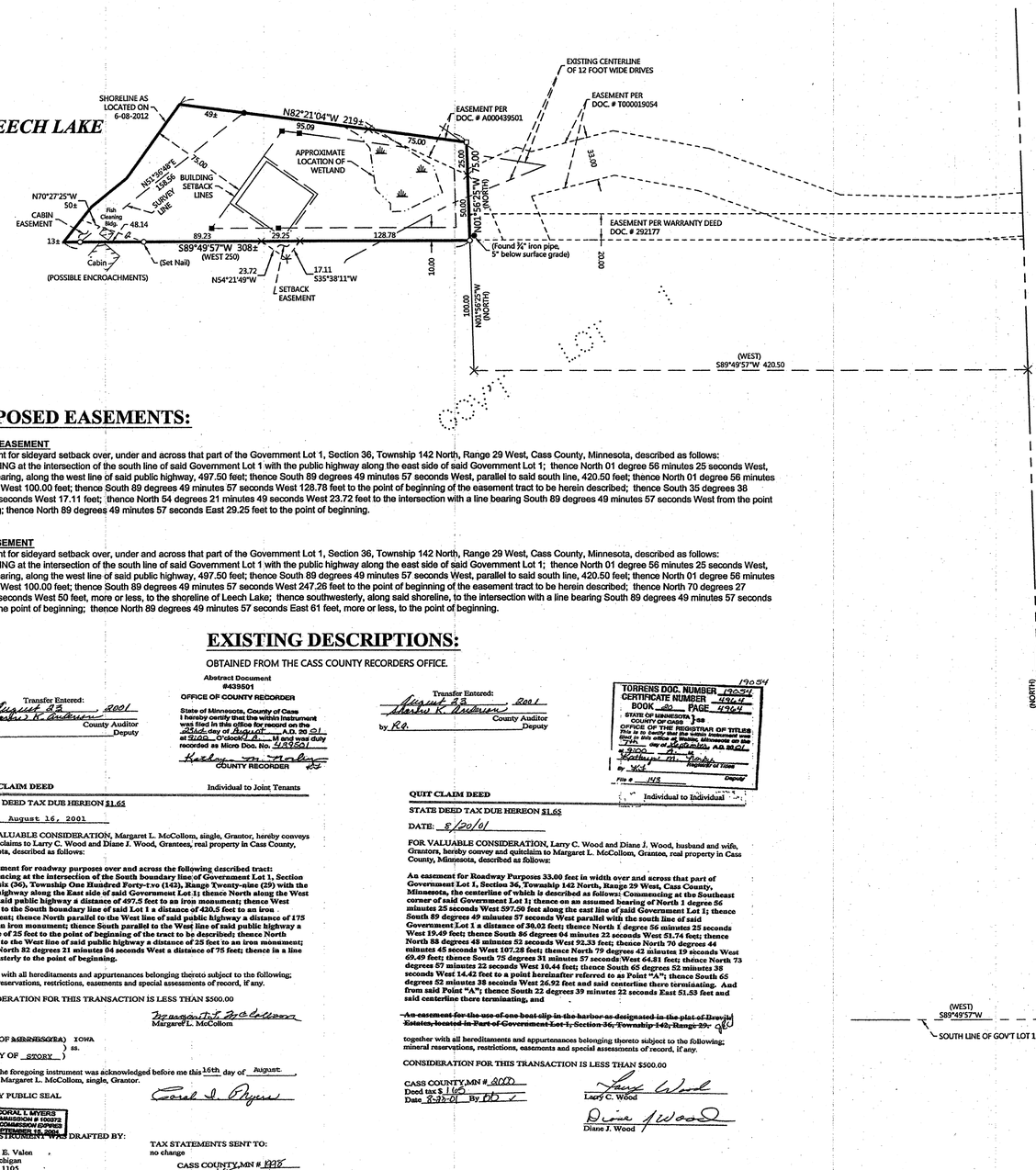
CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 1, SECTION 36, TOWNSHIP 142 NORTH, RANGE 29 WEST, CASS COUNTY, MINNESOTA



PROPOSED EASEMENTS:

SETBACK EASEMENT
An easement for sideyard setback over, under and across that part of the Government Lot 1, Section 36, Township 142 North, Range 29 West, Cass County, Minnesota, described as follows: COMMENCING at the intersection of the south line of said Government Lot 1 with the public highway along the east side of said Government Lot 1; thence North 01 degree 56 minutes 25 seconds West, assigned bearing, along the west line of said public highway, 497.50 feet; thence South 89 degrees 49 minutes 57 seconds West, parallel to said south line, 420.50 feet; thence North 01 degree 56 minutes 25 seconds West 100.00 feet; thence South 89 degrees 49 minutes 57 seconds West 128.78 feet to the point of beginning of the easement tract to be herein described; thence South 35 degrees 38 minutes 11 seconds West 17.11 feet; thence North 54 degrees 21 minutes 49 seconds West 23.72 feet to the intersection with a line bearing South 89 degrees 49 minutes 57 seconds West from the point of beginning; thence North 89 degrees 49 minutes 57 seconds East 29.25 feet to the point of beginning.

CABIN EASEMENT
An easement for sideyard setback over, under and across that part of the Government Lot 1, Section 36, Township 142 North, Range 29 West, Cass County, Minnesota, described as follows: COMMENCING at the intersection of the south line of said Government Lot 1 with the public highway along the east side of said Government Lot 1; thence North 01 degree 56 minutes 25 seconds West, assigned bearing, along the west line of said public highway, 497.50 feet; thence South 89 degrees 49 minutes 57 seconds West, parallel to said south line, 420.50 feet; thence North 01 degree 56 minutes 25 seconds West 100.00 feet; thence South 89 degrees 49 minutes 57 seconds West 247.26 feet to the point of beginning of the easement tract to be herein described; thence North 70 degrees 27 minutes 25 seconds West 50 feet, more or less, to the shoreline of Leech Lake; thence southwesterly, along said shoreline, to the intersection with a line bearing South 89 degrees 49 minutes 57 seconds West from the point of beginning; thence North 89 degrees 49 minutes 57 seconds East 61 feet, more or less, to the point of beginning.

EXISTING DESCRIPTIONS:

OBTAINED FROM THE CASS COUNTY RECORDERS OFFICE.

Abstract Document
#439501

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 August A.D. 20 01 at 9:00 o'clock A. M. and was duly recorded as Micro Doc. No. 439501

Kathryn M. Nolan
COUNTY RECORDER

Transfer Entered:
August 25 2001
Martin K. Anderson
County Auditor
by RD Deputy

QUIT CLAIM DEED — Individual to Joint Tenants

STATE DEED TAX DUE HEREON $1.65

DATE: August 16, 2001

FOR VALUABLE CONSIDERATION, Margaret L. McCollom, single, Grantor, hereby conveys and quitclaims to Larry C. Wood and Diane J. Wood, Grantees, real property in Cass County, Minnesota, described as follows:

An easement for roadway purposes over and across the following described tract: Commencing at the intersection of the South boundary line of Government Lot 1, Section Thirty-six (36), Township One Hundred Forty-two (142), Range Twenty-nine (29) with the public highway along the East side of said Government Lot 1; thence North along the West side of said public highway a distance of 497.5 feet to an iron monument; thence West parallel to the South boundary line of said Lot 1 a distance of 420.5 feet to an iron monument; thence North parallel to the West line of said public highway a distance of 175 feet to an iron monument; thence South parallel to the West line of said public highway a distance of 25 feet to the point of beginning of the tract to be described; thence North parallel to the West line of said public highway a distance of 25 feet to an iron monument; thence North 82 degrees 21 minutes 04 seconds West a distance of 75 feet; thence in a line Southeasterly to the point of beginning.

together with all hereditaments and appurtenances belonging thereto subject to the following; mineral reservations, restrictions, easements and special assessments of record, if any.

CONSIDERATION FOR THIS TRANSACTION IS LESS THAN $500.00

Margaret L. McCollom

STATE OF ~~MINNESOTA~~ IOWA)
) ss.
COUNTY OF STORY)

The foregoing instrument was acknowledged before me this 16th day of August, 2001, by Margaret L. McCollom, single, Grantor.

