

CERTIFICATE OF SURVEY

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER,
SECTION 11, TOWNSHIP 140 NORTH, RANGE 30 WEST,
AND
A PART OF GOVERNMENT LOT 5,
SECTION 12, TOWNSHIP 140 NORTH, RANGE 30 WEST,
CASS COUNTY, MINNESOTA

LINE	LENGTH	BEARING
L1	114.74	N51°28'25"W
L2	122.59	N89°58'10"W
L3	87.83	S83°26'40"W
L4	169.38	N82°54'19"W
L5	72.75	N63°14'15"W
L6	84.20	N80°35'44"W
L7	126.99	N72°18'15"W
L8	157.95	N75°24'38"W
L9	78.04	N03°39'22"E
L10	96.48	N12°29'20"W
L11	84.09	N11°28'23"E
L12	56.19	N15°39'11"W
L13	149.63	N09°10'05"W
L14	73.04	N11°41'57"W
L15	31.30	N26°22'20"W
L16	13.62	S32°08'51"W
L17	166.43	N84°41'48"W
L18	37.39	S23°56'09"E
L19	81.35	S00°41'48"W
L20	58.57	S08°44'23"E
L21	88.8	S09°16'24"W

CURVE	DELTA	LENGTH	RADIUS	CHORD BRG	CHORD
C1	Δ=5°59'30"	15.70	151.82	N23°39'53"W	15.69
C2	Δ=43°34'51"	115.48	151.82	N01°05'18"E	112.72
C3	Δ=10°22'28"	148.06	817.70	S17°41'29"W	147.86
C4	Δ=3°34'13"	50.95	817.70	S10°43'09"W	50.95
C5	Δ=38°31'45"	134.49	200.00	N70°42'18"W	131.97
C6	Δ=13°39'01"	59.56	250.00	S89°43'49"E	59.42
C7	Δ=19°40'04"	51.49	163.00	S73°04'17"E	51.24
C8	Δ=17°21'29"	181.77	600.00	N71°54'59"W	181.08
C9	Δ=79°04'00"	138.00	100.00	S35°52'38"E	127.31
C10	Δ=16°08'42"	112.71	400.00	N04°24'59"W	112.34
C11	Δ=23°57'43"	41.82	100.00	S00°30'29"E	41.52
C12	Δ=27°07'34"	47.34	100.00	N02°05'24"W	46.90
C13	Δ=14°40'23"	25.61	100.00	N19°02'08"W	25.54
C14	Δ=17°33'29"	30.65	100.00	S66°37'54"E	30.52
C15	Δ=81°30'31"	107.35	100.00	S27°05'54"E	102.27

EXISTING LEGAL DESCRIPTIONS

OBTAINED FROM THE CASS COUNTY RECORDERS OFFICE.
(DOC. NO. A000505483 AND A000505484)

QUIT CLAIM DEED

This Instrument Prepared by:
John C. Scheepers, Jr. Esq.
175 Butler Road, Pinson, Tennessee 38366

Without Survey or Title Examination
Without Serving as Closing Attorney

KNOW ALL MEN BY THESE PRESENTS, that James H. Hammer of the County of Polk and State of Iowa for and in consideration of the sum of Ten Dollars, does hereby bargain, sell, release, remise, quit claim and convey unto "The Hammer Family Trust", James H. Hammer and wife, Margaret C. Hammer, Trustees, all his right, title and interest in and to the following real estate situated in Cass County, Minnesota, and more particularly described as follows, to-wit:

That part of Government Lot 5, Section 12, Township 140 North, Range 30 West, Cass County, Minnesota, lying westerly of the following described line:
Commencing on the Southwest corner of said Government Lot 5; thence North 89 degrees 46 minutes 57 seconds East, assumed bearing, along the south line of said Government Lot 5, a distance of 143.08 feet to the point of beginning of the line to be herein described; thence North 8 degrees 25 minutes 02 seconds East 282.95 feet; thence northeasterly 199.01 feet along a tangential curve, concave to the southeast, having a radius of 817.70 feet and a central angle of 13 degrees 56 minutes 41 seconds; thence North 22 degrees 21 minutes 43 seconds East 52.46 feet; thence northerly 131.18 feet along a tangential curve, having a radius of 151.82 feet and a central angle of 49 degrees 30 minutes 21 seconds; thence North 27 degrees 08 minutes 38 seconds West 81.18 feet; thence northerly 97.55 feet along a tangential curve, concave to the east, having a radius of 189.29 feet and a central angle of 21 degrees 00 minutes 01 seconds; thence North 3 degrees 51 minutes 23 seconds East 258.18 feet; thence northeasterly 148.29 feet along a tangential curve, concave to the southeast, having a radius of 400.82 feet and a central angle of 21 degrees 11 minutes 41 seconds; thence North 25 degrees 03 minutes 04 seconds East 59.30 feet, more or less, to the north line of said Government Lot 5 and there terminating.

Subject to all covenants, restrictions, reservations, easements, conditions and rights appearing of record, if any, subject to Birch Lake Township Road, and subject to shoreland management restrictions, reservations and applicable ordinances.

Being the same property conveyed to Clarence R. Payne, Duane F. Omman, Charles H. Nelson and James Hammer from Caroline L. Olson Lyngren and Robert A. Lyngren, husband and wife, by Warranty Deed dated September 30, 1989, and recorded in Cass County, Minnesota.

IN TESTIMONY WHEREOF, We have hereunto set our hands and seal this 14th day of October, A.D., 2005.

No delinquent taxes and transfer entered;
Certificate of Real Estate Value
() filed, (X) not required
Deed tax \$ 1.63
Date 10-24-05 By J.H.

James H. Hammer
CASS COUNTY, MN # 3954
County Auditor
Deputy

QUIT CLAIM DEED

This Instrument Prepared by:
John C. Scheepers, Jr. Esq.
175 Butler Road, Pinson, Tennessee 38366

Without Survey or Title Examination
Without Serving as Closing Attorney

KNOW ALL MEN BY THESE PRESENTS, that James H. Hammer of the County of Polk and State of Iowa for and in consideration of the sum of Ten Dollars, does hereby bargain, sell, release, remise, quit claim and convey unto "The Hammer Family Trust", James H. Hammer and wife, Margaret C. Hammer, Trustees, all his right, title and interest in and to the following real estate situated in Cass County, Minnesota, and more particularly described as follows, to-wit:

The Northeast Quarter of the Southeast Quarter (NE 1/4 of SE 1/4) of Section Eleven (11), Township One Hundred Forty (140), Range Thirty (30), together with a 66 foot easement for ingress and egress over the south 66 feet of that part of Government Lot Five (5), Section Twelve (12), Township One Hundred Forty (140), Range Thirty (30), lying west of the existing Township Road. Subject to easements, restrictions and mineral reservations of record, and also subject to: (a) Building and zoning laws, ordinances, State and Federal Regulations; (b) Restrictions relating to use or improvement of premises without effective forfeiture provision; (c) Reservation of any minerals or mineral rights to the State of Minnesota or to any other person or entity; (d) Utility and drainage easements which do not interfere with present improvements.

Being the same property conveyed to Clarence Ray Payne, Charles H. Nelson, Duane F. Omman and James Hammer from Caroline L. Olson Lyngren and Rholan Larson, Trustees of the Trust created under the Last Will and Testament of Raymond C. Olson by Warranty Deed dated June 17, 1992, and recorded in Cass County, Minnesota.

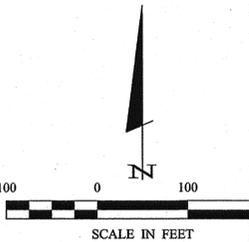
IN TESTIMONY WHEREOF, We have hereunto set our hands and seal this 05-11-2005 day of October, A.D., 2005.

No delinquent taxes and transfer entered;
Certificate of Real Estate Value
() filed, (X) not required
Deed tax \$ 1.63
Date 05-11-05 By J.H.

