CERTIFICATE OF SURVEY

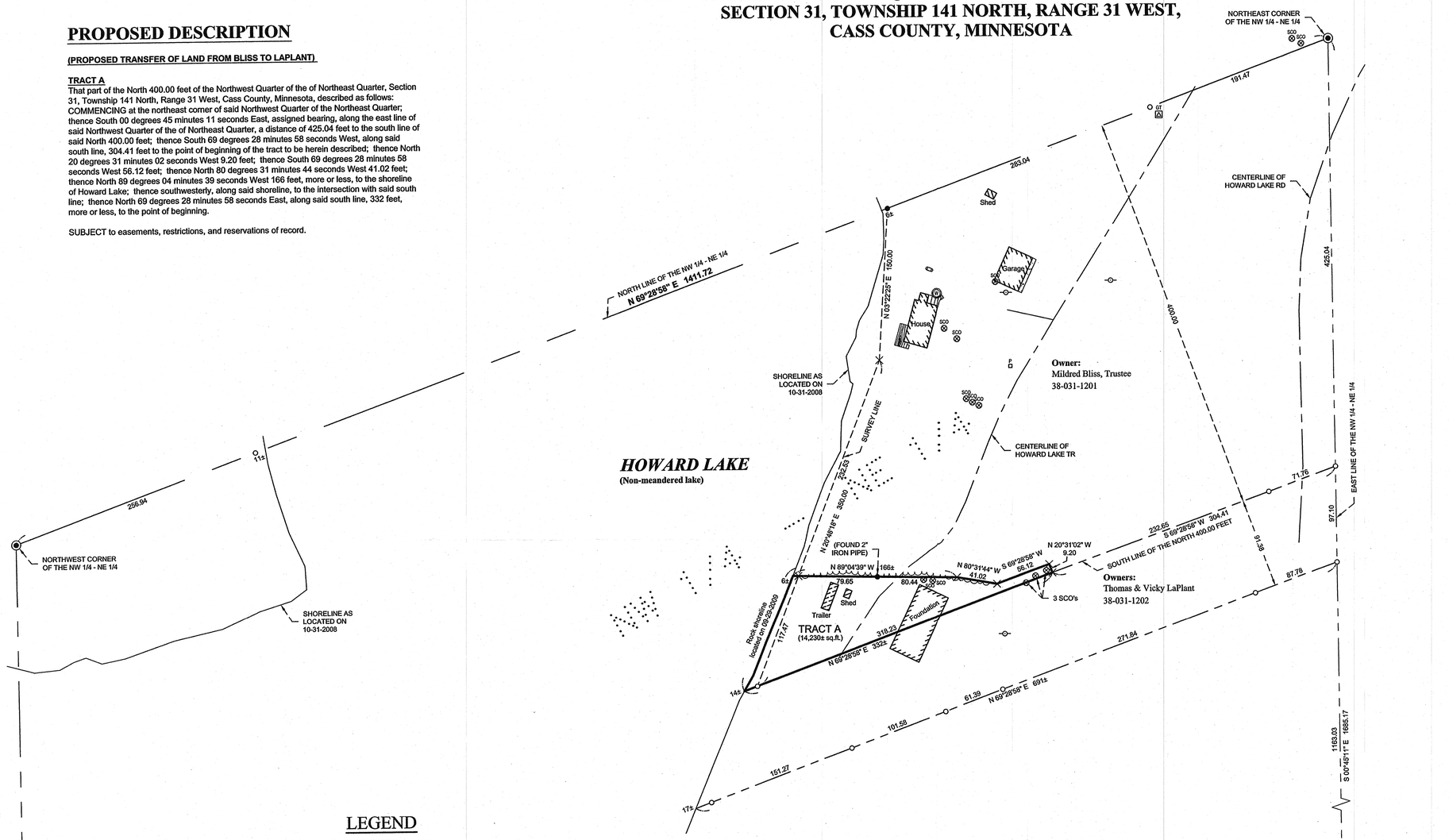
PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 31, TOWNSHIP 141 NORTH, RANGE 31 WEST, CASS COUNTY, MINNESOTA

PROPOSED DESCRIPTION

(PROPOSED TRANSFER OF LAND FROM BLISS TO LAPLANT)

