

**EXISTING LEGAL DESCRIPTION**

Form No. 1-M-WARRANTY DEED  
 Minnesota Uniform Conveyance Blanks (1978)

No delinquent taxes and transfers entered; Certificate of Real Estate Value ( ) filed ( ) not required  
 Certificate of Real Estate Value No. 423828

Sharon K. Oudison  
 County Auditor

Christina M. Schif  
 Deputy

STATE DEED TAX DUE HEREON: \$866.25  
 Date: April 15, 2009

FOR VALUABLE CONSIDERATION, Maecia Smith, an unmarried widow  
 hereby convey (s) and warrant (s) to Mark C. Svedlund and Jack L. Svedlund  
 real property in Cass County, Minnesota, described as follows:  
 See attached Exhibit "A"

CASS COUNTY, MN # 1003  
 Dead Tax \$ 866.25  
 Date 04-15-09 By [Signature]

Maecia Smith  
 Maecia Smith

STATE OF MINNESOTA OHIO } ss.  
 COUNTY OF Wood }

The foregoing instrument was acknowledged before me this 15th day of April, 2009  
 by Maecia Smith, an unmarried widow, Grantor (s).

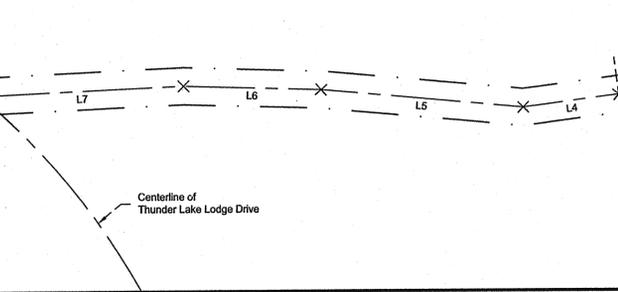
Mark/Jack Svedlund  
 3001 Harbor Lane  
 Plymouth, MN 55447

Signature Title & Abstract, Inc.  
 1612 County Road #5  
 P.O. Box 58  
 Longville, MN 56655

Exhibit "A"  
 Lots 17 and 18, Plat of The First Addition to Birchwood Terrace,  
 AND  
 That part of Government Lot 3, Section 8, Township 140, Range 26, described  
 as follows:

Beginning at the most northerly corner of Lot 18, Plat of the First Addition to Birchwood Terrace; thence South 31 degrees 00 minutes West 99.80 feet along the northwesterly line of Lots 17 and 18 of said plat to the most westerly corner of Lot 17 of said plat; thence North 59 degrees 00 minutes West 280 feet; thence North 31 degrees 00 minutes East 65 feet; thence North 89 degrees 25 minutes East 343.11 feet; thence South 62 degrees 41 minutes East 598 feet, more or less, to the shore of Thunder Lake; thence Southerly, Northwesterly and Southwesterly along said shore to the Northeastly line of said Lot 18, thence North 59 degrees 00 minutes West 270 feet, more or less, along the Northeastly line of said Lot 18 to the point of beginning, including the vacated portion of Waterhouse Street enclosed in the foregoing metes and bounds.

Also an easement for ingress and egress 20.00 feet in width over and across Government Lot 3, Section 8, Township 140 North, Range 26 West Cass County, Minnesota, the centerline of which is described as follows: Commencing at the most northerly corner of Lot 18, FIRST ADDITION to Birchwood Terrace, plat of record, said County; then South 31 degrees 00 minutes 00 seconds West, assumed bearing along the northwesterly lines of Lots 17 and 18, said plat, 99.80 feet to the most westerly corner of said Lot 17; thence North 59 degrees 00 minutes 00 seconds West 260.26 feet to the point of beginning of the centerline to be herein described; thence southwesterly 68.89 feet along a nontangential curve concave to the southeast, having a radius of 150.00 feet, a central angle of 26 degrees, 13 minutes 49 seconds and the chord bears South 61 degrees 49 minutes 37 seconds West for a chord distance of 68.28 feet; thence South 48 degrees 40 minutes 13 seconds West, tangent to said curve 44.66 feet; thence southwesterly 62.73 feet along a tangential curve concave to the northwest, having a radius of 100.00 feet and a central angle of 35 degrees, 56 minutes 36 seconds; thence South 84 degrees 36 minutes 49 seconds West, tangent to said curve 63.17 feet; thence southwesterly 48.75 feet along a tangential curve concave to the southeast, having a radius of 50.00 feet and a central angle of 55 degrees 51 minutes 42 seconds; thence South 28 degrees 45 minutes 07 seconds West, tangent to said curve 83.87 feet; thence southwesterly 46.83 feet along a tangential curve concave to the northwest, having a radius of 50.00 feet and a central angle of 53 degrees 40 minutes 02 seconds; thence South 82 degrees 25 minutes 09 seconds West, tangent to said curve 52.64 feet; thence North 84 degrees 52 minutes 18 seconds West 110.78 feet; thence North 88 degrees 19 minutes 04 seconds West 75.26 feet; thence South 87 degrees 26 minutes 28 seconds West 111.11 feet to the centerline of Thunder Lake Lodge Drive and said centerline there terminating. The sidelines of said 20.00 foot wide easement shall be prolonged or shortened to terminate on said centerline of Thunder Lake Lodge Drive and lines that bear North 59 degrees 00 minutes 00 seconds West and South 59 degrees 00 minutes 00 seconds East from the point of beginning.



