

# CERTIFICATE OF SURVEY

**PART OF GOVERNMENT LOT 7, SECTION 3 AND PART OF GOVERNMENT LOT 2, SECTION 10,  
BOTH IN TOWNSHIP 140 NORTH, RANGE 29 WEST,  
CASS COUNTY, MINNESOTA  
6.80± TOTAL ACRES**

**EXISTING DESCRIPTION:**  
OBTAINED FROM THE CASS COUNTY RECORDERS OFFICE.

51-010-2207  
No delinquent taxes and transfer entered;  
Certificate of Real Estate Value  
not required  
05/15/99  
10/25/99  
Sharon K. Anderson  
County Auditor  
by: RA, Deputy

411031  
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  
25th day of March A.D. 1999  
at 10:30 O'clock A.M. and was duly  
recorded as Micro Doc. No. 411031  
Cass County Recorder

**WARRANTY DEED - Individual(s) to Joint Tenants (s)**  
STATE DEED TAX REVENUE: \$ 422.40  
DATE: March, 1999  
FOR VALUABLE CONSIDERATION, Gary A. Zahn, a single man and Doris C. Ahlers, 2/10 a Doris C. Zahn and Steven Ahlers, wife and husband, Grantor(s) hereby convey(s) and warrant(s) to Thomas J. Johnson and Sharon L. Johnson, husband and wife, Grantee(s), as Joint Tenants, real property in Cass County, Minnesota, described as follows:  
See attached Exhibit "A"

This deed is given in satisfaction of that certain Contract for Deed dated April 11, 1991 filed of record May 13, 1991 as Document #328468. Seller certifies that the status and number of wells has not changed since the last previously filed Well Certificate on May 14, 1991. Together with all hereditaments and appurtenances belonging thereto. Subject to those encumbrances suffered or caused to be suffered by second parties subsequent to April 23, 1991, and subject to and together with easements, restrictions, and reservations of record, if any.

CASS COUNTY # 448  
Deed Tax \$ 422.40  
Date 3-25-99 By: RA

STATE OF MINNESOTA ss.  
COUNTY OF CASS ss.

The foregoing instrument was acknowledged before me, a notary public, this day of March, 1999, by Gary A. Zahn, a single man and Doris C. Ahlers, 2/10 a Doris C. Zahn and Steven Ahlers, wife and husband, Grantor(s).

Notary Public  
Cass County, Minnesota  
Signature of Person Taking Acknowledgment

(Notarial Stamp or Seal)  
THIS INSTRUMENT WAS DRAFTED BY:  
ACTON TITLE, INC.  
P O Box 953  
Walker, MN 56484  
Description provided by Seller.

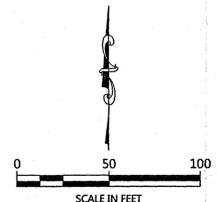
Tax Statements for the real property described in this instrument should be sent to:  
Same as previous.

Exhibit "A"

That part of Government Lot Seven (7), Section Three (3), Township One Hundred Forty (140) North, Range Twenty-nine (29) West, described as follows: Commencing at the southeast corner of said Section 3; thence North 89 degrees 41 minutes West 1666.28 feet along the south line of said Section 3 to an iron pipe monument on the east shore of McKeown Lake; thence North 89 degrees 38 minutes West 1636.56 feet along the south line of said Section 3 to an iron pipe monument on the west shore of McKeown Lake; thence South 89 degrees 10 minutes West 778.50 feet along the south line of said Government Lot 7 to an iron pipe monument being the point of beginning of the tract to be described; thence North 37 degrees 31 minutes West 61 feet, more or less, to the shore of Mann Lake; thence southwesterly along said shore to the south line of said Government Lot 7; thence North 89 degrees 10 minutes East 154 feet, more or less, along the south line of said Government Lot 7 to the point of beginning.

