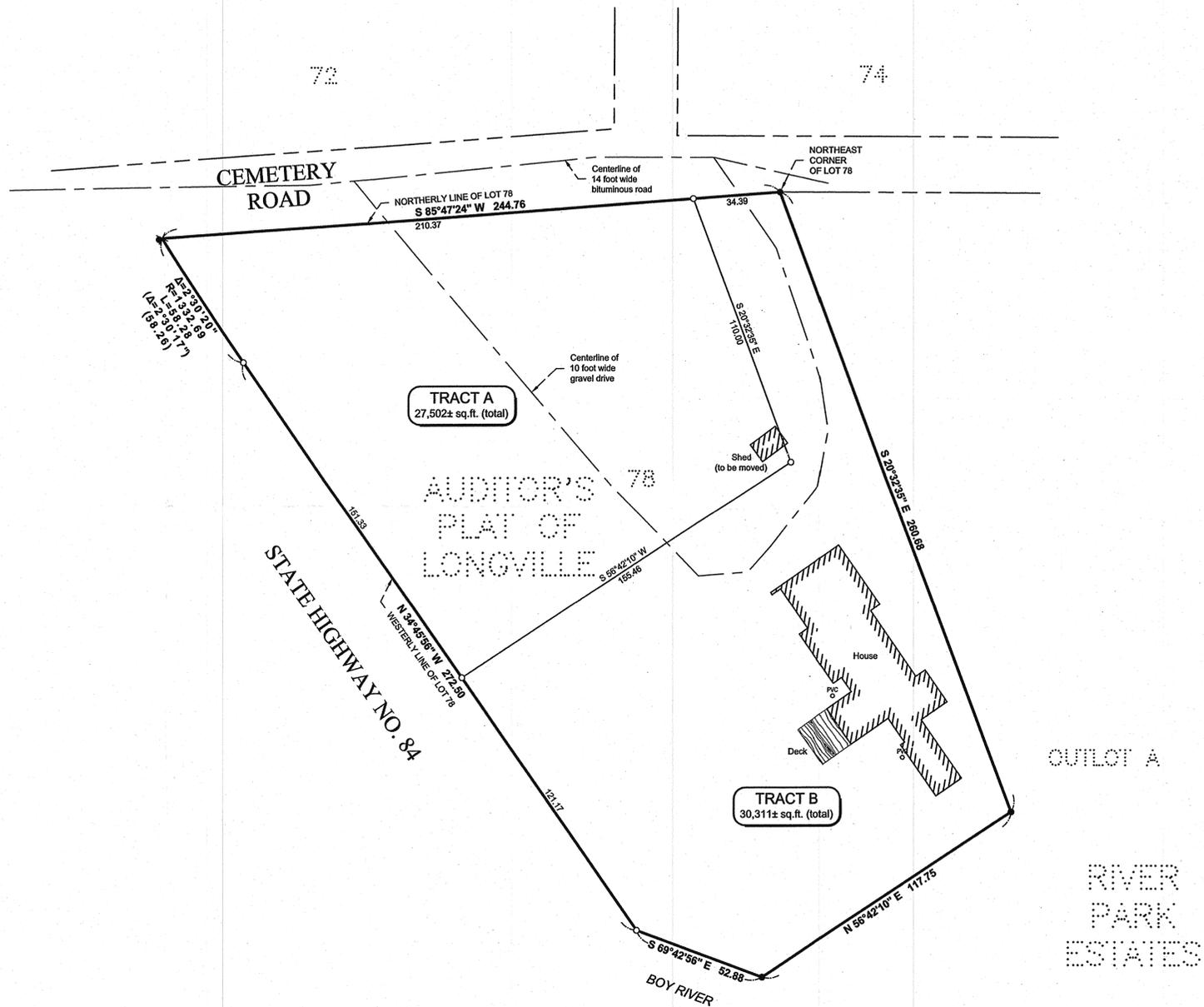
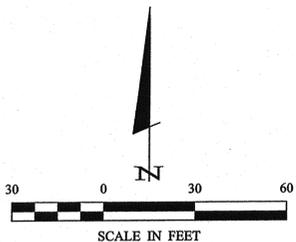


# CERTIFICATE OF SURVEY

LOT 78, AUDITOR'S PLAT OF LONGVILLE,  
SECTION 34, TOWNSHIP 141 NORTH, RANGE 28 WEST,  
CASS COUNTY, MINNESOTA



- LEGEND**
- PC DENOTES EXISTING SEPTIC VENT
  - DENOTES MONUMENT FOUND
  - DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 21367



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTHERLY LINE OF LOT 78, AUDITOR'S PLAT OF LONGVILLE TO HAVE AN ASSIGNED BEARING OF S 85°47'24" W.

**NOTES:**

- Zoning for subject tract = "Shoreland Residential R-2".
- No wetland delineation was performed for the purpose of this survey.
- Parcel ID of subject parcel: 91-337-7800.
- There was a snow depth of 8 inches when survey crew collected topographic data. Therefore, some physical features covered by snow may not have been identified. Only visible topographic features, improvements, and utilities were located. Site verification in spring when the snow cover is gone is recommended.
- The survey boundary shown is based on the recorded document as obtained from the Cass County Recorders Office. If descriptions of record or as noted in the abstract vary from those shown, a further review by the surveyor should be retained.
- 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 DESCRIPTION**  
OBTAINED FROM THE CASS COUNTY RECORDERS OFFICE.

