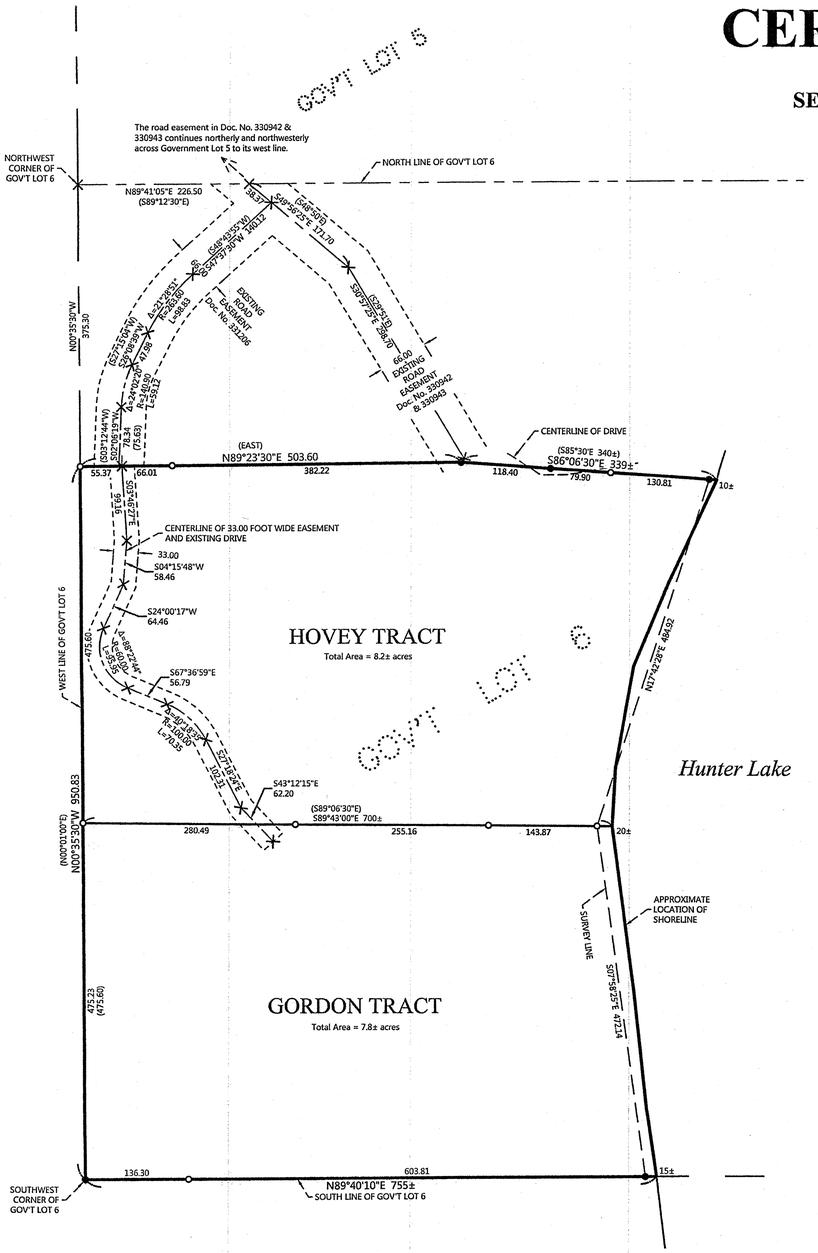
CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 6,
SECTION 21, TOWNSHIP 140NORTH, RANGE 28 WEST,
CASS COUNTY, MINNESOTA



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE XXXX LINE OF THE XXX QUARTER OF THE XXX QUARTER TO HAVE AN ASSIGNED BEARING OF S 00°00'00" E.

LEGEND

- ○ DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 47544
- ● DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION

EXISTING DESCRIPTIONS:

OBTAINED FROM THE CASS COUNTY RECORDERS OFFICE.

EASEMENT

Form No. 20-M—QUIT CLAIM DEED — Minnesota Uniform Conveyancing Blanks (1979) — Moore Doc. Co., Minneapolis

Individual(s) to Individual(s) Tenants — 46-021-3300 split

FOR CONSIDERATION OF LESS THAN $500.00,

No delinquent taxes and transfer entered; Certificate of Real Estate Value ( ) filed ( ) not required — Certificate of Real Estate Value No. _____ — August 14, 19 91 — Sharon K. Anderson, County Auditor — by _____, Deputy

STATE DEED TAX DUE HEREON: $ 1.65

Date: August 28, 19 91

331296 — 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 28 day of August A.D. 19 91 at 11:22 o'clock P M. and was duly recorded as Micro Doc. No. 331296 — Charlotte Koepke — COUNTY RECORDER — (reserved for recording data)

FOR VALUABLE CONSIDERATION, Hugh Barker and Dorothy E. Barker, husband and wife (marital status), Grantor(s), hereby convey(s) and quitclaim(s) to Bethel Jean Jancha and Gregory A. Gordon, Grantees as joint tenants, real property in Cass County, Minnesota, described as follows:

See attached easement description.

