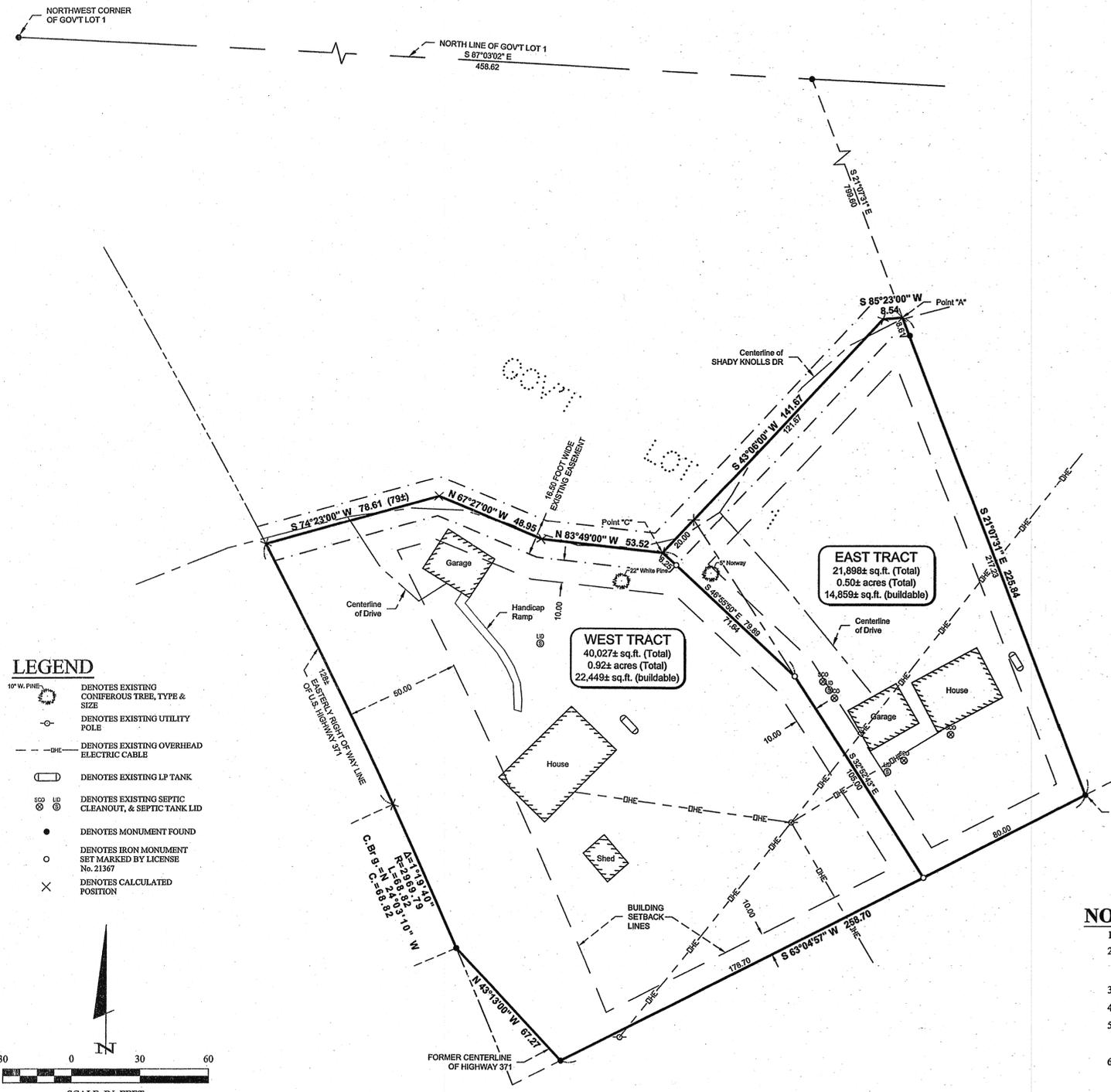


CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 1,
SECTION 35, TOWNSHIP 142 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA



- LEGEND**
- 10" W. PINN. DENOTES EXISTING CONIFEROUS TREE, TYPE & SIZE
 - DENOTES EXISTING UTILITY POLE
 - DENOTES EXISTING OVERHEAD ELECTRIC CABLE
 - DENOTES EXISTING LP TANK
 - DENOTES EXISTING SEPTIC CLEANOUT, & SEPTIC TANK LID
 - DENOTES MONUMENT FOUND
 - DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 21367
 - × DENOTES CALCULATED POSITION

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTH LINE OF GOVERNMENT LOT 1 TO HAVE AN ASSIGNED BEARING OF S 87°03'02" E.

PROPOSED DESCRIPTIONS

EAST TRACT
That part of Government Lot 1, Section 35, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows:
COMMENCING at the northwest corner of said Government Lot 1; thence South 87 degrees 03 minutes 02 seconds East, assigned bearing, along the north line of said Government Lot 1, a distance of 458.62 feet; thence South 21 degrees 07 minutes 31 seconds East 799.60 feet to a point hereinafter referred to as Point "A"; thence continue South 21 degrees 07 minutes 31 seconds East 225.84 feet to the point of beginning of the tract to be herein described; thence North 21 degrees 07 minutes 31 seconds West 225.84 feet to said Point "A"; thence South 85 degrees 23 minutes 00 seconds West 8.54 feet; thence South 43 degrees 06 minutes 00 seconds West 141.67 feet; thence South 46 degrees 55 minutes 50 seconds East 79.89 feet; thence South 32 degrees 52 minutes 43 seconds East 105.00 feet to the intersection with a line bearing South 63 degrees 04 minutes 57 seconds West from the point of beginning; thence North 63 degrees 04 minutes 57 seconds East 80.00 feet to the point of beginning.

SUBJECT and TOGETHER with a 16.50 foot wide easement.
SUBJECT to easements, restrictions, and reservations of record.

WEST TRACT
That part of Government Lot 1, Section 35, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows:
COMMENCING at the northwest corner of said Government Lot 1; thence South 87 degrees 03 minutes 02 seconds East, assigned bearing, along the north line of said Government Lot 1, a distance of 458.62 feet; thence South 21 degrees 07 minutes 31 seconds East 799.60 feet to a point hereinafter referred to as Point "A"; thence continue South 21 degrees 07 minutes 31 seconds East 225.84 feet to a point hereinafter referred to as Point "B"; thence North 21 degrees 07 minutes 31 seconds West 225.84 feet to said Point "A"; thence South 85 degrees 23 minutes 00 seconds West 8.54 feet; thence South 43 degrees 06 minutes 00 seconds West 141.67 feet to a point hereinafter referred to as Point "C"; thence North 83 degrees 49 minutes 00 seconds West 53.52 feet; thence North 67 degrees 27 minutes 00 seconds West 48.95 feet to the point of beginning of the tract to be herein described; thence South 67 degrees 27 minutes 00 seconds East 48.95 feet; thence South 83 degrees 49 minutes 00 seconds East 53.52 feet to said Point "C"; thence South 46 degrees 55 minutes 50 seconds East 79.89 feet; thence South 32 degrees 52 minutes 43 seconds East 105.00 feet to the intersection with a line bearing South 63 degrees 04 minutes 57 seconds West from said Point "B"; thence South 63 degrees 04 minutes 57 seconds West 178.70 feet to a point on the centerline of the former location of Highway 371, now vacated; thence North 43 degrees 13 minutes 00 seconds West, along said former centerline, 67.27 feet to a point on the easterly right of way line of U.S. Highway 371, said point being on a curve, concave to the southwest, the tangent to which at this point bears North 23 degrees 23 minutes 20 seconds West; thence northwesterly 68.82 feet along said curve and said right of way line, having a radius of 2969.79 feet and a central angle of 01 degrees 19 minutes 40 seconds; thence northwesterly 128 feet, more or less, along said right of way on a spiral easement curve to the intersection with a line bearing South 74 degrees 23 minutes 00 seconds West from the point of beginning; thence North 74 degrees 23 minutes 00 seconds East 79 feet, more or less, to the point of beginning.

