

TRACT C - existing description obtained from the Cass County Recorders office.

CERTIFICATE OF SURVEY

**PART OF GOVERNMENT LOT 4,
SECTION 22, TOWNSHIP 142 NORTH, RANGE 30 WEST,
CASS COUNTY, MINNESOTA**

PROPOSED LEGAL DESCRIPTIONS

Form No. 23-01 (REV. 01-01-02) Minnesota Statute Chapter 572 (R.S.)

344054
OFFICE OF COUNTY RECORDER
State of Minnesota, County of Cass
County Recorder
214 S. 1st St. N
P.O. Box 49
Walker, MN 56484
Phone: 218-547-1286
Fax: 218-547-2272
www.mnclsa.com

STATE DEED TAX DUE HERON: \$ 1.65
Date: 08/01/2014

FOR VALUABLE CONSIDERATION, Ronald Schuchman and Sandra S. Schuchman, Grantor(s), hereby convey (s) and quitclaim (s) to, Yvonne M. Schillberg, Grantee(s), real property in Cass County, Minnesota, described as follows:

This part of Government Lot 4, Section 22, Township 142 North, Range 30 West, Cass County, Minnesota, being a portion of the following described line: Commencing at the Southwest Corner of Government Lot 4, Section 22, Township 142 North, Range 30 West, Cass County, Minnesota, and extending North 89 degrees 58 minutes 18 seconds East 1184.23 feet to the point of beginning; thence North 14 degrees 06 minutes 01 seconds West 51 seconds West 70.56 feet; thence North 22 degrees 43 minutes 34 seconds East 96.69 feet to the intersection with the westerly right of way line of Turtle Lake Township Road No. 28; thence northwesterly 90.00 feet, along said westerly right of way line, being a nontangential curve, concave to the northeast, having a radius of 824.11 feet, a central angle of 06 degrees 15 minutes 26 seconds, and the chord bears North 27 degrees 51 minutes 31 seconds West for a chord distance of 89.95 feet to the north line of the South 300.00 feet of said Government Lot 4; thence South 02 degrees 08 minutes 44 seconds East from the point of beginning; thence South 36 degrees 08 minutes 44 seconds West 170 feet, more or less, to the point of beginning. SUBJECT TO easements, restrictions, and reservations of record.

It is the intent of the grantors that this conveyance shall extend to after recorded title.

Consideration for this conveyance is less than \$500.00.
This conveyance is made with the intention of establishing a tenancy in common between the parties herein.

If any state or federal taxes are due together with all encumbrances and appurtenances belonging thereto.

CASS COUNTY
PLUNKOVY & ASSOCIATES
COUNTY TAX
Date: 08/01/2014
STATE OF MINNESOTA
COUNTY OF CASS

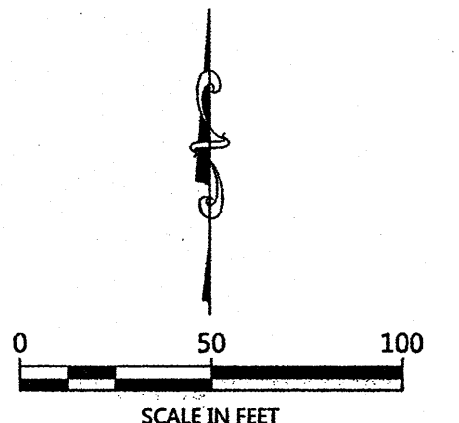
The foregoing instrument was acknowledged before me this 14th day of November, 2014, by Ronald Schuchman and Sandra S. Schuchman, Grantor(s), and Yvonne M. Schillberg, Grantee(s).

Yvonne M. Schillberg
402 1/2 E. Street
Greenfield, IA 50049

Reddy D. Dransson
PLUNKOVY & ASSOCIATES
P.O. Box 49
Walker, MN 56484

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 47544
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- DENOTES DELINEATED WETLAND(S) BY Ben Molster (July 2014)
- DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC MANHOLE
- DENOTES EXISTING LP TANK
- DENOTES EXISTING SANITARY SEWER MANHOLE
- DENOTES EXISTING WELL