James H. Hammer
CASS COUNTY, MN # 3954
County Auditor
Deputy

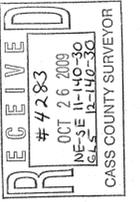
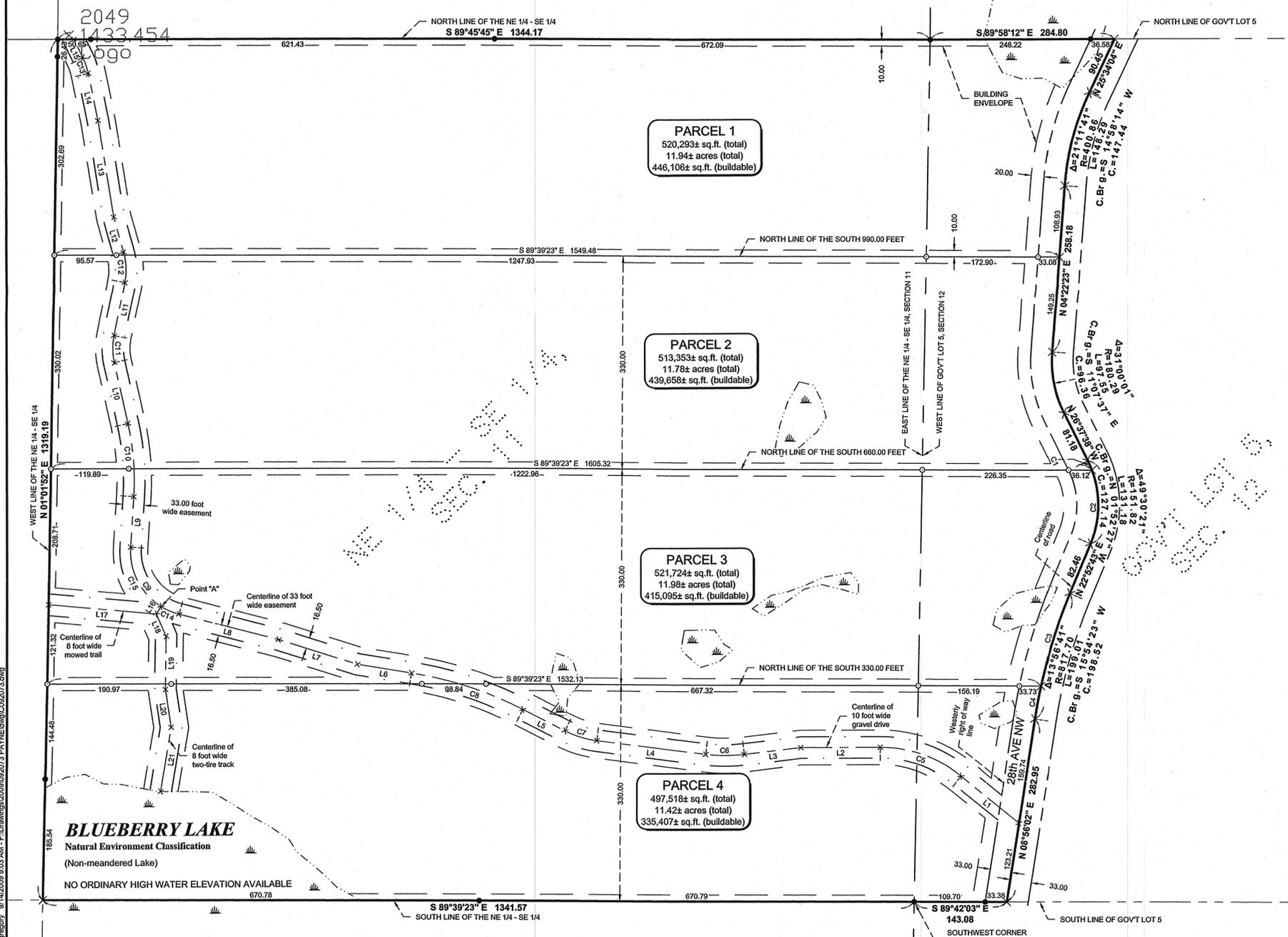
LEGEND