SUBJECT and TOGETHER with a 16.50 foot wide easement.
SUBJECT to easements, restrictions, and reservations of record.

NOTES:

1. Zoning for subject tract = "Shoreland Residential".
2. The survey boundary shown is based on the tax descriptions 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. No wetland delineation was performed for the purpose of this survey.
4. The location of wells and septic drainfields were not shown on this drawing.
5. Parcel ID of subject parcel: 38-135-1217 & 38-135-1221. This survey is a boundary line adjustment leaving parcel 38-135-1217 meeting the minimum lot standards and adding land to parcel 38-135-1221.
6. 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.

EXISTING LEGAL DESCRIPTIONS

Documents obtained from the Cass County Records Office

Individual to John Tenant
CONSIDERATION IS LESS THAN \$500.00.
No delinquent taxes and transfer charges; Certificate of Real Estate Value is filed & A-1 has required Certificate of Real Estate Value No. 19-1535.
By: *James J. Cooney*
County Auditor
STATE DEED TAX DUE HEREON: \$ 1.65
Date: July 29, 1998

OFFICE OF COUNTY RECORDER
State of Minnesota, County of Cass
I hereby certify that this instrument was filed in this office for record on the 28th day of August, 1998, at 10:11 AM.
By: *James J. Cooney*
COUNTY RECORDER

FOR VALUABLE CONSIDERATION, James J. Cooney and Dolores A. Cooney, husband and wife, do hereby convey and warrant to Lenore R. Pineski and Kathleen A. Pineski, husband and wife, County, Minnesota, described as follows:
That part of Government Lot 1, Section 35, Township 142 North, Range 31 West, the 1/4th principal Meridian, Cass County, Minnesota, described as follows: Commencing at the northwest corner of said Government Lot 1; thence South 87°03'02" East 458.62 feet along the north line of said Government Lot 1; thence South 21°07'31" East 799.60 feet to the point of beginning; thence South 85°23'00" West 8.54 feet; thence South 43°06'00" West 141.67 feet; thence South 46°55'50" East 79.89 feet; thence North 63°04'57" East 80.00 feet; thence North 21°07'31" West 225.84 feet to the point of beginning.

If more space is needed, continue on back together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

Affix Deed Tax Stamp Here
James J. Cooney
Dolores A. Cooney

STATE OF MINNESOTA
COUNTY OF CASS } ss.
The foregoing instrument was acknowledged before me this 29th day of July, 1998, by James J. Cooney and Dolores A. Cooney, husband and wife, Grantor(s).
I, *Harlan E. Smith*, Reg. P. O. Box 169, Walker, MN 56484, 218/547-1711, a duly sworn and qualified Notary Public in and for the State of Minnesota, do hereby certify that I am the duly qualified Notary Public in and for the State of Minnesota, and that the foregoing instrument was acknowledged before me as such on the date and at the place herein stated.
By: *Harlan E. Smith*
Notary Public

STATE OF MINNESOTA
COUNTY OF CASS } ss.
I, *Kathleen A. Pineski*, County Auditor, do hereby certify that this instrument was filed in this office for record on the 28th day of August, 1998, at 10:11 AM.
By: *Kathleen A. Pineski*
COUNTY RECORDER

AFFIDAVIT OF IDENTITY 39-135-1217 AND SURVIVORSHIP 38-135-1217
Transfer Entered
July 28, 2008
Dolores A. Cooney
County Auditor
By: *Harlan E. Smith*
Deputy