TRACT A
That part of the North 400.00 feet of the Northwest Quarter of the of Northeast Quarter, Section 31, Township 141 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the northeast corner of said Northwest Quarter of the Northeast Quarter; thence South 00 degrees 45 minutes 11 seconds East, assigned bearing, along the east line of said Northwest Quarter of the of Northeast Quarter, a distance of 425.04 feet to the south line of said North 400.00 feet; thence South 69 degrees 28 minutes 58 seconds West, along said south line, 304.41 feet to the point of beginning of the tract to be herein described; thence North 20 degrees 31 minutes 02 seconds West 9.20 feet; thence South 69 degrees 28 minutes 58 seconds West 56.12 feet; thence North 80 degrees 31 minutes 44 seconds West 41.02 feet; thence North 89 degrees 04 minutes 39 seconds West 166 feet, more or less, to the shoreline of Howard Lake; thence southwesterly, along said shoreline, to the intersection with said south line; thence North 69 degrees 28 minutes 58 seconds East, along said south line, 332 feet, more or less, to the point of beginning.

SUBJECT to easements, restrictions, and reservations of record.



LEGEND

- DENOTES EDGE OF EXISTING WOODEN DECKING
- DENOTES EDGE OF TREELINE
- DENOTES EXISTING UTILITY POLE
- DENOTES EXISTING GROUND TRANSFORMER
- DENOTES EXISTING LP TANK
- DENOTES EXISTING PHONE PEDESTAL
- DENOTES EXISTING WELL
- DENOTES EXISTING SEPTIC CLEANOUT
- DENOTES MONUMENT FOUND
- DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 21367
- DENOTES BRASS CAP MONUMENT FOUND
- DENOTES CALCULATED POSITION

60 0 60 120
SCALE IN FEET

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER TO HAVE AN ASSIGNED BEARING OF N 69°28'58" E.

NOTES:

1. No wetland delineation was performed for the purpose of this survey.
2. Parcel ID of subject parcels: 38-031-1201 and 38-031-1202.
3. 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.
4. 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.
5. The exact location of any septic/drainfield system has not verified or shown on the survey.

EXISTING LEGAL DESCRIPTIONS

OBTAINED FROM THE CASS COUNTY RECORDERS OFFICE

38-031-1201

No Delinquent Taxes and Transfer entered this 28 day of Sept A.D. 19 98
Shawn M. Carlson County Auditor
By Theresa M. Ford Deputy

404872
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 28th day of September A.D. 19 98
at 12:30 O'clock P M and was duly recorded as Micro Doc. No. 404872
COUNTY RECORDER

DEED IN TRUST

The Grantor, MILDRED BLISS, a widow, in consideration of ONE ($1.00) DOLLAR and other valuable considerations paid, conveys and warrants to MILDRED BLISS, Trustee under MILDRED BLISS REVOCABLE TRUST AGREEMENT DATED APRIL 29, 1998, the following described real estate:

The North 400 feet of the Northeast Quarter of the Northeast Quarter, Section 31, Township 141 North, of Range 31 West, County of Cass, State of Minnesota.
Assessor's Parcel No. 38-031-1201

TO HAVE AND TO HOLD the real estate with the appurtenances attached thereto upon the trusts and for the uses and purposes stated herein and in the Trust Agreement.

Full power and authority is hereby granted to the Trustee with respect to the real estate or any part or parts of it, and at any time or times to: subdivide and resubdivide; dedicate parks, streets, highways or alleys; vacate any subdivision or part thereof; contract to sell; grant options to purchase; sell and convey on any terms, with or without consideration; convey to a successor or successors in trust; grant to each successor or successors all of title, estate, powers and authorities vested in the Trustee; donate, dedicate, mortgage, pledge or otherwise encumber it; execute leases in possession or reversion, to commence in the present or in the future on any terms and for any period of time, not exceeding 198 years; renew or extend leases upon any terms and for any periods of time; amend, change or modify leases; contract to execute leases; grant options to lease and options to renew leases; grant options to purchase the whole or any part of the reversion; contract with respect to the manner of fixing the amount of present or future rentals; partition or exchange it for other real or personal property; grant easements or charges of any kind, release, convey or assign any right, title or interest in or about or easement appurtenant to it; and to deal with in every way and for such other considerations as would be lawful for any person owning it even though different from the ways above specified.