- ▲ DENOTES DELINEATED WETLAND
- DENOTES MONUMENT FOUND
- DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 21367
- × DENOTES CALCULATED POSITION



NOTES:

1. Zoning for subject tract = "Shoreland Residential".
2. Wetland delineation was completed on 09-02-2009, by Ben Meister, Landecker & Associates, Inc.
3. Parcel ID of subject parcel: 05-011-4100 and 05-012-3200.
4. The survey boundary shown is based on the 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.
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.
6. The MNDNR has not determined an official Ordinary High Water (O.H.W.) elevation. Therefore, the shoreline 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.



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Landecker & Associates, Inc.
Engineering - Surveying - Planning
Wadena, MN 56484
Phone: 218-547-1286 Fax: 218-547-2272

I HEREBY CERTIFY THAT THIS SURVEY PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR BY AN INDIVIDUAL UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A DULY LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE: 10/14/09 LIC. NO. 21367

REVISIONS	DESCRIPTION	DATE
09-14-2009 <td> <td> </td></td>	<td> </td>	

PROJECT NO.: 092073
FILE NAME: C092073.dwg
FIELD BOOK: BOOK 303, PG. 6

CHECKED BY: TLF
DRAWN BY: IWAG

CASS COUNTY SURVEYOR
Rory L. Freeman, PLS #21367

CASS COUNTY, MN # 3954
County Auditor
Deputy

CLARENCE R. PAYNE
2702 - 40th Street NW
Hackensack, MN 56452

SHEET 1 OF 2

CERTIFICATE OF SURVEY

**THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER,
SECTION 11, TOWNSHIP 140 NORTH, RANGE 30 WEST,
AND
A PART OF GOVERNMENT LOT 5,
SECTION 12, TOWNSHIP 140 NORTH, RANGE 30 WEST,
CASS COUNTY, MINNESOTA**

PROPOSED DESCRIPTIONS

PARCEL 1

That part of the Northeast Quarter of the Southeast Quarter, Section 11, Township 140 North, Range 30 West, Cass County, Minnesota, lying northerly of the South 990.00 feet thereof,
AND

That part of Government Lot 5, Section 12, Township 140 North, Range 30 West, Cass County, Minnesota, lying northerly of the easterly extension of the north line of the South 990.00 feet of the Northeast Quarter of the Southeast Quarter, Section 11, Township 140 North, Range 30 West, Cass County, Minnesota and also lying westerly of the following described line:
COMMENCING at the southwest corner of said Government Lot 5; thence South 89 degrees 42 minutes 03 seconds East, assigned bearing, along the south line of said Government Lot 5, a distance of 143.08 feet to the point of beginning of the line to be herein described; thence North 08 degrees 56 minutes 02 seconds East 282.95 feet; thence northeasterly 199.01 feet, along a tangential curve, concave to the southeast, having a radius of 817.70 feet and a central angle of 13 degrees 56 minutes 41 seconds; thence North 22 degrees 52 minutes 43 seconds East, tangent to said curve, 82.46 feet; thence northerly 131.18 feet, along a tangential curve, concave to the west, having a radius of 151.82 feet and a central angle of 49 degrees 30 minutes 21 seconds; thence North 26 degrees 37 minutes 38 seconds West, tangent to said last described curve, 81.18 feet; thence northerly 97.55 feet, along a tangential curve, concave to the east, having a radius of 180.29 feet and a central angle of 31 degrees 00 minutes 01 seconds; thence North 04 degrees 22 minutes 23 seconds East, tangent to said last described curve, 258.18 feet; thence northeasterly 148.29 feet, along a tangential curve, concave to the southeast, having a radius of 400.86 feet and a central angle of 21 degrees 11 minutes 41 seconds; thence North 25 degrees 34 minutes 04 seconds East, tangent to said last described curve, 90.45 feet to the north line of said Government Lot 5 and said described line there terminating.

SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to 28th Avenue NW right of way.
SUBJECT to and TOGETHER with a 33.00 foot wide easement.

PARCEL 2

The North 330.00 feet of the South 990.00 feet of the Northeast Quarter of the Southeast Quarter, Section 11, Township 140 North, Range 30 West, Cass County, Minnesota,
AND

That part of Government Lot 5, Section 12, Township 140 North, Range 30 West, Cass County, Minnesota, lying southerly of the easterly extension of the north line of the South 990.00 feet of the Northeast Quarter of the Southeast Quarter, Section 11, Township 140 North, Range 30 West, Cass County, Minnesota, and lying northerly of the easterly extension of the north line of the South 660.00 feet of said Northeast Quarter of the Southeast Quarter and also lying westerly of the following described line:
COMMENCING at the southwest corner of said Government Lot 5; thence South 89 degrees 42 minutes 03 seconds East, assigned bearing, along the south line of said Government Lot 5, a distance of 143.08 feet to the point of beginning of the line to be herein described; thence North 08 degrees 56 minutes 02 seconds East 282.95 feet; thence northeasterly 199.01 feet, along a tangential curve, concave to the southeast, having a radius of 817.70 feet and a central angle of 13 degrees 56 minutes 41 seconds; thence North 22 degrees 52 minutes 43 seconds East, tangent to said curve, 82.46 feet; thence northerly 131.18 feet, along a tangential curve, concave to the west, having a radius of 151.82 feet and a central angle of 49 degrees 30 minutes 21 seconds; thence North 26 degrees 37 minutes 38 seconds West, tangent to said last described curve, 81.18 feet; thence northerly 97.55 feet, along a tangential curve, concave to the east, having a radius of 180.29 feet and a central angle of 31 degrees 00 minutes 01 seconds; thence North 04 degrees 22 minutes 23 seconds East, tangent to said last described curve, 258.18 feet; thence northeasterly 148.29 feet, along a tangential curve, concave to the southeast, having a radius of 400.86 feet and a central angle of 21 degrees 11 minutes 41 seconds; thence North 25 degrees 34 minutes 04 seconds East, tangent to said last described curve, 90.45 feet to the north line of said Government Lot 5 and said described line there terminating.

SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to 28th Avenue NW right of way.
SUBJECT to and TOGETHER with a 33.00 foot wide easement.

PARCEL 3

The North 330.00 feet of the South 660.00 feet of the Northeast Quarter of the Southeast Quarter, Section 11, Township 140 North, Range 30 West, Cass County, Minnesota,
AND

That part of Government Lot 5, Section 12, Township 140 North, Range 30 West, Cass County, Minnesota, lying southerly of the easterly extension of the north line of the South 660.00 feet of the Northeast Quarter of the Southeast Quarter, Section 11, Township 140 North, Range 30 West, Cass County, Minnesota, and lying northerly of the easterly extension of the north line of the South 330.00 feet of said Northeast Quarter of the Southeast Quarter and also lying westerly of the following described line:
COMMENCING at the southwest corner of said Government Lot 5; thence South 89 degrees 42 minutes 03 seconds East, assigned bearing, along the south line of said Government Lot 5, a distance of 143.08 feet to the point of beginning of the line to be herein described; thence North 08 degrees 56 minutes 02 seconds East 282.95 feet; thence northeasterly 199.01 feet, along a tangential curve, concave to the southeast, having a radius of 817.70 feet and a central angle of 13 degrees 56 minutes 41 seconds; thence North 22 degrees 52 minutes 43 seconds East, tangent to said curve, 82.46 feet; thence northerly 131.18 feet, along a tangential curve, concave to the west, having a radius of 151.82 feet and a central angle of 49 degrees 30 minutes 21 seconds; thence North 26 degrees 37 minutes 38 seconds West, tangent to said last described curve, 81.18 feet; thence northerly 97.55 feet, along a tangential curve, concave to the east, having a radius of 180.29 feet and a central angle of 31 degrees 00 minutes 01 seconds; thence North 04 degrees 22 minutes 23 seconds East, tangent to said last described curve, 258.18 feet; thence northeasterly 148.29 feet, along a tangential curve, concave to the southeast, having a radius of 400.86 feet and a central angle of 21 degrees 11 minutes 41 seconds; thence North 25 degrees 34 minutes 04 seconds East, tangent to said last described curve, 90.45 feet to the north line of said Government Lot 5 and said described line there terminating.

SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to 28th Avenue NW right of way.
SUBJECT to and TOGETHER with a 33.00 foot wide easement.

PARCEL 4

The South 330.00 feet of the Northeast Quarter of the Southeast Quarter, Section 11, Township 140 North, Range 30 West, Cass County, Minnesota,
AND

That part of Government Lot 5, Section 12, Township 140 North, Range 30 West, Cass County, Minnesota, lying southerly of the easterly extension of the north line of the South 330.00 feet of the Northeast Quarter of the Southeast Quarter, Section 11, Township 140 North, Range 30 West, Cass County, Minnesota and also lying westerly of the following described line:
COMMENCING at the southwest corner of said Government Lot 5; thence South 89 degrees 42 minutes 03 seconds East, assigned bearing, along the south line of said Government Lot 5, a distance of 143.08 feet to the point of beginning of the line to be herein described; thence North 08 degrees 56 minutes 02 seconds East 282.95 feet; thence northeasterly 199.01 feet, along a tangential curve, concave to the southeast, having a radius of 817.70 feet and a central angle of 13 degrees 56 minutes 41 seconds; thence North 22 degrees 52 minutes 43 seconds East, tangent to said curve, 82.46 feet; thence northerly 131.18 feet, along a tangential curve, concave to the west, having a radius of 151.82 feet and a central angle of 49 degrees 30 minutes 21 seconds; thence North 26 degrees 37 minutes 38 seconds West, tangent to said last described curve, 81.18 feet; thence northerly 97.55 feet, along a tangential curve, concave to the east, having a radius of 180.29 feet and a central angle of 31 degrees 00 minutes 01 seconds; thence North 04 degrees 22 minutes 23 seconds East, tangent to said last described curve, 258.18 feet; thence northeasterly 148.29 feet, along a tangential curve, concave to the southeast, having a radius of 400.86 feet and a central angle of 21 degrees 11 minutes 41 seconds; thence North 25 degrees 34 minutes 04 seconds East, tangent to said last described curve, 90.45 feet to the north line of said Government Lot 5 and said described line there terminating.

SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to 28th Avenue NW right of way.
SUBJECT to and TOGETHER with a 33.00 foot wide easement.