AND  
Lot Two (2), Section Ten (10), Township One Hundred Forty (140), Range Twenty-nine (29), except the Northwest corner thereof described as follows: Commencing at the Northwest corner of said lot, thence South along the west section line to a point 700 feet south of the North section line; thence east at right angles 500 feet, thence north at right angles to the north section line; thence west to the point of beginning. LESS tract conveyed to George R. Hills and Rosemary G. Hills, described in Document #16649.  
LESS tract conveyed to Gladys O. Davies described in Document #197814.  
LESS the plat of Secluded Acres.  
LESS the tract conveyed to William Eldridge Milton and Magdalene Milton described in Document #204860.  
LESS the tract conveyed to Frances G.W. Lindquist described in Document #227651.

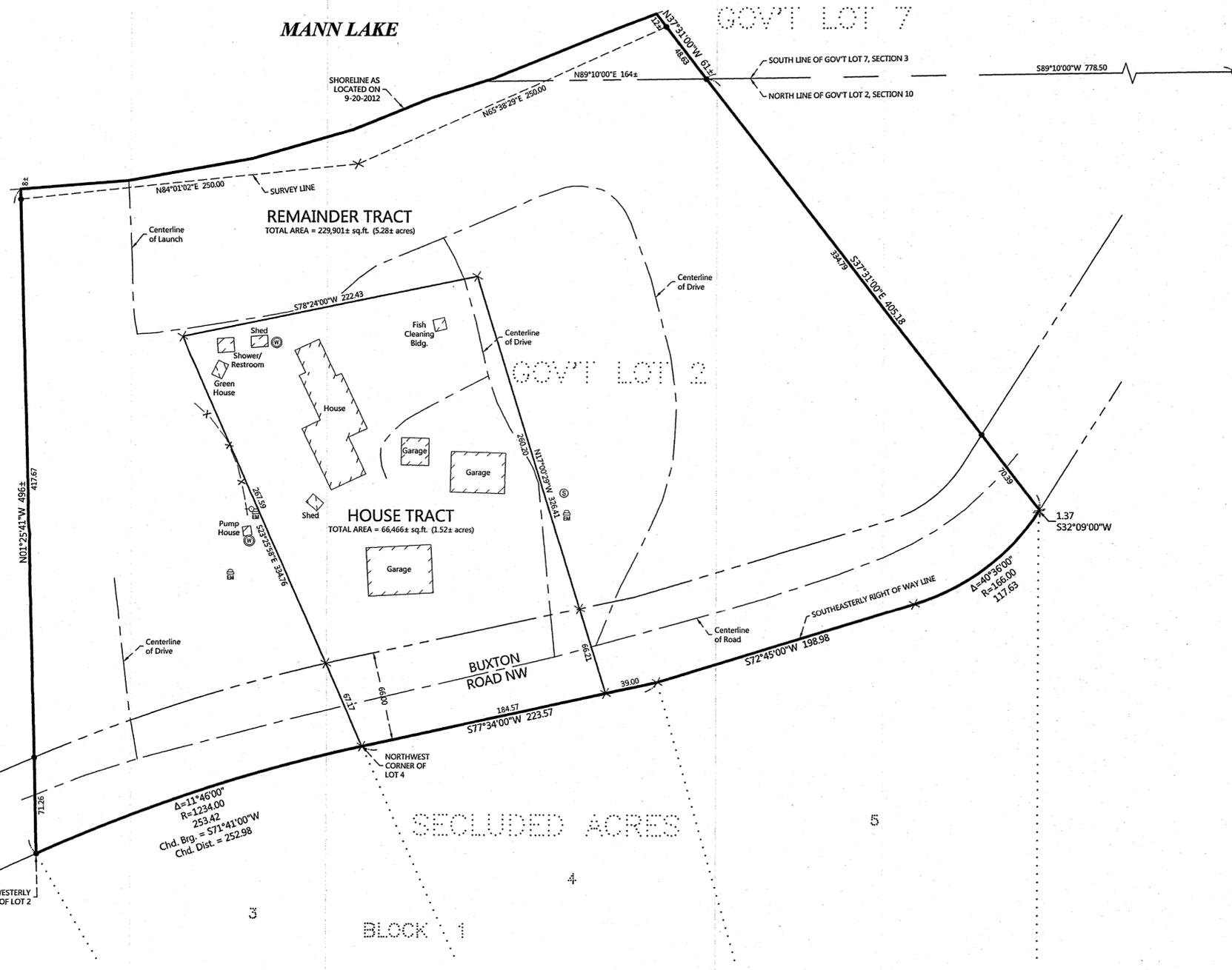
ALSO LESS  
That part of Government Lot Two (2), of Section Ten (10), Township One Hundred Forty (140) North, Range Twenty-nine (29) West of the 5th Principal Meridian, lying Northerly of the Northerly boundary line of the recorded plat of Secluded Acres, described as follows:  
Commencing at the Northwest corner of Lot Two (2), Block One (1), of said recorded plat of Secluded Acres; thence North 01 degrees 02 minutes 00 seconds East 66.99 feet, initial bearing assigned, along the northwesterly line of said Lot 2 Block 1; thence northeasterly 25.71 feet along a tangential curve concave to the southeast, having a radius of 1234.00 feet and a central angle of 1 degree 14 minutes 24 seconds; thence the point of BEGINNING of the land to be described; thence North 1 degree 01 minute 45 seconds East 635.00 feet, more or less, to the waters edge of Mann Lake; thence easterly 178.00 feet along said waters edge of Mann Lake to the line that bears North 1 degree 25 minutes 41 seconds West from the northeasterly corner of said Lot 2, Block 1; thence South 1 degree 25 minutes 41 seconds East 495.00 feet, more or less, to a non-tangential curve concave to the southeast, having a radius of 1234.00 feet, a central angle of 10 degrees 31 minutes 35 seconds and the chord of said curve bears South 60 degrees 32 minutes 12 seconds West 226.40 feet to the point of beginning.



