CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 1, SECTION 16, TOWNSHIP 142 NORTH, RANGE 31 WEST, CASS COUNTY, MINNESOTA

PROPOSED DESCRIPTION:

PROPERTY REPLACEMENT EASEMENT
An easement for dock and boat usage over and across that part of Government Lot 1, Section 16, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the iron monument on the south line of said Government Lot 1 which is 1449.36 feet South 89 degrees 07 minutes 00 seconds East from the southwest corner of said Government Lot 1; thence North 89 degrees 07 minutes 00 seconds West 223.00 feet, along said south line, to the easterly right of way line of the Burlington Northern Railroad; thence North 14 degrees 04 minutes 00 seconds West, along said easterly right of way, 210.45 feet to the point of beginning of the easement to be herein described; thence continue North 14 degrees 04 minutes 00 seconds West, along said easterly right of way, 25.00 feet; thence North 75 degrees 56 minutes 00 seconds East 37 feet, more or less, to the shoreline of Leech Lake; thence southeasterly along said shoreline to the intersection with a line bearing North 75 degrees 56 minutes 00 seconds East from the point of beginning; thence South 75 degrees 56 minutes 00 seconds West 44 feet, more or less, to the point of beginning.

EXISTING DESCRIPTION:

OBTAINED FROM THE CASS COUNTY RECORDERS OFFICE.

A00046191

38-116-2104
No delinquent taxes and transfer entered; Certificate of Real Estate Value ( ) filed (X) not required
Certificate of Real Estate Value No. _____
Dawn K. Endresen
County Auditor
by R.A
Deputy

OFFICE OF COUNTY RECORDER
CASS COUNTY MINNESOTA
CERTIFIED, FILED, AND/OR RECORDED ON
03/17/2003 09:21:30AM
AS DOC #: A00046191
REC FEES: 15.50
KATHRYN M. HORST
COUNTY RECORDER
BY Kathryn M Horst
DEPUTY

QUIT CLAIM DEED

STATE DEED TAX DUE HEREON: $1.65
(Consideration is LESS than $500.)

Date: May 24, 2004 (reserved for recording data)

FOR VALUABLE CONSIDERATION, LOREN BATES and CATHERINE BATES, husband and wife, Grantors, hereby convey and quitclaim to LOREN BATES and CATHERINE BATES, husband and wife, as joint tenants, Grantees, real property in CASS County, Minnesota, described as follows:

SEE LEGAL DESCRIPTION ON THE BACK OF THIS INSTRUMENT

together with all hereditaments and appurtenances belonging thereto.
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 # 163
Deed tax $ 1.65
Date 3/17/03 By CW

Loren Bates
Catherine Bates

STATE OF MINNESOTA }
COUNTY OF Clay } ss.

The foregoing instrument was acknowledged before me this 7 day of June, 2004, by Loren Bates and Catherine Bates, husband and wife.
NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

GARY A. SWANSON
Notarial Seal - Iowa
My Commission No. 719700
My Commission Expires

SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT
This document is an official record of the Recorder's Office and cannot be altered in any manner or form without the written permission of the Recorder.

MR & MRS LOREN BATES
2124 PRAIRIE VIEW E.
AMES IA 50010

This Instrument Was Drafted By:

BAKER LAW OFFICE
Stephen H. Baker
PO BOX 924 • WALKER MN 56484

PAGE 1 OF 2 PAGES

That part of Government Lot One (1), Section Sixteen (16), Township One Hundred Forty-two (142) North, Range Thirty-one (31) West, Cass County, Minnesota, described as follows: Commencing at the intersection of the easterly right-of-way line of the Burlington Northern Railroad right-of-way and the south line of that certain tract described in Document #233933, Cass County, Minnesota and for said county; thence Northerly along said easterly right-of-way line a distance of 210.45 feet to the point of beginning of the tract to be herein described; thence Westerly, as measured at a right angle to said easterly right-of-way line a distance of 100.00 feet; thence Northerly, on a line parallel with said easterly right-of-way line a distance of 25.00 feet; thence Easterly, as measured at a right angle to said easterly right-of-way line, 100.00 feet to said easterly right-of-way line; thence Southerly along said easterly right-of-way line to the point of beginning.