Form No. 5-M - WARRANTY DEED Minnesota Uniform Conveying Statute (61/97) Miller-Devlin Co., St. Paul, MN

Individual(s) to John Tenants 91-337-7800 # 428931  
 No delinquent taxes and transfer entered; Certificate of Real Estate Value ( ) filed ( ) not required  
 Certificate of Real Estate Value No. 21367  
 Date: Sept 23rd 2009  
 by Sharon K. Anderson County Auditor  
 Deputy  
 State of Minnesota, County of Cass  
 I hereby certify that the within instrument was filed in this office for record on the 22nd day of Sept A.D. 2009 at 10:55 O'clock A.M. and was duly recorded as Micro Doc. No. 428931  
 COUNTY RECORDER

DEED TAX DUE: \$ 777.20  
 Date: September 22, 2009

FOR VALUABLE CONSIDERATION, Mary Lou Andrews, a single person (marital name)  
 Grantor, hereby conveys and warrants to Patrick H. Moran and Barbara A. Moran, husband and wife.  
 Grantees, as joint tenants, real property in Cass County, Minnesota, described as follows:  
**SEE ATTACHED EXHIBIT "A"**  
 Subject to and together with easements, restrictions, and reservations of record, if any.

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions: NONE.

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.

CASS COUNTY, MN #2497  
 Deed tax \$ 277.80  
 Date: 9-23-09 By: P/B  
 9-25-09

STATE OF MINNESOTA }  
 COUNTY OF CASS }  
 This instrument was acknowledged before me on September 22, 2009  
 by Mary Lou Andrews, a single person.  
 Date

Notary Public - Minnesota  
 Patrick/Barbara Moran  
 P O Box 393  
 Walker, MN 56484  
 218 247 2270  
 CF#13009

Exhibit "A"

Starting at the northeast corner of Government Lot 3, a stone bound, run West along the East-West Quarter line 179.5 feet to a point; thence run South a distance of 495 feet to a point 22 feet South of the Southwest corner of Les Garner's property; thence run East parallel with said quarter line 41 feet to a point hereinafter called the point of beginning; thence deflect 69 degrees 30 minutes right a distance of 250 feet to a point; thence deflect 77 degrees right a distance of 118 feet to Boy River; thence Northwest along said river approximately 63 feet to the right-of-way of State Highway #84 as at present constructed; thence Northerly along said right-of-way 320 feet to intersection of Cemetery Road; thence Easterly along said Cemetery Road 244 feet to point of beginning. All in Lot 3, Section 34, Township 141, Range 28, lying East of State Highway #64 (Longville Pine River Road).

Now known as Lot 78, Auditor's Plat of Longville.

**PROPOSED DESCRIPTIONS**

**TRACT A**  
 That part of Lot 78, AUDITOR'S PLAT OF LONGVILLE, according to the recorded plat thereof, Cass County, Minnesota, lying westerly and northerly of the following described line:  
 COMMENCING at the northeast corner of said Lot 78; thence South 85 degrees 47 minutes 24 seconds West, assigned bearing, along the northerly line of said Lot 78, a distance of 34.39 feet to the point of beginning of the line to be herein described; thence South 20 degrees 32 minutes 35 seconds East 110.00 feet; thence South 56 degrees 42 minutes 10 seconds West 155.46 feet to the westerly line of said Lot 78 and said described line there terminating.

SUBJECT to easements, restrictions, and reservations of record.

**TRACT B**  
 That part of Lot 78, AUDITOR'S PLAT OF LONGVILLE, according to the recorded plat thereof, Cass County, Minnesota, lying easterly and southerly of the following described line:  
 COMMENCING at the northeast corner of said Lot 78; thence South 85 degrees 47 minutes 24 seconds West, assigned bearing, along the northerly line of said Lot 78, a distance of 34.39 feet to the point of beginning of the line to be herein described; thence South 20 degrees 32 minutes 35 seconds East 110.00 feet; thence South 56 degrees 42 minutes 10 seconds West 155.46 feet to the westerly line of said Lot 78 and said described line there terminating.

SUBJECT to easements, restrictions, and reservations of record.

**RECEIVED**  
 #4720  
 JUL 15 2009  
 6L3 3441-28  
 CASS COUNTY SURVEYOR

LANDecker & Associates, Inc.  
 Engineering - Surveying - Planning  
 Walker, MN 56484  
 Phone: 218-547-1296  
 Fax: 218-547-2772

DATE: 4/28/09  
 BY: Pat Moran  
 PROJECT No.: 092012  
 PROJECT MANAGER: TLF  
 FILE NAME: C082012.dwg  
 CHECKED BY: TLF  
 DRAWN BY: WAG  
 FIELD BOOK: BOOK 301  
 DATE: 04-29-2009  
 SCALE: 1" = 30'  
 HORIZ: NONE  
 VERT: NONE  
 PG. 54

CERTIFICATE OF SURVEY  
 Pat Moran  
 P.O. Box 393  
 Longville, MN 56655

1 OF 1