

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 1,
SECTION 36, TOWNSHIP 141 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA

EXISTING LEGAL DESCRIPTION

OBTAINED FROM THE CASS COUNTY RECORDERS OFFICE

Form No. 37-34 - TRUSTEE'S DEED Minnesota Uniform Conveying Blanks (Rev. 6-87) Miller-Davis Co., St. Paul, MN

By Instrument(s) 418179
38-036-1207

No delinquent taxes and transfer entered, Certificate of Real Estate Value () filed () not required
Certificate of Real Estate Value No. 10-12-1999
by *Johnson & Anderson* County Auditor
by *Thomas M. Fild* Deputy

OFFICE OF COUNTY RECORDER
State of Minnesota, County of Cass
I hereby certify that the within instrument was filed in this office for record on the 19th day of October, A.D. 1999
at 12:15 O'clock P.M. and was duly recorded as Micro Doc. No. 418179
COUNTY RECORDER

DEED TAX DUE HEREON: 1.65
Date: October 1, 1999

FOR VALUABLE CONSIDERATION, Lucille R. Cron

as Trustee(s) of the Lucille R. Cron Living Trust dated May 23, 1996

(Name of Trust)

Grantor(s), hereby convey(s) to Robert L. Cron as Trustee of the Robert L. Cron Living Trust dated May 23, 1996, an undivided one-half (1/2) interest in:
Grantor(s), real property in Cass County, Minnesota, described as follows:

See attached for legal description

Consideration for this conveyance is \$500 or less.

(If more space is needed, continue on back)

together with all hereditaments and appurtenances belonging thereto.

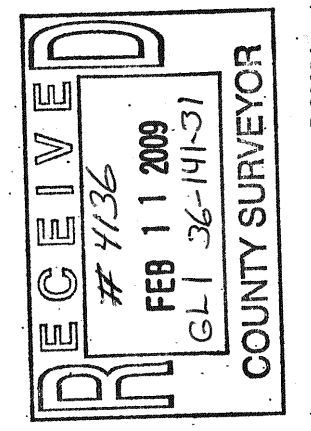
CASS COUNTY, MN # 3293
Deed Tax \$ 1.65
Date 10-12-99 By *Lucille R. Cron*

STATE OF MINNESOTA
COUNTY OF Cass
The foregoing was acknowledged before me on October 1, 1999
by Lucille R. Cron
as Trustee(s) of the Lucille R. Cron Living Trust dated May 23, 1996

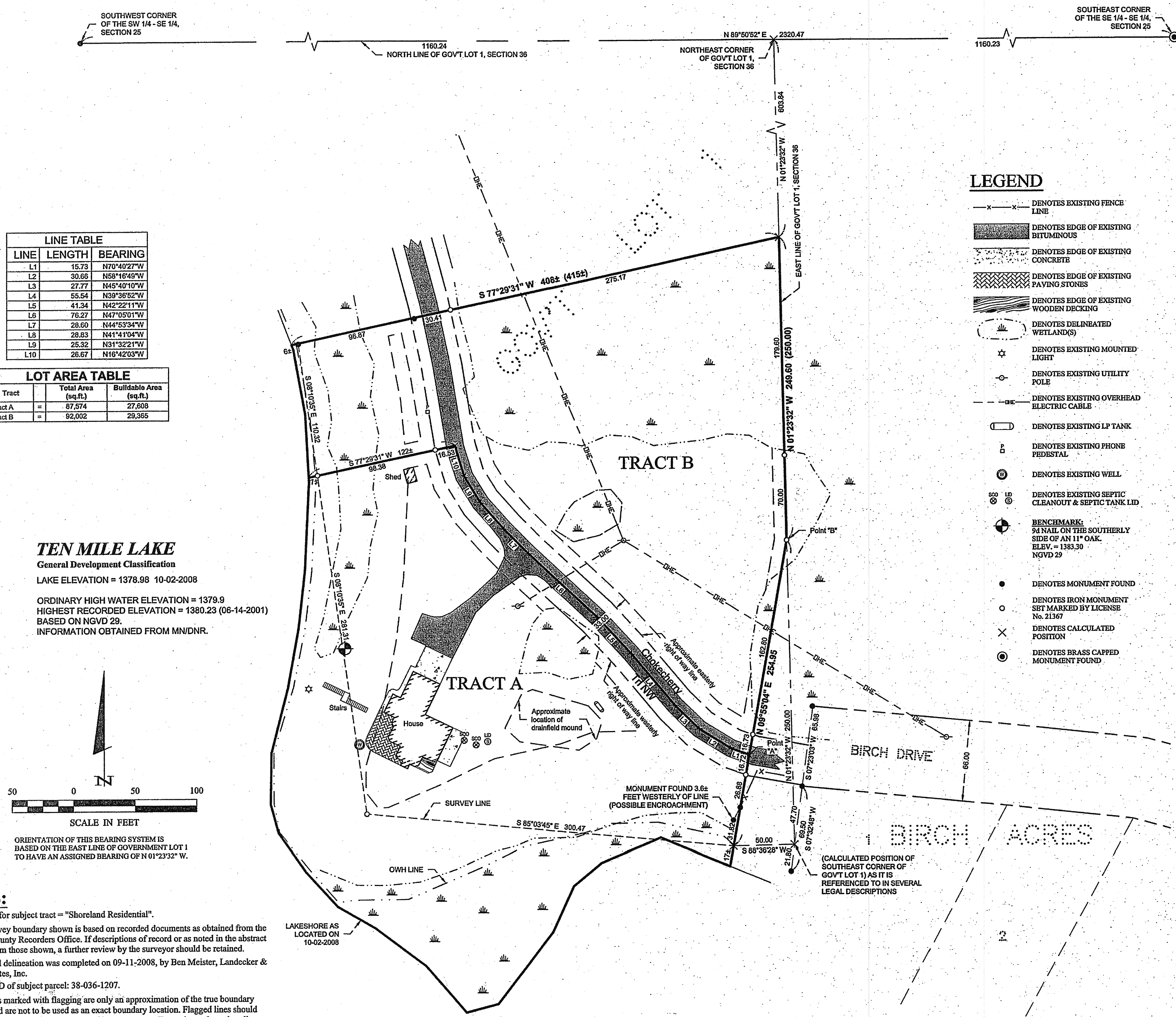
(Name of Trust)