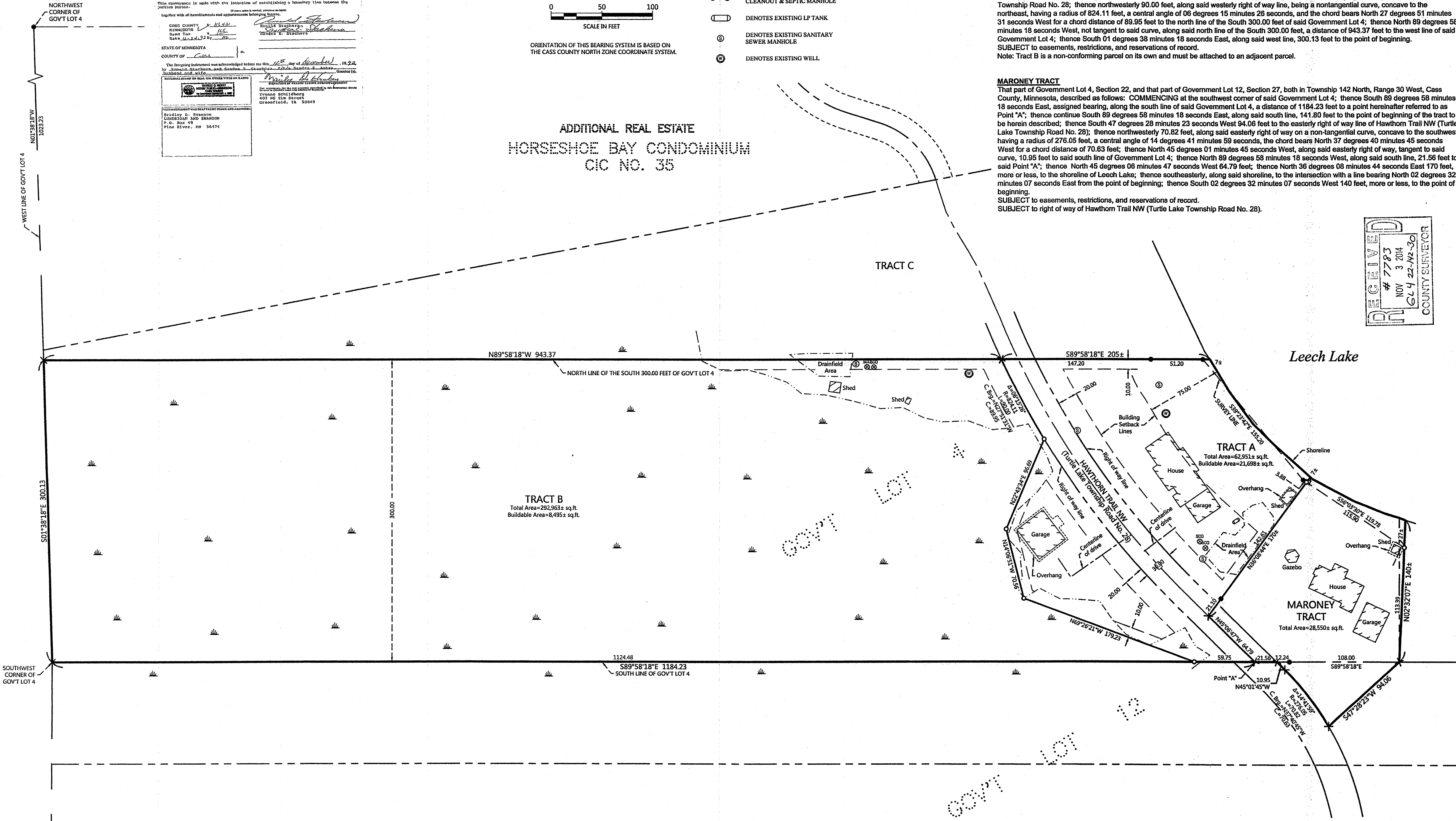
ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CASS COUNTY NORTH ZONE COORDINATE SYSTEM.

ADDITIONAL REAL ESTATE
HORSESHOE BAY CONDOMINIUM
CIC NO. 35

TRACT A
That part of Government Lot 4, Section 22, Township 142 North, Range 30 West, Cass County, Minnesota, described as follows: COMMENCING at the southwest corner of said Government Lot 4; thence South 89 degrees 58 minutes 18 seconds East, assigned bearing, along the south line thereof, 1184.23 feet; thence North 45 degrees 06 minutes 47 seconds West 64.79 feet to the point of beginning of the tract to be herein described; thence South 45 degrees 06 minutes 47 seconds East 64.79 feet to said south line, thence North 89 degrees 58 minutes 18 seconds West, along said south line, 59.75 feet; thence North 69 degrees 26 minutes 21 seconds West 179.23 feet; thence North 14 degrees 06 minutes 01 seconds West 70.56 feet; thence North 22 degrees 43 minutes 34 seconds East 96.69 feet to the intersection with the westerly right of way line of Turtle Lake Township Road No. 28; thence northwesterly 90.00 feet, along said westerly right of way line, being a nontangential curve, concave to the northeast, having a radius of 824.11 feet, a central angle of 06 degrees 15 minutes 26 seconds, and the chord bears North 27 degrees 51 minutes 31 seconds West for a chord distance of 89.95 feet to the north line of the South 300.00 feet of said Government Lot 4; thence South 02 degrees 08 minutes 44 seconds East from the point of beginning; thence South 36 degrees 08 minutes 44 seconds West 170 feet, more or less, to the point of beginning. SUBJECT TO easements, restrictions, and reservations of record.
SUBJECT TO right of way of Hawthorn Trail NW (Turtle Lake Township Road No. 28).

