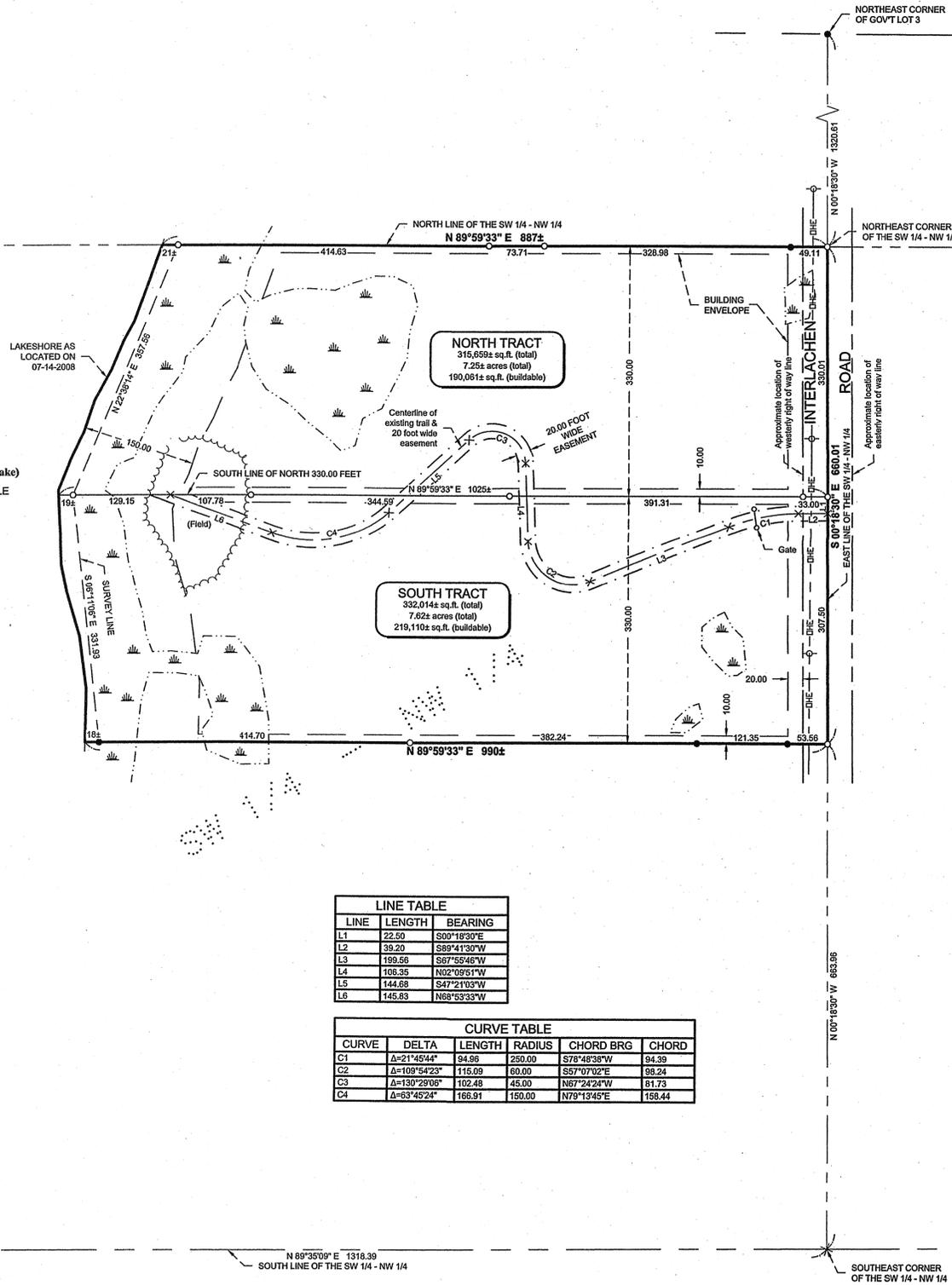


# CERTIFICATE OF SURVEY

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER,  
SECTION 17, TOWNSHIP 140 NORTH, RANGE 29 WEST,  
CASS COUNTY, MINNESOTA