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTH LINE OF GOVERNMENT LOT 2 TO HAVE AN ASSIGNED BEARING OF S 89°10'00" W.

**LEGEND**

- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- ⊠ DENOTES EXISTING ELECTRIC METER/JUNCTION BOX
- ⊙ DENOTES EXISTING SANITARY SEWER MANHOLE
- ⊕ DENOTES EXISTING WELL
- DENOTES EXISTING UTILITY POLE
- - - DENOTES EXISTING FENCE LINE



**PROPOSED DESCRIPTIONS:**

**HOUSE TRACT**  
That part of Government Lot 2, Section 10, Township 140 North, Range 29, West, Cass County, Minnesota, described as follows: COMMENCING at the southeast corner of Section 3, said Township; thence North 89 degrees 41 minutes 00 seconds West 1666.28 feet, assigned bearing, along the south line of said Section 3 to an iron pipe monument on the east shore of McKeown Lake; thence North 89 degrees 38 minutes 00 seconds West 1636.56 feet, along said south line to an iron pipe monument on the west shore of McKeown Lake; thence South 89 degrees 10 minutes 00 seconds West 778.50 feet, along the north line of said Government Lot 2, to an iron pipe monument; thence South 37 degrees 31 minutes 00 seconds East 405.18 feet to the southeasterly right of way line of an existing Township Road as shown on the recorded plat of SECLUDED ACRES, in said County, also being on the northerly line of said plat; thence South 32 degrees 09 minutes 00 seconds West, along said northerly line, 1.37 feet; thence southwesterly 117.63 feet, along said northerly line, along a tangential curve, concave to the northwest, having a radius of 166.00 feet and a central angle of 40 degrees 36 minutes 00 seconds; thence South 72 degrees 45 minutes 00 seconds West, tangent to said curve and along said northerly line, 198.98 feet; thence South 77 degrees 34 minutes 00 seconds West, along said northerly line, 39.00 feet to the point of beginning of the tract to be herein described; thence North 17 degrees 00 minutes 29 seconds West 326.41 feet; thence South 78 degrees 24 minutes 00 seconds West, 222.43 feet; thence South 23 degrees 25 minutes 58 seconds East 334.76 feet to the northwest corner of Lot 4, Block 1, said plat of SECLUDED ACRES; thence North 77 degrees 34 minutes 00 seconds East, along the north line of said Lot 4, for a distance of 184.57 feet to the point of beginning.