(If more space is needed, continue on back)

together with all hereditaments and appurtenances belonging thereto.

CASS COUNTY MINNESOTA Deed Tax $ 1556 Date 8-26-91 By — Hugh Barker, Dorothy E. Barker, Grantor(s)

STATE OF MINNESOTA, COUNTY OF CASS — ss.

The foregoing instrument was acknowledged before me this 22nd day of August, 19 91 by Hugh Barker and Dorothy E. Barker, husband and wife, Grantor(s).

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK) — Wilma A. Bruce, NOTARY PUBLIC-MINNESOTA, CASS COUNTY, My Commission Expires Jan. 31, 1993 — SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

This instrument was drafted by (name and address): Harlan E. Smith, Esq. SMITH LAW OFFICE P.O. Box 160 Walker, MN 56484 (218) 547-1711

For easement purposes only.

A 66.00 foot wide roadway easement, for ingress, egress and regress, over, under and across part of Government Lot 6 of Section 21, Township 140 North, Range 28 West of the Fifth Principal Meridian. The centerline of said easement is described as follows: Commencing at the southwest corner of said Government Lot 6; thence North 0°01' East 951.2 feet, initial bearing assigned, along the west line of said Government Lot 6, to a point located South 0°01' West 375.3 feet from the northwest corner thereof, said point hereinafter referred to as Point "P"; thence continue North 0°01' East 375.3 feet to said northwest corner; thence South 89°12.5' East, 226.5 feet, along the north line of said Government Lot 6 to the point of beginning of said centerline; thence South 48°50' East 38.37 feet; thence South 48°43'55" West 140.12 feet; thence Southwesterly 98.83 feet along a tangential curve, concave to the southeast, having a radius of 263.60 feet and a central angle of 21°28'51"; thence South 27°15'04" West 47.96 feet, tangent to said curve; thence Southerly 59.12 feet along a tangential curve, concave to the east, having a radius of 140.90 feet and a central angle of 24°02'40"; thence South 3°12'44" West 79.63 feet, tangent to the last described curve, to the line that bears East from said Point "P", and said centerline there ending. The side lines of said 66.00 foot wide roadway easement shall terminate on said line that bears East from Point "P".

GORDON TRACT

Form No. 20-M—WARRANTY DEED — Minnesota Uniform Conveyancing Blanks (1979) — Moore Doc. Co., Minneapolis

Individual(s) to Individual(s) Tenants — 46-021-3303 split

No delinquent taxes and transfer entered; Certificate of Real Estate Value (X) filed ( ) not required — Certificate of Real Estate Value No. _____ — August 14, 19 91 — Sharon K. Anderson, County Auditor — by _____, Deputy

STATE DEED TAX DUE HEREON: $ 57.75

Date: August 1, 19 91

331942 — 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 14 day of August A.D. 19 91 at 3:10 o'clock P M. and was duly recorded as Micro Doc. No. 331942 — Charlotte Koepke — COUNTY RECORDER — (reserved for recording data)

FOR VALUABLE CONSIDERATION, Hugh Barker and Dorothy E. Barker, husband and wife (marital status), Grantor(s), hereby convey (s) and warrant (s) to Bethel Jean Jancha and Gregory A. Gordon, Grantees as joint tenants, real property in Cass County, Minnesota, described as follows:

See attached description.

The seller certifies that the seller does not know of any wells on the described real property.

(If more space is needed, continue on back)

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

CASS COUNTY MINNESOTA Deed Tax $ 1458 Date 8-5-91 By; $ 5775 By — Hugh Barker, Dorothy E. Barker, Grantor(s)

STATE OF MINNESOTA, COUNTY OF BENTON — ss.

The foregoing instrument was acknowledged before me this 1st day of August, 1991 by Hugh Barker and Dorothy E. Barker, husband and wife, Grantor(s).