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

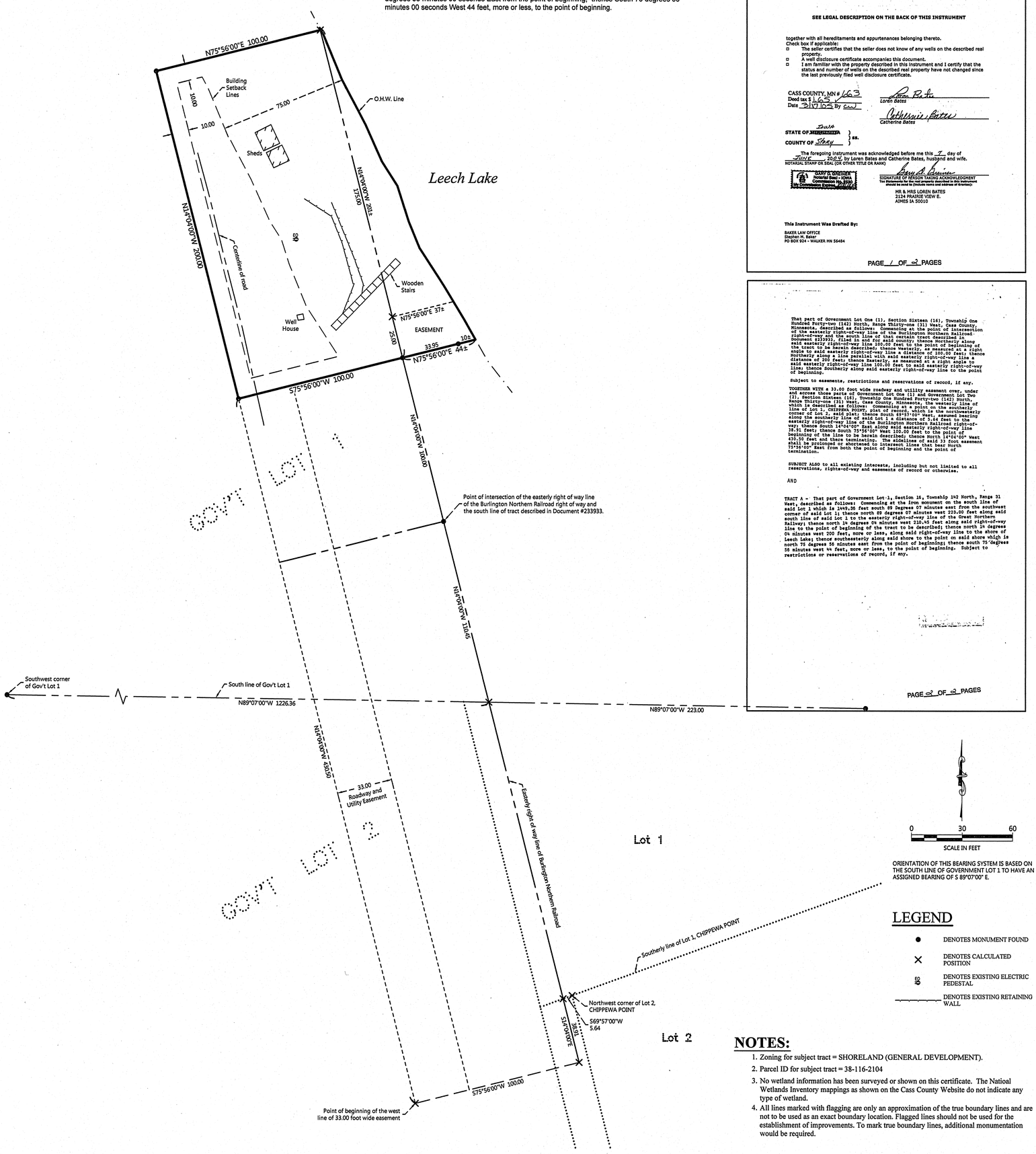
TOGETHER WITH a 33.00 foot wide roadway and utility easement over, under and across those parts of Government Lot One (1) and Government Lot Two (2), Section Sixteen (16), Township One Hundred Forty-two (142) North, Range Thirty-one (31) West, Cass County, Minnesota, the westerly line of said 33.00 foot wide easement is described as beginning at a point on the southerly line of Lot 1, CHIPPEWA POINT, plat of record, which is the northeasterly corner of Lot 2, said plat; thence South 69°57'00" West, bearing along the southerly line of said Lot 1 a distance of 5.64 feet to the easterly right-of-way line of the Burlington Northern Railroad right-of-way; thence North 14°04'00" West, bearing said easterly right-of-way line 38.31 feet; thence South 75°56'00" West 44 feet to the point of beginning of the line to be herein described; thence North 14°04'00" West 430.50 feet and there terminating. The sidelines of said 33 foot easement shall be prolonged or shortened to intersect lines that bear North 75°56'00" East from both the point of beginning and the point of termination.

SUBJECT ALSO to all existing interests, including but not limited to all reservations, rights-of-way and easements of record or otherwise.

AND

TRACT A - That part of Government Lot 1, Section 16, Township 142 North, Range 31 West, described as follows: Commencing at the iron monument on the south line of said Lot 1 which is 1449.36 feet south 89 degrees 07 minutes east from the southwest corner of said Lot 1; thence North 89 degree 07 minutes west 223.00 feet along said south line of said Lot 1 to the easterly right-of-way line of the Great Northern Railway; thence north 14 degree 04 minutes west 210.45 feet along said right-of-way line to the point of beginning of the tract to be described; thence north 14 degrees 04 minutes west 200 feet, more or less, along said right-of-way line to the shore of Leech Lake; thence southeasterly along said shore to the point on said shore which is north 75 degrees 56 minutes east from the point of beginning; thence south 75 degrees 56 minutes west 44 feet, more or less, to the point of beginning. Subject to restrictions or reservations of record, if any.

PAGE 2 OF 2 PAGES



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SOUTH LINE OF GOVERNMENT LOT 1 TO HAVE AN ASSIGNED BEARING OF S 89°07'00" E.

LEGEND

- ● DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- PED DENOTES EXISTING ELECTRIC PEDESTAL
- ———— DENOTES EXISTING RETAINING WALL

NOTES:

1. Zoning for subject tract = SHORELAND (GENERAL DEVELOPMENT).
2. Parcel ID for subject tract = 38-116-2104
3. No wetland information has been surveyed or shown on this certificate. The Natioal Wetlands Inventory mappings as shown on the Cass County Website do not indicate any type of wetland.
4. 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.

SHEET NO. 1 OF 1
JOB NO. 15-014
DATE: 02-26-2015

CERTIFICATE OF SURVEY
Loren Bates
2124 Prairie View E.
Ames, IA 50010

NORTHERN ENGINEERING & CONSULTING, INC.
P.O. Box 292, Walker, MN, 56484
Phone: 218-547-1296, Fax: 218-547-2272
web: www.neciusa.com

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.

8/7/15
TERRY L. FREEMAN LIC. NO. 21367

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	08-17-2015	Added Easement	WAG