

# CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 3,  
SECTION 8, TOWNSHIP 140 NORTH, RANGE 26 WEST,  
CASS COUNTY, MINNESOTA

## EXISTING DESCRIPTIONS: OBTAINED FROM THE CASS COUNTY RECORDERS OFFICE

PID 42-008-2424

Form No. 500 - DEED (MORTGAGE DEED) Minnesota, Uniform Conveyance Blanks (1972)

Subscribed to by John Thayer  
Consideration is less than \$1,000.00

No delinquent taxes and transfer taxes; Certificate of Real Estate Value ( ) filed ( X ) not required  
Certificate of Real Estate Value No. 19-316

John Thayer  
County Auditor

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 27th day of August, A.D. 19 2008 at 2:20 o'clock P.M. and was duly recorded in Minn. Doc. No. 387327.

County Recorder  
Pamela R. Scherer

STATE DEED TAX DUE HEREBY: \$ 330  
Date: JAN 27 1982

FOR VALUABLE CONSIDERATION, Edwin P. Waterhouse (single and unmarried)

hereby convey (s) and warrant (s) to Gary M. Scherer and Carolyn S. Scherer (husband and wife), a married woman, as tenants in common, real property in Cass County, Minnesota, described as follows:

That part of Government Lot 3, Section 8, Township 140 North, Range 26 West, Cass County, Minnesota, described as follows: COMMENCING at the most westerly corner of Lot 6, FIRST ADDITION TO BIRCHWOOD TERRACE, plat of record on an assessment bearing of North 58 degrees 02 minutes 37 seconds West 80.00 feet along a north-westerly extension line of said Lot 6; thence North 31 degrees 37 minutes 23 seconds East 75.00 feet parallel with the northwesterly line of said Lot 6; thence North 58 degrees 02 minutes 37 seconds East 22.47 feet parallel with the northwesterly line of said Lot 6; thence North 31 degrees 37 minutes 23 seconds East 375.00 feet parallel with the northwesterly line of said Lot 6; thence South 89 degrees 21 minutes 10 seconds East 22.47 feet to the point of beginning; thence North 89 degrees 21 minutes 10 seconds East 22.47 feet; thence North 31 degrees 37 minutes 23 seconds East parallel with the northwesterly line of said Lot 6, 326 feet; more or less, to the southeasterly line of the tract recorded as document number 234822 in the office of Recorder for said Cass County, thence North 61 degrees 43 minutes 37 seconds East 43 feet; more or less, along the southeasterly line of said tract recorded as document number 234822 to the north line of said Government Lot 3; thence westerly 800 feet, more or less, along the north line of said Government Lot 3 to the intersection with a line which bears North 6 degrees 35 minutes 18 seconds West from the point of beginning; thence South 6 degrees 35 minutes 18 seconds East to the point of beginning. Subject to and together with (see real estate description number 1, ) Subject to other easements, restrictions or reservations of record, if any.

No wells on property

CASS COUNTY  
MINNESOTA  
Deed Tax \$ 3.38  
Date 2/25/08

Edwin P. Waterhouse  
Gary M. Scherer  
Carolyn S. Scherer  
8480 Palm Street  
Cass Rapids, MN 55433

42-008-2424  
ALL TO REGISTER  
CASS COUNTY REC  
DATE: 12/4/16  
BY: [Signature]

PID 42-372-0150

Form No. 500 - DEED (MORTGAGE DEED) Minnesota, Uniform Conveyance Blanks (1972)

Subscribed to by John Thayer  
Consideration is less than \$1,000.00

No delinquent taxes and transfer taxes; Certificate of Real Estate Value ( ) filed ( X ) not required  
Certificate of Real Estate Value No. 19-316

Sharon K. Anderson  
County Auditor

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 19th day of August, A.D. 19 2008 at 2:20 o'clock P.M. and was duly recorded in Minn. Doc. No. 387327.

County Recorder  
Pamela R. Scherer

STATE DEED TAX DUE HEREBY: \$ 330  
Date: August 6 1982

FOR VALUABLE CONSIDERATION, Iver O. Carlson, a widower and not married

hereby convey (s) and warrant (s) to Charles S. Carlson, a married man and Carolyn S. Carlson, a married woman, as tenants in common, real property in Cass County, Minnesota, described as follows:

Commencing at the southeast corner of Lot Fifteen (15), First Addition to Birchwood Terrace; thence continuing due west a distance of one hundred and eighty feet (180) to a point; thence at right angles north a distance of one hundred (100) feet to a point; thence at right angles west a distance of two hundred eighty (280) feet to a point; thence north along the westerly boundary line of Lots Fifteen (15) and Sixteen (16), First Addition to Birchwood Terrace to point of beginning. (See back for additional information)

Iver O. Carlson  
Carolyn S. Carlson

STATE OF MINNESOTA  
COUNTY OF CASS

The foregoing instrument was acknowledged before me this 6th day of August, 19 2008, by Iver O. Carlson, a widower and not married.