**CERTIFICATE OF SURVEY**

**LOTS 17 AND 18, FIRST ADDITION TO BIRCHWOOD TERRACE,  
 AND PART OF GOVERNMENT LOT 3,  
 SECTION 8, TOWNSHIP 140 NORTH, RANGE 26 WEST,  
 CASS COUNTY, MINNESOTA**

**PROPOSED LEGAL DESCRIPTIONS**

**TRACT A**  
 That part of Government Lot 3, Section 8, Township 140 North, Range 26 West, Cass County, Minnesota, and that part of Lot 18, FIRST ADDITION to Birchwood Terrace, according to the recorded plat thereof in said county, described as follows:  
 COMMENCING at the most northerly corner of said Lot 18; thence South 31 degrees 00 minutes 00 seconds West, assumed bearing, along the northwesterly line of Lots 17 and 18, said plat, 99.80 feet to the most westerly corner of said Lot 17; thence North 59 degrees 00 minutes 00 seconds West 260.26 feet; thence North 77 degrees 14 minutes 07 seconds East 144.57 feet to the point of beginning of the tract to be herein described; thence South 77 degrees 14 minutes 07 seconds West 144.57 feet; thence North 59 degrees 00 minutes 00 seconds West 19.74 feet; thence North 31 degrees 00 minutes 00 seconds East 65.00 feet; thence North 89 degrees 25 minutes 00 seconds East 343.11 feet; thence South 62 degrees 41 minutes 00 seconds East 582 feet, more or less, to the shoreline of Thunder Lake; thence westerly and southwesterly along said shoreline to the intersection with a line bearing South 59 degrees 00 minutes 00 seconds East from the point of beginning; thence North 59 degrees 00 minutes 00 seconds West 438 feet, more or less, to the point of beginning.

SUBJECT to easements, restrictions, and reservations or record.  
 TOGETHER with Easement No. 1.  
 SUBJECT to Easement No. 2.  
 SUBJECT to and TOGETHER with Easement No. 3.

**TRACT B**  
 That part of Lots 17 and 18, FIRST ADDITION to Birchwood Terrace, according to the recorded plat thereof, Cass County, Minnesota and that part of Government Lot 3, Section 8, Township 140 North, Range 26 West, Cass County, Minnesota, described as follows:  
 COMMENCING at the most northerly corner of said Lot 18; thence South 31 degrees 00 minutes 00 seconds West, assumed bearing, along the northwesterly line of said Lots 17 and 18, a distance of 99.80 feet to the most westerly corner of said Lot 17 and the point of beginning of the tract to be herein described; thence North 59 degrees 00 minutes 00 seconds West 260.26 feet; thence North 77 degrees 14 minutes 07 seconds East 144.57 feet; thence South 59 degrees 00 minutes 00 seconds East 438 feet, more or less, to the shoreline of Thunder Lake; thence southwesterly along said shoreline to the intersection with a line bearing South 59 degrees 00 minutes 00 seconds East from the point of beginning; thence North 59 degrees 00 minutes 00 seconds West 271 feet, more or less, to the point of beginning.

SUBJECT to easements, restrictions, and reservations or record.  
 TOGETHER with Easement No. 1.  
 SUBJECT to and TOGETHER with Easement No. 3.