OFFICE OF COUNTY RECORDER
STATE OF MINNESOTA
COUNTY OF CASS
CERTIFIED, FILED, AND/OR RECORDED IN
AS DOC #: 080848005
RECORDED: 08/28/08
RECORD FEE: \$46.00
KATHLEEN A. PINESKI
COUNTY RECORDER
Walker, MN 56484

STATE OF MINNESOTA
COUNTY OF CASS } ss.
NAME OF DECEDENT
James Joseph Cooney a/a James J. Cooney
PO Box 1252, Walker MN 56484
Name of Affiant
Address of Affiant
I, *Kathleen A. Pineski*, County Auditor, do hereby certify that I am the duly qualified Notary Public in and for the State of Minnesota, and that the above named decedent is the person named in the certified copy of Certificate of Death attached hereto and made a part hereof.
That the name(s) of the survivor(s) is/are Dolores A. Cooney.
That said decedent on date of death was an owner as a joint tenant / life-tenant of the land legally described as follows:
That part of Government Lot 1, Section 35, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows: Commencing at the Northwest corner of said Government Lot 1; thence on an assumed bearing of South 87 degrees 03 minutes 02 seconds East 458.62 feet along the North line of said Government Lot 1; thence South 21 degrees 07 minutes 31 seconds East 799.60 feet to a point hereinafter referred to as "Point A"; thence South 85 degrees 23 minutes West 8.54 feet; thence East 8.54 feet to said Point "A"; thence North 83 degrees 49 minutes 00 seconds West 53.52 feet; thence North 67 degrees 27 minutes 00 seconds West 48.95 feet to the point of beginning of the tract to be herein described; thence South 67 degrees 27 minutes 00 seconds East 48.95 feet; thence South 83 degrees 49 minutes 00 seconds East 53.52 feet to said Point "C"; thence South 46 degrees 55 minutes 50 seconds East 79.89 feet; thence South 32 degrees 52 minutes 43 seconds East 105.00 feet to the intersection with a line bearing South 63 degrees 04 minutes 57 seconds West from said Point "B"; thence South 63 degrees 04 minutes 57 seconds West 178.70 feet to a point on the centerline of the former location of Highway 371, now vacated; thence North 43 degrees 13 minutes 00 seconds West, along said former centerline, 67.27 feet to a point on the easterly right of way line of U.S. Highway 371, said point being on a curve, concave to the southwest, the tangent to which at this point bears North 23 degrees 23 minutes 20 seconds West; thence northwesterly 68.82 feet along said curve and said right of way line, having a radius of 2969.79 feet and a central angle of 01 degrees 19 minutes 40 seconds; thence northwesterly 128 feet, more or less, along said right-of-way on a spiral easement curve to the intersection with a line bearing South 74 degrees 23 minutes 00 seconds West from the point of beginning; thence North 74 degrees 23 minutes 00 seconds East 79 feet, more or less, to the point of beginning.

as shown by instrument recorded in Book _____ of _____ or as Document No. 272574, in the office of the County Recorder of Cass, County, Minnesota, or as shown on Certificate of Title No. _____, Files of the Registrar of Titles of _____ County, Minnesota.

Subscribed and sworn to before me this _____ day of _____, 2008.
Harlan E. Smith
Notary Public