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK) — CHRISTINE M. McGUIRE, NOTARY PUBLIC—MINNESOTA, BENTON COUNTY, My Comm. Expires Jan. 31, 1995 — SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

This instrument was drafted by (name and address): Harlan E. Smith, Esq. SMITH LAW OFFICE P.O. Box 160 Walker, MN 56484 (218) 547-1711

Bethel Jean Jancha and Gregory A. Gordon 6706 Foliage Court Rosemont, MN 55068

I hereby certify that taxes for the year 1991 on the property described within have been paid. Milissa A. Hanson, Cass County Treasurer By ht Deputy 8-27-91 Date

TRACT AA

That part of Government Lot 6, Section 21, Township 140 North, Range 28 West of the 5th Principal Meridian, described as follows: BEGINNING at the southwest corner of said Government Lot 6; thence North 0 degrees 01 minute East 475.6 feet, initial bearing assigned, along the west line of said Government Lot 6, to a point located South 0 degrees 01 minute West 850.9 feet from the northwest corner thereof; thence South 89 degrees 06 1/2 minutes East to the water's edge of Hunter Lake; thence southerly and southeasterly along said water's edge of Hunter Lake to the south line of said Government Lot 6; thence North 89 degrees 06 1/2 minutes West 763 feet, more or less, to the point of beginning.

Together with an easement for roadway purposes, 66 feet in width, the center line of said easement is described as follows: Commencing at the northwest corner of said Government Lot 6; thence South 89 degrees 12 1/2 minutes East, 226.5 feet, along the north line of said Government Lot 6 to the point of beginning of said center line, said point of beginning hereinafter referred to as point "A"; thence South 48 degrees 50 minutes East 171.7 feet; thence South 29 degrees 51 minutes East 298.7 feet, more or less, to a point, said point being the place of beginning , of the excepted tract described in that certain Warranty Deed, filed for record at the Cass County Recorders Office on December 31, 1962 as Document No. 171888, and said center line there ending. The land description of the exception in said Document No. 171988 is described as follows: "Commencing at the Northwest corner of said Government Lot 6; thence South 0 degrees 01 minute West 375.3 feet along the west line of said Government Lot 6; thence East 503.6 feet to the place of beginning; thence South 85 degrees 30 minutes East 329.1 feet to the shore of Hunter Lake; thence North 16 degrees 11 minutes East 30.6 feet along the shore of said lake; thence North 85 degrees 30 minutes West, 335.3 feet; thence South 4 degrees 30 minutes West 30 feet to the place of beginning."

Together with an easement for roadway purposes, 66 feet in width, the center line of said easement is described as follows: Beginning at the aforementioned Point "A"; thence northerly and northwesterly across part of Government Lot 5 of said Section 21, to a point on the west line of said Government Lot 6 that is South 0 degrees 01 minute West, 87 feet from the northwest corner of said Government Lot 5, and said center line there ending. The sidelines of said easement shall be lengthened or shortened to terminate on said west line of Government Lot 5.

Also together with an easement for roadway purposes and access to Hunter Lake across the tract of land described in said Document No. 171988.

Also subject to easements, reservations, conditions and restrictions, if any.

HOVEY TRACT

Form No. 20-M—WARRANTY DEED — Minnesota Uniform Conveyancing Blanks (1979) — Moore Doc. Co., Minneapolis

Individual(s) to Individual(s) Tenants — 46-021-3304 split

No delinquent taxes and transfer entered; Certificate of Real Estate Value (X) filed ( ) not required — Certificate of Real Estate Value No. _____ — August 14, 19 91 — Sharon K. Anderson, County Auditor — by _____, Deputy

STATE DEED TAX DUE HEREON: $ 57.75

Date: August 1, 1991

331943 — 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 14 day of August A.D. 19 91 at 3:20 o'clock P M. and was duly recorded as Micro Doc. No. 331943 — Charlotte Koepke — COUNTY RECORDER — (reserved for recording data)

FOR VALUABLE CONSIDERATION, Hugh Barker and Dorothy E. Barker, husband and wife (marital status), Grantor(s), hereby convey (s) and warrant (s) to Roger D. Hovey and Janet S. Hovey, husband and wife, Grantees as joint tenants, real property in Cass County, Minnesota, described as follows:

See attached description.

The seller certifies that the seller does not know of any wells on the described real property.

(If more space is needed, continue on back)

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

CASS COUNTY MINNESOTA Deed Tax $ 1460 Date 8-5-91 By; $ 5775 By — Hugh Barker, Dorothy E. Barker, Grantor(s)

STATE OF MINNESOTA, COUNTY OF BENTON — ss.

The foregoing instrument was acknowledged before me this 1st day of August, 1991 by Hugh Barker and Dorothy E. Barker, husband and wife, Grantor(s).