**LOST LAKE**  
Natural Environment Classification (Non-meandered lake)  
ORDINARY HIGH WATER ELEVATION = NOT AVAILABLE



LINE	LENGTH	BEARING
L1	22.60	S00°16'30"E
L2	39.20	S89°41'30"W
L3	199.56	S67°55'46"W
L4	108.35	N02°09'51"W
L5	144.68	S47°21'03"W
L6	145.83	N88°53'33"W

CURVE	DELTA	LENGTH	RADIUS	CHORD BRG	CHORD
C1	Δ=21°45'44"	94.69	230.00	S78°48'38"W	94.39
C2	Δ=109°54'23"	115.09	60.00	S57°07'02"E	98.24
C3	Δ=130°28'06"	102.48	45.00	N67°24'24"W	81.73
C4	Δ=63°45'24"	166.91	150.00	N79°13'45"E	158.44

## PROPOSED DESCRIPTIONS

### NORTH TRACT

The North 330 feet of the Southwest Quarter of the Northwest Quarter, Section 17, Township 140 North, Range 29 West, Cass County, Minnesota.

SUBJECT to easements, restrictions, and reservations of record.  
SUBJECT to and TOGETHER with a 20.00 foot wide easement.

### SOUTH TRACT

The South 330 feet of the North 660 feet of the Southwest Quarter of the Northwest Quarter, Section 17, Township 140 North, Range 29 West, Cass County, Minnesota.

SUBJECT to easements, restrictions, and reservations of record.  
SUBJECT to and TOGETHER with a 20.00 foot wide easement.

### 20.00 FOOT WIDE EASEMENT

A 20.00 foot wide easement for ingress, egress, and utility purposes over, under and across that part of the Southwest Quarter of the Northwest Quarter, Section 17, Township 140 North, Range 29 West, Cass County, Minnesota, the centerline of said 20.00 foot wide easement is described as follows:

COMMENCING at the northeast corner of said Southwest Quarter of the Northwest Quarter; thence South 00 degrees 18 minutes 30 seconds East, assigned bearing, along the east line of said Southwest Quarter of the Northwest Quarter, a distance of 352.51 feet to the point of beginning of the centerline to be herein described; thence South 89 degrees 41 minutes 30 seconds West 39.20 feet; thence westerly 94.96 feet, along a tangential curve, concave to the south, having a radius of 250.00 feet and a central angle of 21 degrees 45 minutes 44 seconds; thence South 67 degrees 55 minutes 46 seconds West, tangent to said curve, 199.56 feet; thence northwesterly 115.09 feet, along a tangential curve, concave to the northeast, having a radius of 60.00 feet and a central angle of 109 degrees 54 minutes 23 seconds; thence North 02 degrees 09 minutes 51 seconds West, tangent to said last described curve, 108.35 feet; thence westerly 102.48 feet, along a tangential curve, concave to the south, having a radius of 45.00 feet and a central angle of 130 degrees 29 minutes 06 seconds; thence South 47 degrees 21 minutes 03 seconds West, tangent to said last described curve, 144.68 feet; thence westerly 166.91 feet, along a tangential curve, concave to the north, having a radius of 150.00 feet and a central angle of 63 degrees 45 minutes 24 seconds; thence North 68 degrees 53 minutes 33 seconds West, tangent to said last described curve, 145.83 feet to the south line of the North 330.00 of said Southwest Quarter of the Northwest Quarter and said described centerline there terminating.

The sidelines of said 20.00 foot wide easement shall be prolonged or shortened to terminate on said east line of the Southwest Quarter of the Northwest Quarter and on said south line of the North 330 feet thereof.