NOTARY PUBLIC SEAL — Coral I. Myers

CORAL I. MYERS
COMMISSION # 100272
MY COMMISSION EXPIRES
SEPTEMBER 10, 2004

THIS INSTRUMENT WAS DRAFTED BY:
By: John E. Valen
5th & Michigan
P.O. Box 1105
Walker, MN 56484
(218) 547-2600

TAX STATEMENTS SENT TO:
no change

CASS COUNTY,MN # 1998
Deed tax $ 1.65
Date 8-25-01 By RD

Transfer Entered:
August 23 2001
Martin K. Anderson
County Auditor
by RD Deputy

TORRENS DOC. NUMBER 19054
CERTIFICATE NUMBER 4964
BOOK 32 PAGE 4964
STATE OF MINNESOTA } ss
COUNTY OF CASS
OFFICE OF THE REGISTRAR OF TITLES
This is to certify that the within instrument was filed in this office of record, Minnesota on the 24th day of September A.D. 20 01
at 9:00 o'clock A. M.
Kathryn M. Nolan
Registrar of Titles
By WS Deputy
File # 142

QUIT CLAIM DEED — Individual to Individual

STATE DEED TAX DUE HEREON $1.65

DATE: 8/20/01

FOR VALUABLE CONSIDERATION, Larry C. Wood and Diane J. Wood, husband and wife, Grantors, hereby convey and quitclaim to Margaret L. McCollom, Grantee, real property in Cass County, Minnesota, described as follows:

An easement for Roadway Purposes 33.00 feet in width over and across that part of Government Lot 1, Section 36, Township 142 North, Range 29 West, Cass County, Minnesota, the centerline of which is described as follows: Commencing at the Southeast corner of said Government Lot 1; thence on an assumed bearing of North 1 degree 56 minutes 25 seconds West 597.50 feet along the east line of said Government Lot 1; thence South 89 degrees 49 minutes 57 seconds West parallel with the south line of said Government Lot 1 a distance of 36.02 feet; thence North 1 degree 56 minutes 25 seconds West 19.49 feet; thence South 86 degrees 04 minutes 22 seconds West 51.74 feet; thence North 88 degrees 48 minutes 52 seconds West 92.33 feet; thence North 70 degrees 44 minutes 45 seconds West 107.28 feet; thence North 79 degrees 42 minutes 19 seconds West 69.49 feet; thence South 75 degrees 31 minutes 57 seconds West 64.81 feet; thence North 73 degrees 57 minutes 22 seconds West 10.44 feet; thence South 65 degrees 52 minutes 38 seconds West 14.42 feet to a point hereinafter referred to as Point "A"; thence South 65 degrees 52 minutes 38 seconds West 26.92 feet and said centerline there terminating. And from said Point "A"; thence South 22 degrees 39 minutes 22 seconds East 51.53 feet and said centerline there terminating, and

~~**An easement for the use of one boat slip in the harbor as designated in the plat of Ireyll's Estates, located in Part of Government Lot 1, Section 36, Township 142, Range 29.**~~

together with all hereditaments and appurtenances belonging thereto subject to the following; mineral reservations, restrictions, easements and special assessments of record, if any.

CONSIDERATION FOR THIS TRANSACTION IS LESS THAN $500.00

CASS COUNTY,MN # 2000
Deed tax $ 1.65
Date 8-23-01 By RD

Larry C. Wood

Diane J. Wood

EXISTING DESCRIPTION:

OBTAINED FROM THE CASS COUNTY RECORDERS OFFICE.

State of IOWA
County of STORY ss.

The foregoing instrument was acknowledged before me this 21st day of August 19 86 by Mary E. Ditman

Seal

Signature Coral I. Myers
Title (or Rank) CORAL I. MYERS Notary Public In the State of Iowa
Serial Number (if any)

This instrument was drafted by Mark T. Olberding, Esq. (Name) 517 3 Ave. (Address) Nevada, Iowa 50201

STATE OF TEXAS
COUNTY OF DALLAS ss:

The foregoing instrument was acknowledged before me this 27th day of August 1986 by William R. Peoples and Susan L. Peoples

Seal

Signature Jayce Marie Hooks
Title or Rank JOYCE MARIE HOOKS, Notary Public In and for the State of Texas
Serial #(if any) My Commission Expires March 26, 1988

Tax Statement For The Real Property Described In This Instrument Should Be Sent To:
Name Margaret L. McCollom
Address Rural Route, Colo, Iowa 50056

Doc No. 419477
WARRANTY DEED
Recorded for Record
Quota of Deeds
Recorded in Book
Recorded K.C.F.F.

This instrument is 1 Conformed Copy
Witness my official hand and seal
Rose E. Hall
County Recorder

No delinquent taxes and transfer entered.
Deputy

WARRANTY DEED — Form No. 3
MINNESOTA PUBLISHING CO., NEW ULM, MINN.