I, *Lary A. Kimball*, KIMBALL & UNDELMAN LAW, LLP, PO Box 1240, Walker MN 56484, (218) 547-3787, do hereby certify that I am the duly qualified Notary Public in and for the State of Minnesota, and that the above named decedent is the person named in the certified copy of Certificate of Death attached hereto and made a part hereof.
That the name(s) of the survivor(s) is/are Dolores A. Cooney.
That said decedent on date of death was an owner as a joint tenant / life-tenant of the land legally described as follows:
That part of Government Lot 1, Section 35, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows: Commencing at the Northwest corner of said Government Lot 1; thence on an assumed bearing of South 87 degrees 03 minutes 02 seconds East 458.62 feet along the North line of said Government Lot 1; thence South 21 degrees 07 minutes 31 seconds East 799.60 feet to a point hereinafter referred to as "Point A"; thence South 85 degrees 23 minutes West 8.54 feet; thence East 8.54 feet to said Point "A"; thence North 83 degrees 49 minutes 00 seconds West 53.52 feet; thence North 67 degrees 27 minutes 00 seconds West 48.95 feet to the point of beginning of the tract to be herein described; thence South 67 degrees 27 minutes 00 seconds East 48.95 feet; thence South 83 degrees 49 minutes 00 seconds East 53.52 feet to said Point "C"; thence South 46 degrees 55 minutes 50 seconds East 79.89 feet; thence South 32 degrees 52 minutes 43 seconds East 105.00 feet to the intersection with a line bearing South 63 degrees 04 minutes 57 seconds West from said Point "B"; thence South 63 degrees 04 minutes 57 seconds West 178.70 feet to a point on the centerline of the former location of Highway 371, now vacated; thence North 43 degrees 13 minutes 00 seconds West, along said former centerline, 67.27 feet to a point on the easterly right-of-way line of U.S. Highway 371, said point being on a curve, concave to the southwest, the tangent to which at this point bears North 23 degrees 23 minutes 20 seconds West; thence northwesterly 68.82 feet along said curve, having a radius of 2969.79 feet and a central angle of 01 degrees 19 minutes 40 seconds; thence northwesterly 128 feet, more or less, along said right-of-way on a spiral easement curve to the intersection with a line bearing South 74 degrees 23 minutes 00 seconds West from the point of beginning; thence North 74 degrees 23 minutes East 79 feet, more or less, to the point of beginning.

DESCRIPTION CONTINUED FROM FRONT
South 43 degrees 05 minutes West 141.67 feet; thence North 83 degrees 49 minutes West 53.52 feet; thence North 67 degrees 27 minutes West 48.95 feet to the point of beginning of the tract to be described; thence South 67 degrees 27 minutes East 48.95 feet; thence South 83 degrees 49 minutes East 53.52 feet; thence North 83 degrees 49 minutes East 141.67 feet; thence North 83 degrees 49 minutes East 53.52 feet to said Point "A"; thence South 21 degrees 07 minutes 31 seconds East 799.60 feet; thence South 63 degrees 04 minutes 57 seconds West 258.70 feet to a point on the center line of the former center line to a point on the easterly right-of-way line of U.S. Highway 371, said point being on a curve, concave to the southwest, the tangent to which at this point bears North 23 degrees 23 minutes 20 seconds West; thence northwesterly 68.82 feet along said curve, having a radius of 2969.79 feet and a central angle of 01 degrees 19 minutes 40 seconds; thence northwesterly 128 feet, more or less, along said right-of-way on a spiral easement curve to the intersection with a line bearing South 74 degrees 23 minutes West from the point of beginning; thence North 74 degrees 23 minutes East 79 feet, more or less, to the point of beginning.

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Landecker & Associates, Inc.
Engineering - Surveying - Planning
Walker, MN 56484
Phone: 218-547-1206 Fax: 218-547-2772

RECEIVED
4444
MAR 13 2009
GL 135-H2-21
COUNTY SURVEYOR

CERTIFICATE OF SURVEY
Kathy Pineski
P.O. Box 1252
Walker, MN 56484

REVISIONS	DATE	DESCRIPTION
1	02-05-2009 <td>1" = 30'</td>	1" = 30'
2	02-05-2009 <td>1" = 30'</td>	1" = 30'

PROJECT NO.: 022126
FILE NAME: C082126.dwg
FIELD BOOK: BOOK 289 PG. 97
CHECKED BY: TLF
DRAWN BY: MWG

DATE: 2/5/09
LIC. NO. 21367