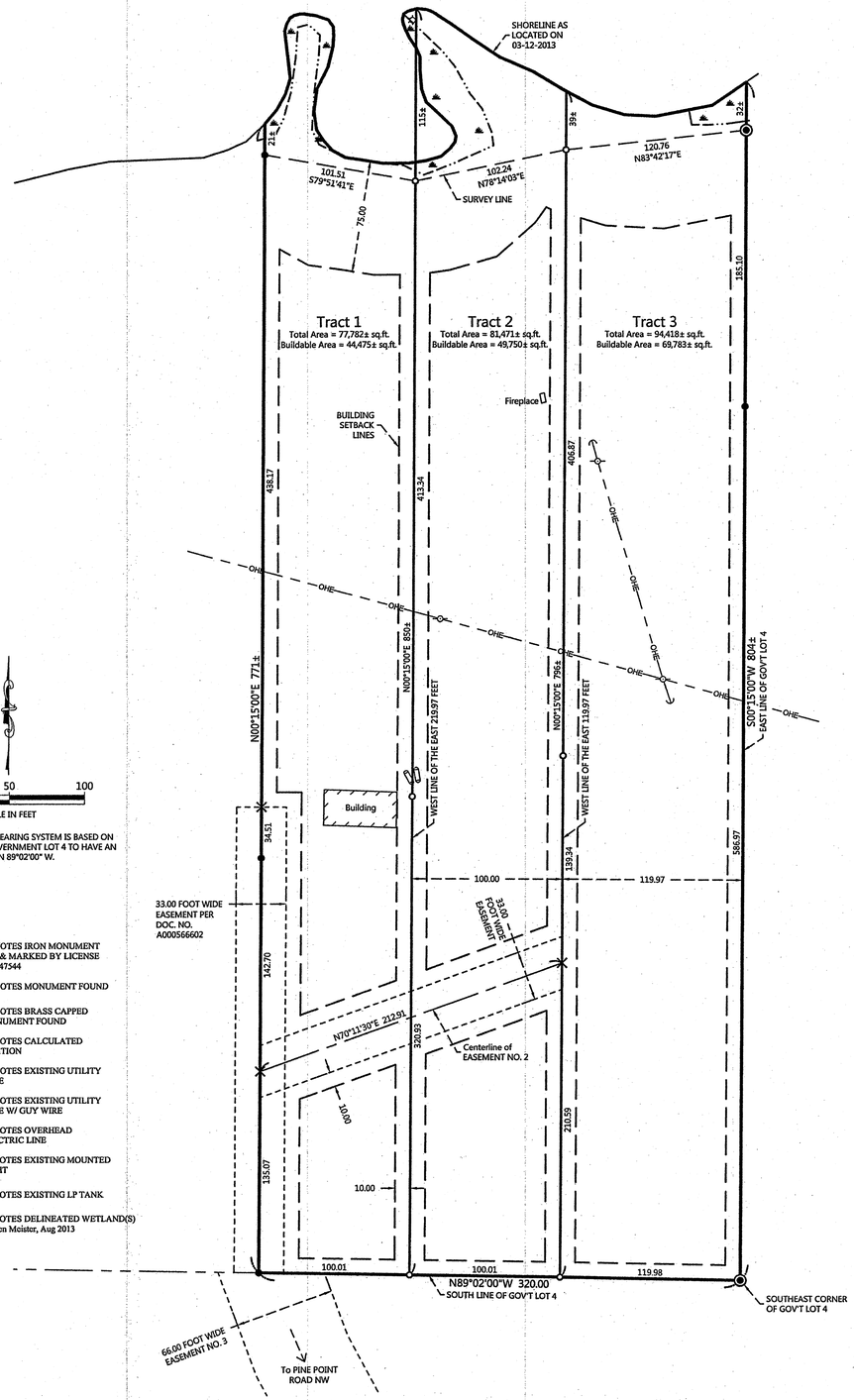
CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 4,
SECTION 31, TOWNSHIP 143 NORTH, RANGE 30 WEST,
CASS COUNTY, MINNESOTA



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SOUTH LINE OF GOVERNMENT LOT 4 TO HAVE AN ASSIGNED BEARING OF N 89°02'00" W.