## EXISTING LEGAL DESCRIPTION

51-017-2302  
CASS COUNTY, MINNESOTA  
OFFICE OF COUNTY RECORDS  
CASS COUNTY, MINNESOTA  
COUNTY REC'D  
OCT 28 2008  
S&P-NO. 17-140-29

DEED TAX DUE: \$599.00  
Form No. 5-H-WARRANTY DEED  
Date: April 21, 2008

FOR VALUABLE CONSIDERATION, James A. Coffland and Verma H. Coffland, husband and wife, Grantor, family savings and interests to Ailsa Michaelides and Denise Michaelides Grantees, as joint tenants, real property in Cass County, Minnesota, described as follows:

Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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

- Check box if applicable:
- The Seller certifies that the seller does not know of any wells on the described real property.
- A well disclosure certificate accompanies this document.
- I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

U.S. Minnesota Warranty Deed (Subdivision Tracts), Form (01/2004)  
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PAGE 1 OF 3 PAGES

CASS COUNTY, MN # 689  
Dated on 5/17/2008  
Date 5/17/2008 BY O.A.O.  
STATE OF MINNESOTA }  
COUNTY OF CROW WING } ss.  
This instrument was acknowledged before me on April 09, 2008, by James A. Coffland and Verma H. Coffland, husband and wife, as joint tenants.

TERESA M. COFFLAND  
TERRY L. FREEMAN, C.S.S. #21367  
10/17/08

STATE OF MINNESOTA }  
COUNTY OF CROW WING } ss.  
This instrument was acknowledged before me on April 09, 2008, by James A. Coffland and Verma H. Coffland, husband and wife, as joint tenants.  
JAMES A. COFFLAND  
VERMA H. COFFLAND

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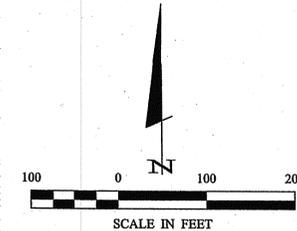
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EXHIBIT 'A'  
The North 660 feet of the Southwest Quarter of the Northwest Quarter, Section 17, Township 140, Range 29, Cass County, Minnesota.

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## NOTES:

- Zoning for subject tract = "SHORELAND RESIDENTIAL".
- Wetland delineation was completed on 07-21-2008, by Ben Meister, Landecker & Associates, Inc.
- Parcel ID of subject parcel: 51-017-2302.
- 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 MNDNR has not determined an official Ordinary High Water (O.H.W.) elevation. Therefore, the shore line labeled on this drawing is not the O.H.W. elevation. If the official O.H.W. is needed, please contact the MNDNR division of waters for that determination.
- The north line of the Southwest Quarter of the Northwest Quarter was established from found monumentation.



SCALE IN FEET  
ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER TO HAVE AN ASSIGNED BEARING OF N 00°18'30" W.

## LEGEND

- DENOTES DELINEATED WETLAND(S)
- DENOTES EXISTING UTILITY POLE
- DENOTES EXISTING OVERHEAD ELECTRIC CABLE
- DENOTES EDGE OF TREELINE
- DENOTES MONUMENT FOUND
- DENOTES IRON MONUMENT SET MARKED BY LICENSE NO. 21597
- DENOTES CALCULATED POSITION

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**Landecker & Associates, Inc.**  
Engineering - Surveying - Planning  
Waller, MN 56484  
Phone: 218-547-1296  
Fax: 218-547-2272

CERTIFICATE OF SURVEY  
PROJECT NO.: 082081  
FILE NAME: C082081.dwg  
FIELD BOOK: BOOK 297 PG. 59  
DATE: 10-17-2008  
SCALE: 1" = 100'  
VERT. CONTROL: NONE  
PROJECT MANAGER: TLF  
CHECKED BY: TLF  
DRAWN BY: WAAG  
SHEET: 1 OF 1

REVISIONS  
DATE DESCRIPTION  
BY

RECEIVED  
# 4034  
OCT 28 2008  
S&P-NO. 17-140-29  
COUNTY SURVEYOR

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