NOTARIAL PUBLIC - MINNESOTA
My Commission Expires Jan 31, 2002
Hubbey, Neumeyer & Carney, P.A.
5195 Multifoods Tower
Minneapolis, MN 55402
612-340-9855/612-340-9446

Lucille R. Cron, Trustee
Robert L. Cron, Trustee
5195 Chokocherry Trail NW
Hackensack, MN 56452



Landecker & Associates, Inc.
Engineering, Surveying, Planning
Wadena, MN 56484
Phone: 218-547-1236
Fax: 218-547-2272



LINE TABLE

LINE	LENGTH	BEARING
L1	15.73	N70°40'27"W
L2	30.68	N68°16'49"W
L3	27.77	N45°40'10"W
L4	55.54	N39°36'52"W
L5	41.34	N42°22'11"W
L6	76.27	N47°05'01"W
L7	28.60	N44°53'34"W
L8	28.83	N41°41'04"W
L9	25.32	N31°32'21"W
L10	26.67	N16°42'03"W

LOT AREA TABLE

Tract	Total Area (sq.ft.)	Buildable Area (sq.ft.)
Tract A	87,574	27,608
Tract B	92,002	29,365

TEN MILE LAKE
General Development Classification
LAKE ELEVATION = 1378.98 10-02-2008
ORDINARY HIGH WATER ELEVATION = 1379.9
HIGHEST RECORDED ELEVATION = 1380.23 (06-14-2001)
BASED ON NGVD 29.
INFORMATION OBTAINED FROM MN/DNR.

LEGEND

- x-x- DENOTES EXISTING FENCE LINE
- ▨ DENOTES EDGE OF EXISTING BITUMINOUS
- ▨ DENOTES EDGE OF EXISTING CONCRETE
- ▨ DENOTES EDGE OF EXISTING PAVING STONES
- ▨ DENOTES EDGE OF EXISTING WOODEN DECKING
- ⊙ DENOTES DELINEATED WETLAND(S)
- ☆ DENOTES EXISTING MOUNTED LIGHT
- DENOTES EXISTING UTILITY POLE
- DENOTES EXISTING OVERHEAD ELECTRIC CABLE
- DENOTES EXISTING LP TANK
- ⊕ DENOTES EXISTING PHONE PEDestal
- ⊙ DENOTES EXISTING WELL
- ⊙ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- DENOTES MONUMENT FOUND
- DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 21367
- ⊗ DENOTES CALCULATED POSITION
- ⊙ DENOTES BRASS CAPPED MONUMENT FOUND

Schedule "A" Legal Description

The part of Government Lot One (1), Section Thirty-six (36), Township One Hundred Forty-one (141) North, Range Thirty-one (31) West of the Fifth Principal Meridian in Cass County, Minnesota, described as follows: commencing at the Southeast corner of said Government Lot One (1); thence South 88 degrees 36 minutes 28 seconds West assumed bearing 50.00 feet at a right angle to the East line of said Government Lot One (1) to the point of beginning; thence North 9 degrees 55 minutes 04 seconds East 254.95 feet to a point on said East line that bears North 1 degree 23 minutes 32 seconds West 250.00 feet from said Southeast corner; thence thence North 1 degree 23 minutes 32 seconds West 250.00 feet along said East line; thence South 77 degrees 29 minutes 31 seconds West 415 feet, more or less, to the shore of Ten Mile Lake; thence Southerly and Easterly along said shore to the point of beginning. Subject to and together with an easement over the existing roadway for ingress and egress to County State Aid Highway Number 50 and subject to other easements, reservations, and restrictions, if any, of record.