**PROPOSED LEGAL DESCRIPTIONS**

**EASEMENT NO. 1**  
 An easement for ingress and egress 20.00 feet in width over and across Government Lot 3, Section 8, Township 140 North, Range 26 West, Cass County, Minnesota, the centerline of which is described as follows:  
 COMMENCING at the most northerly corner of Lot 18, FIRST ADDITION to Birchwood Terrace, plat of record, said County; thence South 31 degrees 00 minutes 00 seconds West, assumed bearing, along the northwesterly line of Lots 17 and 18, said plat, 99.80 feet to the most westerly corner of said Lot 17; thence North 59 degrees 00 minutes 00 seconds West 260.26 feet to the point of beginning of the centerline to be herein described; thence southwesterly 68.89 feet, along a nontangential curve, concave to the southeast, having a radius of 150.00 feet, a central angle of 26 degrees, 13 minutes 49 seconds, and the chord bears South 61 degrees 49 minutes 37 seconds West for a chord distance of 68.28 feet; thence South 48 degrees 40 minutes 13 seconds West, tangent to said curve, 44.66 feet; thence southwesterly 62.73 feet, along a tangential curve, concave to the northwest, having a radius of 100.00 feet and a central angle of 35 degrees 56 minutes 36 seconds; thence South 84 degrees 36 minutes 49 seconds West, tangent to said curve, 63.17 feet; thence southwesterly 48.75 feet, along a tangential curve, concave to the northwest, having a radius of 50.00 feet and a central angle of 55 degrees 51 minutes 42 seconds; thence South 28 degrees 45 minutes 07 seconds West, tangent to said curve, 83.87 feet; thence southwesterly 46.83 feet, along a tangential curve, concave to the northwest, having a radius of 50.00 feet and a central angle of 53 degrees 40 minutes 02 seconds; thence South 82 degrees 25 minutes 09 seconds West, tangent to said curve, 52.64 feet; thence North 84 degrees 52 minutes 18 seconds West 110.78 feet; thence North 88 degrees 19 minutes 04 seconds West 75.26 feet; thence South 87 degrees 26 minutes 28 seconds West 111.11 feet to the centerline of Thunder Lake Lodge Drive and said centerline there terminating. The sidelines of said 20.00 foot wide easement shall be prolonged or shortened to terminate on said centerline of Thunder Lake Lodge Drive and on lines that bear North 59 degrees 00 minutes 00 seconds West and South 59 degrees 00 minutes 00 seconds East from the point of beginning.

**EASEMENT NO. 2**  
 An easement for ingress and egress over and across Government Lot 3, Section 8, Township 140 North, Range 26 West, Cass County, Minnesota, described as follows:  
 COMMENCING at the most northerly corner of Lot 18, FIRST ADDITION to Birchwood Terrace, according to the recorded plat thereof in said county; thence South 31 degrees 00 minutes 00 seconds West, assumed bearing, along the northwesterly line of Lots 17 and 18, said plat, 99.80 feet to the most westerly corner of said Lot 17; thence North 59 degrees 00 minutes 00 seconds West 260.26 feet to the point of beginning of the easement to be herein described; thence North 59 degrees 00 minutes 00 seconds West 19.74 feet; thence North 31 degrees 00 minutes 00 seconds East 65.00 feet; thence North 89 degrees 25 minutes 00 seconds East 33.00 feet; thence South 36 degrees 48 minutes 33 seconds West 82.71 feet to the point of beginning.