In no case shall any party dealing with the Trustee in relation to the real estate or to whom it or any part shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the trust property or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustee, or be obliged or privileged to inquire into any of the terms of the Trust Agreement. Every deed, trust deed, mortgage, lease, or other instrument executed by the Trustee in relation to the trust property shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, or other instrument, that: (a) at the time of delivery thereof the trust created hereby and by the Trust Agreement was in full force and effect; (b) such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained herein and in the Trust Agreement and any amendments thereof and is binding on all beneficiaries; (c) the Trustee was duly authorized to execute and deliver every deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of the trust.

The interest of every beneficiary and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest shall be personal property. No beneficiary shall have any legal or equitable title or interest in or to the trust property, but only an interest in the earnings, avails and proceeds thereof.

The Grantor has hereunto set her hand and seal this 29th day of April, 1998.

Mildred Bliss
MILDRED BLISS

STATE OF ILLINOIS)
) S.S.
COUNTY OF TAZEWELL)

I, the undersigned, a Notary Public in and for said County and State aforesaid, Do Hereby Certify That MILDRED BLISS, a widow, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 29th day of April, 1998.

OFFICIAL SEAL
PAULA M. VINGHAM
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 5-12-98

Paula M. Vingham
Notary Public

CASS COUNTY MINNESOTA
Deed Tax $ 3295
Date 9-28-98 $ 1165
By

RECEIVED
47267
OCT 26 2009
NW-NE 31-141-31
CASS COUNTY SURVEYOR

Form No. 1-M—WARRANTY DEED — Minnesota Uniform Conveyancing Blanks (1979) — Miller-Davis Co., Minneapolis
Individual to Individuals

38-031-1201

No delinquent taxes and transfer entered; Certificate of Real Estate Value No. ___ filed ( ) not required
Certificate of Real Estate Value No. ___ not required
Dated ___, 19 98
___ County Auditor
by ___ Deputy

STATE DEED TAX DUE HEREON: $ 29.70
Date: June 22, 19 98

368758
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
4th day of July A.D. 19 98
at 2:20 O'clock P M and was duly recorded as Micro Doc. No. 368758
COUNTY RECORDER

(reserved for recording data)

FOR VALUABLE CONSIDERATION, Grant H. Hankins and Grace F. Hankins, husband and wife,
Grantor(s),
hereby convey(s) and warrant(s) to Thomas J. LaPlant and Vicky L. LaPlant, husband and wife, as joint tenants
Grantee(s),
real property in Cass County, Minnesota, described as follows:

The South 55.38 feet of the North 491.38 feet of the Northeast Quarter of Northeast Quarter (NE¼NE¼), Section 31, Township 141, Range 31

Subject to easements, reservations and restrictions, if any, of record

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

Sellers certify there are no known wells on the premises.

CASS COUNTY MINNESOTA
Deed Tax $ 29.70
Date 7-4-98

Grant H. Hankins
Grace F. Hankins

STATE OF MINNESOTA
COUNTY OF Anoka ss.

The foregoing instrument was acknowledged before me this 3 day of July, 19 98
by Grant H. Hankins and Grace F. Hankins, husband and wife,
Grantor(s).

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK required)
JOETTA DOOCTER
NOTARY PUBLIC-MINNESOTA
ANOKA COUNTY
My Commission Expires Jan. 31, 2000

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS)
LAW OFFICE OF STEPHEN H. BAKER
BOX 924 - BRAINERD MN 56401

(Deed A.D. 19 98)
Grantee shall please mail all tax statements to
Thomas and Vicky LaPlant
1914 Aladdin Ave. SW
Buffalo, MN 55313

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Landecker & Associates, Inc.
Engineering · Surveying · Planning
Walker, MN 56484
Phone: 218-547-1296
Fax: 218-547-2372

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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
Terry L. Freeman, PLS #21367
DATE: 10/23/09 LIC. NO. 21367

REVISIONS		
DESCRIPTION	DATE	BY

CERTIFICATE OF SURVEY
Thomas J. Laplant
1914 Aladdin Avenue SW
Buffalo, MN 55313

PROJECT MANAGER:	PROJECT No.:	DATE:
TLF	092076	10-23-2009
CHECKED BY:	FILE NAME:	SCALE: HORZ. 1" = 60'
TLF	C092076.dwg	VERT. NONE
DRAWN BY:	FIELD BOOK:	PG. 6
WAG	BOOK 304	

SHEET 1 OF 1

Terry Freeman 10/23/2009 3:49 PM - F:\Drawings\2009\092076 LAPLANT\dwg\C092076.dwg