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK) — CHRISTINE M. McGUIRE, NOTARY PUBLIC—MINNESOTA, BENTON COUNTY, My Comm. Expires Jan. 31, 1995 — SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

This instrument was drafted by (name and address): Harlan E. Smith, Esq. Attorney at Law P.O. Box 160 Walker, MN 56484 (218) 547-1711

Roger & Janet Hovey 10031 Abbott Avenue South Bloomington, MN 55431

I hereby certify that taxes for the year 1991 on the property described within have been paid. Milissa A. Hanson, Cass County Treasurer By ht Deputy 8-27-91 Date

TRACT AB

That part of Government Lot 6, Section 21, Township 140 North, Range 28 West of the 5th Principal Meridian, described as follows: Commencing at the southwest corner of said Government Lot 6; thence North 0 degrees 01 minute East 475.6 feet, initial bearing assigned, along the west line of said Government Lot 6, to a point located South 0 degrees 01 minute West 850.9 feet from the northwest corner thereof, the point of BEGINNING of the land to be described; thence North 0 degrees 01 minute East 475.6 feet along said west line; thence East 503.6 feet; thence South 85 degrees 30 minutes East 340 feet to the water's edge of Hunter Lake; thence southerly along said water's edge of Hunter Lake to the line that bears South 89 degrees 06 1/2 minutes East from the point of beginning; thence North 89 degrees 06 1/2 minutes West to the point of beginning.

Together with an easement for roadway purposes, 66 feet in width, the center line of said easement is described as follows: Commencing at the northwest corner of said Government Lot 6; thence South 89 degrees 12 1/2 minutes East, 226.5 feet, along the north line of said Government Lot 6 to the point of beginning of said center line, said point of beginning hereinafter referred to as point "A"; thence South 48 degrees 50 minutes East 171.7 feet; thence South 29 degrees 51 minutes East 298.7 feet, more or less, to a point, said point being the place of beginning , of the excepted tract described in that certain Warranty Deed, filed for record at the Cass County Recorders Office on December 31, 1962 as Document No. 171988, and said center line there ending. The land description of the exception in said Document No. 171988 is described as follows: "Commencing at the Northwest corner of said Government Lot 6; thence South 0 degrees 01 minute West 375.3 feet along the west line of said Government Lot 6; thence East 503.6 feet to the place of beginning; thence South 85 degrees 30 minutes East 329.1 feet to the shore of Hunter Lake; thence North 16 degrees 11 minutes East 30.6 feet along the shore of said lake; thence North 85 degrees 30 minutes West, 335.3 feet; thence South 4 degrees 30 minutes West 30 feet to the place of beginning."

Together with an easement for roadway purposes, 66 feet in width, the center line of said easement is described as follows: Beginning at the aforementioned Point "A"; thence northerly and northwesterly across part of Government Lot 5 of said Section 21, to a point on the west line of said Government Lot 6 that is South 0 degrees 01 minute West, 87 feet from the northwest corner of said Government Lot 5, and said center line there ending. The sidelines of said easement shall be lengthened or shortened to terminate on said west line of Government Lot 5.

Also together with an easement for roadway purposes and access to Hunter Lake across the tract of land described in said Document No. 171988.

Also subject to easements, reservations, conditions and restrictions, if any.

PROPOSED DESCRIPTION:

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 6, Section 21, Township 140 North, Range 28 West, Cass County, Minnesota, the centerline of said 33.00 foot wide easement is described as follows: COMMENCING at the southwest corner of said Government Lot 6; thence North 00 degrees 35 minutes 30 seconds West, assigned bearing, along the west line thereof, 950.83 feet to a point 375.30 feet southerly of the northwest corner of said Government Lot 6, as measured along said west line; thence North 89 degrees 23 minutes 30 seconds East 55.37 feet to the point of beginning of the centerline to be herein described; thence South 03 degrees 46 minutes 27 seconds East 99.16 feet; thence South 04 degrees 15 minutes 48 seconds West 58.46 feet; thence South 24 degrees 00 minutes 17 seconds West 64.46 feet; thence southerly 95.95 feet, along a tangential curve, concave to the east, having a radius of 60.00 feet, and a central angle of 88 degrees 22 minutes 44 seconds; thence South 67 degrees 36 minutes 59 seconds East, tangent to said curve, 56.79 feet; thence southeasterly 70.35 feet, along a tangential curve, concave to the southwest, having a radius of 100.00 feet, and a central angle of 40 degrees 18 minutes 35 seconds; thence South 27 degrees 18 minutes 24 seconds East, tangent to said last described curve, 102.31 feet; thence South 43 degrees 12 minutes 15 seconds East 62.20 feet and said described centerline there terminating. The sidelines of said 33.00 foot wide easement shall be prolonged or shortened to terminate on lines bearing North 89 degrees 23 minutes 30 seconds East and South 89 degrees 23 minutes 30 seconds West from the point of beginning of the above described centerline.

RECEIVED — NOV 3 2014 — #177883 — COUNTY SURVEYOR

NO.	DATE	DESCRIPTION	BY
1	07-02-2014	Added Easement Doc. No. 331206	WAG

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

CERTIFICATE OF SURVEY
Roger Hovey
10031 Abbott Avenue S
Bloomington, MN 55431

JOB NO. 14-080
DATE: 06-20-2014
SHEET NO. 1 OF 1