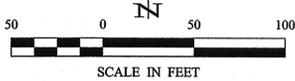
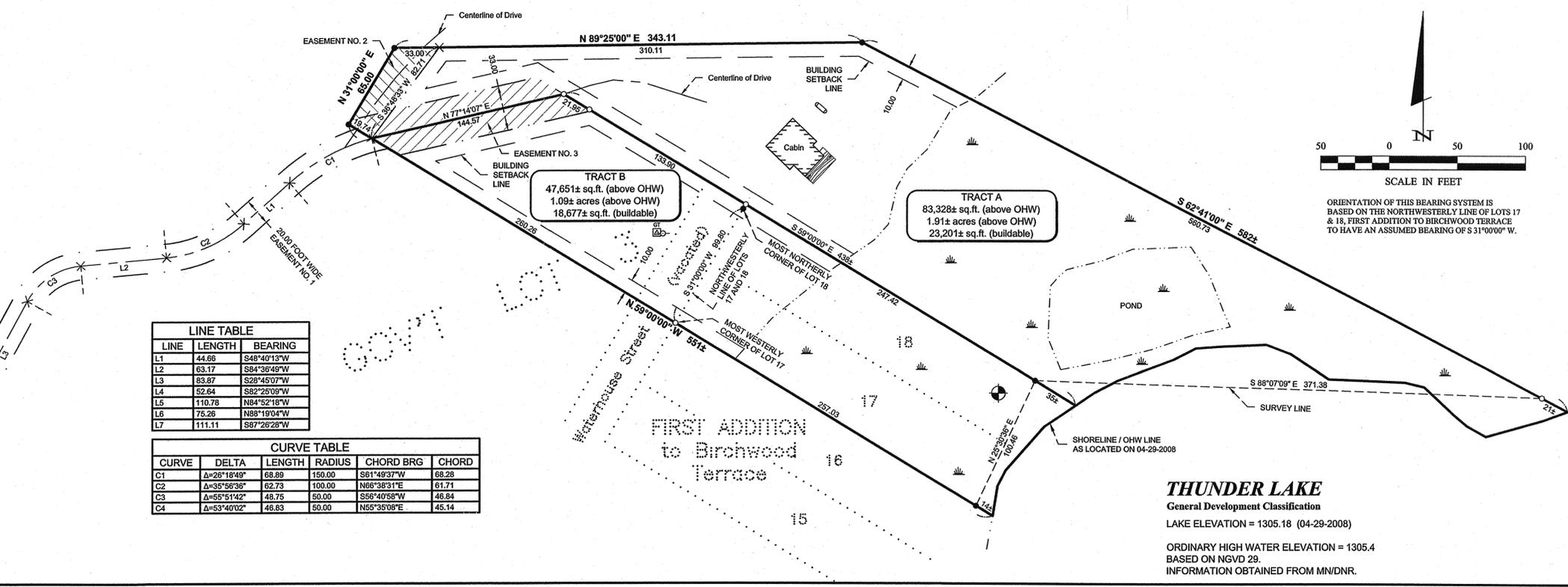
**EASEMENT NO. 3**  
 An easement for ingress and egress 33.00 feet in width over and across Government Lot 3, Section 8, Township 140 North, Range 26 West, Cass County, Minnesota, the centerline of said 33.00 foot wide easement is described as follows:  
 COMMENCING at the most northerly corner of Lot 18, FIRST ADDITION to Birchwood Terrace, according to the recorded plat thereof in said county; thence South 31 degrees 00 minutes 00 seconds West, assumed bearing, along the northwesterly line of Lots 17 and 18, said plat, 99.80 feet to the most westerly corner of said Lot 17; thence North 59 degrees 00 minutes 00 seconds West 260.26 feet to the point of beginning of the centerline to be herein described; thence North 77 degrees 14 minutes 07 seconds East 144.57 feet and said centerline there terminating. The sidelines of said 33.00 foot wide easement shall be prolonged or shortened to terminate on lines bearing South 59 degrees 00 minutes 00 seconds East and North 59 degrees 00 minutes 00 seconds West from the point of termination of the above described centerline and on a line bearing South 59 degrees 00 minutes 00 seconds East from the point of beginning of the above described centerline and on a line bearing North 59 degrees 00 minutes 00 seconds West 19.74 feet from the point of beginning of the above described centerline and thence North 31 degrees 00 minutes 00 seconds East.

**NOTES:**

- Zoning for subject tract = "Shoreland Residential".
- The survey boundary shown is based on the legal description (Doc. No. 423828) as obtained from the Cass County Recorder's Office. If descriptions of record or as noted in the abstract vary from those shown, a further review by the surveyor should be retained.
- Wetland delineation was completed on 06-09-2008, by Ben Meister, Landecker & Associates, Inc.
- Parcel ID of subject parcel: 42-372-0170.
- 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.
- The location of existing wells and septic systems, if any, have not been shown on the drawing.

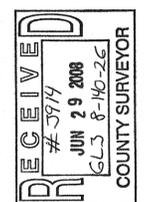
**LEGEND**

- DENOTES EXISTING LP TANK
- ⊠ DENOTES EXISTING GROUND TRANSFORMER
- DENOTES EXISTING UTILITY POLE
- ▨ DENOTES EDGE OF EXISTING WOODEN DECKING
- ▨ DENOTES DELINEATED WETLAND(S)
- DENOTES MONUMENT FOUND
- DENOTES IRON MONUMENT SET MARKED BY LICENSE NO. 21367
- × DENOTES CALCULATED POSITION
- ⊕ DENOTES BENCHMARK: RECORDED IN NORTHEASTERLY SIDE OF 11" SPRUCE. ELEV. = 1307.94 NGVD 29



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTHWESTERLY LINE OF LOTS 17 & 18, FIRST ADDITION TO BIRCHWOOD TERRACE TO HAVE AN ASSUMED BEARING OF S 31°00'00" W.

**THUNDER LAKE**  
 General Development Classification  
 LAKE ELEVATION = 1305.18 (04-29-2008)  
 ORDINARY HIGH WATER ELEVATION = 1305.4  
 BASED ON NGVD 29.  
 INFORMATION OBTAINED FROM MN/DNR.



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**Landecker & Associates, Inc.**  
 Engineers - Surveyors - Planners  
 Willmar, MN 56294  
 Phone: 218-947-1296 Fax: 218-947-2272

DATE: 06-17-2008  
 SCALE: 1" = 50'  
 HORIZ: NONE  
 VERT: NONE

PROJECT NO.: 082046  
 FILE NAME: C082046.dwg  
 FIELD BOOK: BOOK 294, PG. 24

CHECKED BY: TLF  
 DRAWN BY: WAG

PROJECT MANAGER: TLF

CERTIFICATE OF SURVEY SHEET 1 OF 1