33.00 FOOT WIDE EASEMENT

A 33.00 foot wide easement for ingress, egress, and utility purposes over, under, and across the Northeast Quarter of the Southeast Quarter, Section 11, and over, under, and across Government Lot 5, Section 12, both in Township 140 North, Range 30 West, Cass County, Minnesota, the centerline of said 33.00 foot wide easement is described as follows:
COMMENCING at the southwest corner of said Government Lot 5; thence South 89 degrees 42 minutes 03 seconds East, assigned bearing, along the south line of said Government Lot 5, a distance of 143.08 feet to the point of beginning of the centerline to be herein described; thence North 51 degrees 26 minutes 25 seconds West 114.74 feet; thence westerly 134.49 feet, along a tangential curve, concave to the south, having a radius of 200.00 feet and a central angle of 38 degrees 31 minutes 45 seconds; thence North 08 degrees 56 minutes 02 seconds East 123.21 feet to the point of beginning of the centerline to be herein described; thence North 51 degrees 26 minutes 25 seconds West 87.83 feet; thence westerly 59.56 feet, along a tangential curve, concave to the north, having a radius of 250.00 feet and a central angle of 13 degrees 39 minutes 01 second; thence North 82 degrees 54 minutes 19 seconds West, tangent to said curve, 169.38 feet; thence westerly 51.49 feet, along a tangential curve, concave to the north, having a radius of 150.00 feet and a central angle of 19 degrees 40 minutes 04 seconds; thence North 63 degrees 14 minutes 15 seconds West, tangent to said last described curve, 72.75 feet; thence northwesterly 181.77 feet, along a tangential curve, concave to the southwest, having a radius of 600.00 feet and a central angle of 17 degrees 21 minutes 29 seconds; thence North 80 degrees 35 minutes 44 seconds West, tangent to said last described curve, 84.20 feet; thence North 72 degrees 18 minutes 15 seconds West 126.99 feet; thence North 75 degrees 24 minutes 38 seconds West 157.95 feet; thence North 03 degrees 39 minutes 22 seconds East, tangent to said last described curve, 78.04 feet; thence northerly 112.71 feet, along a tangential curve, concave to the east, having a radius of 100.00 feet and a central angle of 23 degrees 57 minutes 43 seconds; thence North 11 degrees 28 minutes 23 seconds East, tangent to said last described curve, 84.09 feet; thence northerly 47.34 feet, along a tangential curve, concave to the east, having a radius of 100.00 feet and a central angle of 27 degrees 07 minutes 34 seconds; thence North 15 degrees 39 minutes 11 seconds West, tangent to said last described curve, 56.19 feet; thence North 09 degrees 10 minutes 08 seconds West 149.63 feet; thence North 11 degrees 41 minutes 57 seconds West 73.04 feet; thence northwesterly 25.61 feet, along a tangential curve, concave to the west, having a radius of 100.00 feet and a central angle of 14 degrees 40 minutes 23 seconds; thence North 26 degrees 22 minutes 20 seconds West, tangent to said last described curve, 31.30 feet to the north line of said Northeast Quarter of the Southeast Quarter and said described centerline there terminating. AND a 33.00 foot wide easement beginning at said Point "A"; thence South 32 degrees 08 minutes 51 seconds West 13.62 feet; thence North 84 degrees 41 minutes 48 seconds West 166.43 feet to the west line of the said Northeast Quarter of the Southeast Quarter and said centerline there terminating. AND a 33.00 foot wide easement beginning at said Point "A"; thence South 32 degrees 08 minutes 51 seconds West 13.62 feet; thence North 84 degrees 41 minutes 48 seconds West 166.43 feet to the west line of the said Northeast Quarter of the Southeast Quarter and said centerline there terminating. AND a 33.00 foot wide easement beginning at said Point "A"; thence South 32 degrees 08 minutes 51 seconds West 13.62 feet; thence North 84 degrees 41 minutes 48 seconds West 166.43 feet; thence South 00 degrees 41 minutes 48 seconds West 81.35 feet; thence South 08 degrees 44 minutes 23 seconds East 58.57 feet; thence South 09 degrees 16 minutes 24 seconds West 98 feet, more or less, to the shoreline of Blueberry Lake and said described centerline there terminating.

The sidelines of said 33.00 foot wide easement shall be prolonged or shortened to terminate on the westerly right of way line of 28th Avenue NW, on said north line of the Northeast Quarter of the Southeast Quarter, on said west line of the Northeast Quarter of the Southeast Quarter, and on said shoreline of Blueberry Lake.



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Landecker & Associates, Inc.
Engineering - Surveying - Planning
Walker, MN 56484
Phone: 218-547-1596 Fax: 218-547-2272

I HEREBY CERTIFY THAT THIS SURVEY PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
Terry L. Freeman, PLS #21267
DATE: 10/16/09 LIC. NO. 21367

REVISIONS	DATE	DESCRIPTION

DATE:	09-14-2009	SCALE:		HORIZ:		VERT:	NONE
PROJECT No.:	092073	FILE NAME:	CD2073.dwg	FIELD BOOK:	BOOK 303	Pg. 6	
PROJECT MANAGER:	T/LF	CHECKED BY:	T/LF	DRAWN BY:	W/AG		

Wayne Gregory, 9/14/2009 8:46 AM - F:\Drawings\2009\092073 PAYNE\CD2073.dwg