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 47544
- DENOTES MONUMENT FOUND
- DENOTES BRASS CAPPED MONUMENT FOUND
- DENOTES CALCULATED POSITION
- DENOTES EXISTING UTILITY POLE
- DENOTES EXISTING UTILITY POLE W/ GUY WIRE
- OHE — DENOTES OVERHEAD ELECTRIC LINE
- DENOTES EXISTING MOUNTED LIGHT
- DENOTES EXISTING LP TANK
- DENOTES DELINEATED WETLAND(S) by Ben Meister, Aug 2013

PROPOSED DESCRIPTIONS:

TRACT 1
That part of Government Lot 4, Section 31, Township 143 North, Range 30 West, Cass County, Minnesota, lying westerly of the East 219.97 feet thereof and also lying easterly of the following described line: COMMENCING at the southeast corner of said Government Lot 4; thence North 89 degrees 02 minutes 00 seconds West, assigned bearing, along the south line thereof, a distance of 320.00 feet to the point of beginning of the line to be herein described; thence North 00 degrees 15 minutes 00 seconds East 771 feet, more or less, to the shoreline of Leech Lake and said described line there terminating.

SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to and TOGETHER with the Common 33.00 Foot Wide Easement described in Doc. No. A000566602.
SUBJECT to and TOGETHER with Easement No. 2.
TOGETHER with Easement No. 3.

TRACT 2
The West 100.00 feet of the East 219.97 feet of Government Lot 4, Section 31, Township 143 North, Range 30 West, Cass County, Minnesota.

SUBJECT to easements, restrictions, and reservations of record.
TOGETHER with the Common 33.00 Foot Wide Easement described in Doc. No. A000566602.
SUBJECT to and TOGETHER with Easement No. 2.
TOGETHER with Easement No. 3.

TRACT 3
The East 219.97 feet of Government Lot 4, Section 31, Township 143 North, Range 30 West, Cass County, Minnesota.

SUBJECT to easements, restrictions, and reservations of record.
TOGETHER with the Common 33.00 Foot Wide Easement described in Doc. No. A000566602.
TOGETHER with Easement No. 2.
TOGETHER with Easement No. 3.

EASEMENT NO. 2
A 33.00 foot wide easement for ingress, egress, and utility purposes over, under, and across that part of Government Lot 4, Section 31, Township 143 North, Range 30 West, Cass County, Minnesota, the centerline of said 33.00 foot wide easement is described as follows: COMMENCING at the southeast corner of said Government Lot 4; thence North 89 degrees 02 minutes 00 seconds West, assigned bearing, along the south line thereof, a distance of 320.00 feet; thence North 00 degrees 15 minutes 00 seconds East 135.07 feet to the point of beginning of the centerline to be herein described; thence North 70 degrees 11 minutes 30 seconds East 212.91 feet to the west line of the East 119.97 feet of said Government Lot 4 and said described centerline there terminating.
The sidelines of said 33.00 foot wide easement shall be prolonged or shortened to terminate on said west line of the East 119.97 feet and on lines bearing North 00 degrees 15 minutes 00 seconds East and South 00 degrees 15 minutes 00 seconds West from the point of beginning of the above described centerline.

EASEMENT NO. 3
A 66.00 foot wide easement for ingress, egress, and utility purposes over, under, and across that part of Government Lot 7, Section 31, Township 143 North, Range 30 West, Cass County, Minnesota, the centerline of said 66.00 wide easement is described as follows: COMMENCING at the northeast corner of said Government Lot 7; thence North 89 degrees 02 minutes 00 seconds West, assigned bearing, along the north line thereof, a distance of 311.81 feet to the point of beginning of the centerline to be herein described; thence South 20 degrees 07 minutes 40 seconds East 59.21 feet; thence South 28 degrees 01 minute 57 seconds East 56.60 feet; thence South 33 degrees 08 minutes 06 seconds East 110.03 feet; thence southeasterly 140.66 feet, along a tangential curve, concave to the southwest, having a radius of 400.00 feet and a central angle of 20 degrees 08 minutes 52 seconds; thence South 12 degrees 59 minutes 14 seconds East, tangent to said curve, 186.05 feet; thence southeasterly 125.53 feet, along a tangential curve, concave to the northeast, having a radius of 150.00 feet and a central angle of 47 degrees 56 minutes 56 seconds; thence South 60 degrees 56 minutes 10 seconds East, tangent to said last described curve, 56.67 feet to the centerline of Pine Point Road NW and said described centerline there terminating.
The sidelines of said 66.00 foot wide easement shall be prolonged or shortened to terminate on the north line of said Government Lot 7 and on the westerly right of way line of said Pine Point Road NW.