PROPOSED DESCRIPTIONS

TRACT A
That part of Government Lot 1, Section 36, Township 141 North, Range 31 West, Cass County, Minnesota, described as follows:
COMMENCING at the southeast corner of said Government Lot 1, said corner also being 1103.44 feet southerly of the northeast corner of said Government Lot 1 as measured along the east line thereof, and assigning said east line to bear North 01 degrees 23 minutes 32 seconds West; thence South 88 degrees 36 minutes 28 seconds West 50.00 feet to the point of beginning of the tract to be herein described; thence North 09 degrees 55 minutes 04 seconds East 75.42 feet; thence North 70 degrees 40 minutes 27 seconds West 15.73 feet; thence North 58 degrees 16 minutes 49 seconds West 30.66 feet; thence North 45 degrees 40 minutes 10 seconds West 27.77 feet; thence North 39 degrees 36 minutes 52 seconds West 55.54 feet; thence North 42 degrees 22 minutes 11 seconds West 41.34 feet; thence North 47 degrees 05 minutes 01 seconds West 76.27 feet; thence North 44 degrees 53 minutes 34 seconds West 28.60 feet; thence North 41 degrees 41 minutes 04 seconds West 28.83 feet; thence North 31 degrees 32 minutes 21 seconds West 25.32 feet; thence North 16 degrees 42 minutes 03 seconds West 26.67 feet; thence South 77 degrees 29 minutes 31 seconds West 122 feet, more or less, to the shoreline of Ten Mile Lake; thence southerly and easterly, along said shoreline, to the intersection with a line bearing South 09 degrees 55 minutes 04 seconds West from the point of beginning; thence North 09 degrees 55 minutes 04 seconds East 17 feet, more or less, to the point of beginning.

TRACT B
That part of Government Lot 1, Section 36, Township 141 North, Range 31 West, Cass County, Minnesota, described as follows:
COMMENCING at the southeast corner of said Government Lot 1, said corner also being 1103.44 feet southerly of the northeast corner of said Government Lot 1 as measured along the east line thereof, and assigning said east line to bear North 01 degrees 23 minutes 32 seconds West; thence South 88 degrees 36 minutes 28 seconds West 50.00 feet; thence North 09 degrees 55 minutes 04 seconds East 75.42 feet to a point hereinafter referred to as Point "A"; thence continue North 09 degrees 55 minutes 04 seconds East 179.53 feet to a point on said east line that is 250.00 feet northerly of said southeast corner, said point to be hereinafter referred to as Point "B"; thence North 01 degrees 23 minutes 32 seconds West, along said east line, 249.60 feet to a point that is 603.84 feet southerly of said northeast corner and the point of beginning of the tract to be herein described; thence South 01 degrees 23 minutes 32 seconds East 249.60 feet, along said east line, to said Point "B"; thence South 09 degrees 55 minutes 04 seconds West 179.53 feet to said Point "A"; thence North 70 degrees 40 minutes 27 seconds West 15.73 feet; thence North 58 degrees 16 minutes 49 seconds West 30.66 feet; thence North 45 degrees 40 minutes 10 seconds West 27.77 feet; thence North 39 degrees 36 minutes 52 seconds West 55.54 feet; thence North 42 degrees 22 minutes 11 seconds West 41.34 feet; thence North 47 degrees 05 minutes 01 seconds West 76.27 feet; thence North 44 degrees 53 minutes 34 seconds West 28.60 feet; thence North 41 degrees 41 minutes 04 seconds West 28.83 feet; thence North 31 degrees 32 minutes 21 seconds West 25.32 feet; thence North 16 degrees 42 minutes 03 seconds West 26.67 feet; thence South 77 degrees 29 minutes 31 seconds West 122 feet, more or less, to the shoreline of Ten Mile Lake; thence northerly, along said shoreline, to the intersection with a line bearing South 77 degrees 29 minutes 31 seconds West from the point of beginning; thence North 77 degrees 29 minutes 31 seconds East 408 feet, more or less, to the point of beginning.

SUBJECT to easements, restrictions, and reservations of record.

- NOTES:**
1. Zoning for subject tract = "Shoreland Residential".
 2. The survey boundary shown is based on recorded documents as obtained from the Cass County Records Office. If descriptions of record or as noted in the abstract vary from those shown, a further review by the surveyor should be retained.
 3. Wetland delineation was completed on 09-11-2008, by Ben Meister, Landecker & Associates, Inc.
 4. Parcel ID of subject parcel: 38-036-1207.
 5. 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.

REVISIONS

DATE	DESCRIPTION	BY
12-30-2008	Divided into 2 tracts	WAG

PROJECT NO.: 082122
FILE NAME: C082122.dwg
FIELD BOOK: DRAWN BY: WAG
BOOK 289 PG. 52

CHECKED BY: TLF
DRAWN BY: WAG

DATE: 12/30/08
SCALE: 1" = 50'
HORIZ: NONE
VERT: NONE

PROJECT MANAGER: Bob Croni
5195 Chokocherry Trail NW
Hackensack, MN 56452

DATE: 12/30/08
LIC. NO. 21367