The wetlands as shown on this certificate were taken from the NWI mappings and from aerial photographs. No field verification has been done at this time.
- 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.



NO.	DATE	DESCRIPTION

I HEREBY CERTIFY THAT THIS SURVEY, IN ALL OR PART THEREOF 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 Larheim
TERRY LARHEIM
LIC. NO. 71597
9/15/17

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

CERTIFICATE OF SURVEY
Brian Yuccas
9201 S. 52nd Avenue
Oak Lawn, IL 60453

JOB NO. 17-229
DATE: 09-15-2017
SHEET NO.
1 OF 1