RECEIVED
#7432
JAN 6 2014
GL4 31-143-30
COUNTY SURVEYOR

EXISTING DESCRIPTION:

OBTAINED FROM THE CASS COUNTY RECORDERS OFFICE.

45-231-2301
No delinquent taxes and transfer entered;
Certificate of Real Estate Value
( ) filed (X) not required
December 23, 2010
Susan K. Anderson
County Auditor
by: Deputy

8 0 1 6 4 7
Tr:401520
A000566602
OFFICE OF COUNTY RECORDER
CASS COUNTY MINNESOTA
CERTIFIED, FILED, AND/OR RECORDED ON
12/23/2010 09:39:05 AM
AS DOC #: A000566602
PAGES: 3 REC FEES: 46.00
KATHRYN M. NORBY
COUNTY RECORDER

Form No. 3-M - WARRANTY DEED
Individual(s) to Corporation Partnership or Limited Liability Company

DEED TAX DUE: $1.65

Date: December 17, 2010

FOR VALUABLE CONSIDERATION, Israel Moe and Nicole, Moe, husband and wife, Grantor, hereby conveys and warrants to The Shores at Pine Point, LLC Grantee, a Limited Liability Company under the laws of Minnesota real property in Cass County, Minnesota described as follows:

SEE ATTACHED EXHIBIT A

CONSIDERATION FOR THIS TRANSACTION IS LESS THAN $500.00

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

Check box if applicable:
X 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.

Israel Moe
Nicole Moe

CASS COUNTY, MN # 2052
Deed tax $ 1.65
Date 12-23-10 By KF

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STATE OF MINNESOTA
COUNTY OF CASS } ss.

This instrument was acknowledged before me on December 17, 2010 by Israel Moe and Nicole, Moe, husband and wife, Grantor(s).

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK):
IMEKE CHRISTINE LEER
Notary Public-Minnesota
My Commission Expires Jan 31, 2015

SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL
Imeke C. Leer

Check here if part or all of the land is Registered (Torrens) ☐
Tax Statements for the real property described in this instrument should be sent to (Include name and address of Grantee):
The Shores at Pine Point, LLC
37715 Cass Line Rd
Laporte, Minnesota 56461

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):
LEER Title Services
201 5th Street North
Walker, Minnesota 56484
(218) 547-7500
107748a

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EXHIBIT A

EAST TRACT
That part of Government Lot 4, Section 31, Township 143 North, Range 30 West, Cass County, Minnesota, described as follows: BEGINNING at the southeast corner of said Government Lot 4; thence North 89 degrees 02 minutes 00 seconds West, assigned bearing, along the south line thereof, a distance of 320.00 feet; thence North 00 degrees 15 minutes 00 seconds East 771 feet, more or less, to the shoreline of Leech Lake; thence easterly along said shoreline, to the intersection with the east line of said Government Lot 4; thence South 00 degrees 15 minutes 00 seconds West, along said east line, 780 feet, more or less, to said southeast corner and the point of beginning.

SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to and TOGETHER with a Common 33.00 foot wide easement.

COMMON 33.00 FOOT WIDE EASEMENT
A 33.00 foot wide easement for ingress, egress, and utility purposes over, under, and across that part of Government Lot 4, Section 31, Township 143 North, Range 30 West, Cass County, Minnesota, the centerline of said 33.00 wide easement is described as follows: COMMENCING at the southeast corner of said Government Lot 4; thence North 89 degrees 02 minutes 00 seconds West, assigned bearing, along the south line thereof, a distance of 320.00 feet to the point of beginning of the centerline to be herein described; thence North 00 degrees 15 minutes 00 seconds East 312.23 feet and said described centerline there terminating.
The sidelines of said 33.00 foot wide easement shall be prolonged or shortened to terminate on the south line of said Government Lot 4.

Abstract Property in Cass County, Minnesota.

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NO.	DATE	DESCRIPTION	BY
1	08-07-2013	Added wetland information	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. 23367
8136.7

NORTHERN ENGINEERING & CONSULTING, INC.
207 4th Street NW, Bemidji, MN, 56601
Phone: 218-444-4886, Fax: 218-444-6042
web: www.necusa.com

CERTIFICATE OF SURVEY
Norm Teegardin
2805 FM 390 W
Brenham, TX 77833

JOB NO. 13-015
DATE: 03-22-2013

SHEET NO.
1 OF 1