SUBJECT to easements, restrictions, and reservations of record.  
SUBJECT to Township Road right of way (Buxton Road NW).

**REMAINDER TRACT**  
That part of Government Lot 7, Section 3, and that part of Government Lot 2, Section 10, both in Township 140 North, Range 29, West, Cass County, Minnesota, described as follows: COMMENCING at the southeast corner of said Section 3; thence North 89 degrees 41 minutes 00 seconds West 1666.28 feet, assigned bearing, along the south line of said Section 3, to an iron pipe monument on the east shore of McKeown Lake; thence North 89 degrees 38 minutes 00 seconds West 1636.56 feet, along said south line, to an iron pipe monument on the west shore of McKeown Lake; thence South 89 degrees 10 minutes 00 seconds West 778.50 feet, along the south line of said Government Lot 7, to an iron pipe monument and the point of beginning of the tract to be herein described; thence South 37 degrees 31 minutes 00 seconds East 405.18 feet to the southeasterly right of way line of an existing Township Road as shown on the recorded plat of SECLUDED ACRES, in said County, also being on the northerly line of said plat; thence South 32 degrees 09 minutes 00 seconds West, along said northerly line, 1.37 feet; thence southwesterly 117.63 feet, along said northerly line, along a tangential curve, concave to the northwest, having a radius of 166.00 feet and a central angle of 40 degrees 36 minutes 00 seconds; thence South 72 degrees 45 minutes 00 seconds West, tangent to said curve and along said northerly line, 198.98 feet; thence South 77 degrees 34 minutes 00 seconds West, along said northerly line, 39.00 feet; thence North 17 degrees 00 minutes 29 seconds West 326.41 feet; thence South 78 degrees 24 minutes 00 seconds West, 222.43 feet; thence South 23 degrees 25 minutes 58 seconds East 334.76 feet to the northwest corner of Lot 4, Block 1, said plat of SECLUDED ACRES; thence North 77 degrees 34 minutes 00 seconds East, along the north line of said Lot 2, said Block 1; thence North 01 degrees 02 minutes 00 seconds East 66.99 feet, initial bearing of South 77 degrees 41 minutes 00 seconds West from the northwesterly corner of Lot 2, said Block 1; thence North 01 degrees 02 minutes 00 seconds East 495.00 feet, more or less, to the shore of Mann Lake; thence northeasterly, along said shoreline, to the intersection of a line bearing North 37 degrees 31 minutes 00 seconds West from the point of beginning; thence South 37 degrees 31 minutes 00 seconds East 61 feet, more or less, to the point of beginning.

SUBJECT to easements, restrictions, and reservations of record.  
SUBJECT to Township Road right of way (Buxton Road NW).

REVISIONS:	DATE	DESCRIPTION	BY

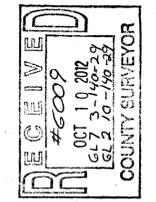
I HEREBY CERTIFY THAT THIS SURVEY OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

TERRY L. FREEMAN  
LIC. NO. 21367



**CERTIFICATE OF SURVEY**

Tom Johnson  
4417 Buxton Rd NW  
Hackensack, MN 56452



JOB NO. 12-136  
DATE: 10-05-2012

SHEET NO.  
1 OF 1