TRACT B
That part of Government Lot 4, Section 22, Township 142 North, Range 30 West, Cass County, Minnesota, described as follows: BEGINNING at the southwest corner of said Government Lot 4; thence South 89 degrees 58 minutes 18 seconds East, assigned bearing, along the south line thereof, 1124.48 feet; thence North 69 degrees 26 minutes 21 seconds West 179.23 feet; thence North 14 degrees 06 minutes 01 seconds West 70.56 feet; thence North 22 degrees 43 minutes 34 seconds East 96.69 feet to the intersection with the westerly right of way line of Turtle Lake Township Road No. 28; thence northwesterly 90.00 feet, along said westerly right of way line, being a nontangential curve, concave to the northeast, having a radius of 824.11 feet, a central angle of 06 degrees 15 minutes 26 seconds, and the chord bears North 27 degrees 51 minutes 31 seconds West for a chord distance of 89.95 feet to the north line of the South 300.00 feet of said Government Lot 4; thence North 89 degrees 58 minutes 18 seconds West, not tangent to said curve, along said north line of the South 300.00 feet, a distance of 943.37 feet to the west line of said Government Lot 4; thence South 01 degrees 38 minutes 18 seconds East, along said west line, 300.13 feet to the point of beginning. SUBJECT TO easements, restrictions, and reservations of record.
Note: Tract B is a non-conforming parcel on its own and must be attached to an adjacent parcel.

MARONEY TRACT
That part of Government Lot 4, Section 22, and that part of Government Lot 12, Section 27, both in Township 142 North, Range 30 West, Cass County, Minnesota, described as follows: COMMENCING at the southwest corner of said Government Lot 4; thence South 89 degrees 58 minutes 18 seconds East, assigned bearing, along the south line of said Government Lot 4, a distance of 1184.23 feet to a point hereinafter referred to as Point "A"; thence continue South 89 degrees 58 minutes 18 seconds East, along said south line, 141.80 feet to the point of beginning of the tract to be herein described; thence South 47 degrees 28 minutes 23 seconds West 94.06 feet to the easterly right of way line of Hawthorn Trail NW (Turtle Lake Township Road No. 28); thence northwesterly 70.82 feet, along said easterly right of way on a non-tangential curve, concave to the southwest, having a radius of 276.05 feet, a central angle of 14 degrees 41 minutes 59 seconds, the chord bears North 37 degrees 40 minutes 45 seconds West for a chord distance of 70.63 feet; thence North 45 degrees 01 minutes 45 seconds West, along said easterly right of way, tangent to said curve, 10.95 feet to said south line of Government Lot 4; thence North 89 degrees 58 minutes 18 seconds West, along said south line, 21.56 feet to said Point "A"; thence North 45 degrees 06 minutes 47 seconds West 64.79 feet; thence North 36 degrees 08 minutes 44 seconds East 170 feet, more or less, to the shoreline of Leech Lake; thence southeasterly, along said shoreline, to the intersection with a line bearing North 02 degrees 32 minutes 07 seconds East from the point of beginning; thence South 02 degrees 32 minutes 07 seconds West 140 feet, more or less, to the point of beginning. SUBJECT TO easements, restrictions, and reservations of record.
SUBJECT TO right of way of Hawthorn Trail NW (Turtle Lake Township Road No. 28).



NO.	DATE	DESCRIPTION
1	10-03-2014	ADJUSTED TRACTS A AND B

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

TERRY L. KERRMAN
21367
LIC. NO. 21367

PLUNKOVY & ASSOCIATES
CONSULTING, INC.
P.O. Box 292, Walker, MN 56484
Phone: 218-547-1286, Fax: 218-547-2272
web: www.mnclsa.com

CERTIFICATE OF SURVEY
Mike Sheldon
8018 Hawthorn Trail NW
Walker, MN 56484