This Indenture, made this 24th day of August 19 86 between Mary E. Ditman, a single person and William R. Peoples & Susan L. Peoples husband and wife, Counties of the County of Story and Dallas and State of Iowa and Texas parties of the first part, and Margaret L. McCollom of the County of Story and State of Iowa parties of the second part,

Witnesseth, That the said parties of the first part, in consideration of the sum of One Dollar and other valuable consideration DOLLARS to them in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, do hereby Grant, Bargain, Sell, and Convey unto the said parties of the second part, their heirs and assigns, Forever, all the tract or parcel of land lying and being in the County of Cass, and State of Minnesota, described as follows, to-wit: An undivided one-half interest in and to the following described real estate, to-wit: All that portion of Government Lot One (1), Section Thirty-six (36), Township One Hundred Forty-two (142), Range Twenty-nine (29), described as follows, to-wit: Commencing at the intersection of the south boundary line of said Lot 1 with the public highway along the east side of said Lot 1; thence north along the west side of said public highway a distance of 497.5 feet to an iron monument; thence west parallel to the south boundary line of said Lot 1 a distance of 420.5 feet to an iron monument; thence north parallel to the west line of said public highway a distance of 175 feet to an iron monument, which point shall be known as the point of beginning; thence south parallel to the west line of said highway a distance of 75 feet to an iron monument; thence west parallel to the south boundary line of said Lot 1 a distance of 250 feet to an iron monument on the shore line of Leech Lake; thence in a north-easterly direction along the shore line of Leech Lake a distance of 125 feet to an iron monument; thence in a southeasterly direction to the place of beginning; including all land between the above described premises and Leech Lake.

Together with an easement along the north 20 feet of the south 617.5 feet of the east 420.5 feet of that part of Lot 1 lying and being west of County Highway for access to and from said premises.

To Have and to Hold the Same, Together with all the hereditaments and appurtenances thereunto belonging or in anywise appertaining, to the said parties of the second part, their heirs and assigns, Forever, and the said Mary E. Ditman, William R. Peoples and Susan L. Peoples parties of the first part, for themselves & their heirs, executors and administrators, do covenant with the said parties of the second part, their heirs and assigns, that they are seized in fee of the lands and premises aforesaid and have full right to sell and convey the same in manner and form aforesaid, and that the same are free from all incumbrances, except easement reserved by Frances Tabata and Ray Tabata recorded Book 123, Page 353 of Deeds in the Office of Register of Deeds, Cass County, Minnesota, constituting a permanent easement over the west 50 feet of the North 20 feet of the South 617.5 ft., of the east 420.5 ft. And the above bargained and granted lands and premises, in the quiet and peaceable possession of the said parties of the second part, their heirs and heirs and assigns, against all persons lawfully claiming or to claim the whole or any part thereof, subject to inducements, if any, hereinbefore mentioned, the said parties of the first part will Warrant and Defend.

In Testimony Whereof, The said parties of the first part have hereunto set their hand and seal the day and year first above written.

Mary E. Ditman
William R. Peoples
Susan L. Peoples

LEGEND

○ DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 47544	× DENOTES CALCULATED POSITION
● DENOTES MONUMENT FOUND	▭ DENOTES EXISTING LP TANK
■ DENOTES LATH SET AT SETBACK LINE	⌓ DENOTES WETLAND(S)
□ DENOTES SET PK NAIL	

0 50 100
SCALE IN FEET

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE EAST LINE OF GOVERNMENT LOT 1 TO HAVE AN ASSIGNED BEARING OF N 01°56'25" W.

NO.	DATE	DESCRIPTION	BY
	9-06-2012	ADDED EASEMENTS	WAG

REVISIONS:

I HEREBY CERTIFY THAT THIS SURVEY, PLAN 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

NORTHERN ENGINEERING & CONSULTING, INC.
207 4th Street NW, Bemidji, MN, 56601
Phone: 218-444-8882 Fax: 218-444-8042
web: www.neciusa.com

CERTIFICATE OF SURVEY
Bob McCollom
21779 730th Ave.
Colo, IA 50056

JOB NO. 12-073
DATE: 6-13-2012

SHEET NO. 1 OF 1

RECEIVED
JAN 6 2014
COUNTY SURVEYOR
#22-70
GI 36-142-29