Notary Public  
Marilyn J. Hansen  
8008-30th Ave NW  
Mpls, MN 55427

PID 42-372-0170

Form No. 500 - DEED (MORTGAGE DEED) Minnesota, Uniform Conveyance Blanks (1972)

Subscribed to by John Thayer  
Consideration is less than \$1,000.00

No delinquent taxes and transfer taxes; Certificate of Real Estate Value ( ) filed ( X ) not required  
Certificate of Real Estate Value No. 19-316

Sharon K. Anderson  
County Auditor

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 19th day of August, A.D. 19 2008 at 2:20 o'clock P.M. and was duly recorded in Minn. Doc. No. 387327.

County Recorder  
Pamela R. Scherer

STATE DEED TAX DUE HEREBY: \$ 330  
Date: August 19 2008

FOR VALUABLE CONSIDERATION, Mark T. Sundland and Valera K. Sundland, husband and wife and Jack L. Sundland, a single person

hereby convey and warrant to The Gay M. and Carolyn S. Scherer Family 1999 Irrevocable Trust Agreement, dated February 25, 1999

real property in Cass County, Minnesota, described as follows:

See Exhibit "A" Legal Description attached hereto.

Subject to Easements, Restrictions and Reservations of Record, if any.

Together with all easements and appurtenances belonging thereto, subject to the following exceptions:

Check box if applicable:  
 The Seller certifies that the Seller does not know of any writs 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 names and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

CASS COUNTY, MN 55661  
Deed Tax \$ 3.38  
Date 2/11/2008

August 11, 2008

Notary Public  
Marilyn J. Hansen  
8008-30th Ave NW  
Mpls, MN 55427

## PROPOSED DESCRIPTIONS:

### PROPOSED DESCRIPTION FOR PID 42-372-0150

Lots 15 and 16, FIRST ADDITION TO BIRCHWOOD TERRACE, according to the recorded plat thereof, Cass County, Minnesota, AND That part of Government Lot 3, Section 8, Township 140 North, Range 26 West, Cass County, Minnesota, described as follows: COMMENCING at the most westerly corner of Lot 6, said plat of FIRST ADDITION TO BIRCHWOOD TERRACE; thence North 59 degrees 00 minutes 00 seconds West, assigned bearing, along the northwesterly extension of the southwesterly line of said Lot 6, a distance of 80.00 feet; thence North 31 degrees 00 minutes 00 seconds East 75.00 feet; thence North 59 degrees 00 minutes 00 seconds West 200.00 feet; thence North 31 degrees 00 minutes 00 seconds East 375.00 feet to the intersection with the northwesterly extension of the southwesterly line of said Lot 15 and the point of beginning of the tract to be herein described; thence South 59 degrees 00 minutes 00 seconds East, along said northwesterly extension line, 280.00 feet to the most westerly corner of said Lot 15; thence North 31 degrees 00 minutes 00 seconds East, along the northwesterly line of said Lots 15 and 16, a distance of 100.00 feet to the most westerly corner of Lot 17, said plat; thence North 59 degrees 00 minutes 00 seconds West, along the northwesterly extension of the southwesterly line of said Lot 17, a distance of 280.00 feet to the intersection with a line bearing North 31 degrees 00 minutes 00 seconds East from the point of beginning; thence South 31 degrees 00 minutes 00 seconds West 100.00 feet to the point of beginning.

SUBJECT to easements, restrictions, and reservations of record.  
SUBJECT to and TOGETHER with a 20.00 foot wide easement as described in Doc. No. A000541288.

### PROPOSED DESCRIPTION FOR PID 42-008-2424

That part of Government Lot 3, Section 8, Township 140 North, Range 26 West, Cass County, Minnesota, described as follows: COMMENCING at the most westerly corner of Lot 6, said plat of FIRST ADDITION TO BIRCHWOOD TERRACE; thence North 59 degrees 00 minutes 00 seconds West, assigned bearing, along the northwesterly extension of the southwesterly line of said Lot 6, a distance of 80.00 feet; thence North 31 degrees 00 minutes 00 seconds East 75.00 feet; thence North 59 degrees 00 minutes 00 seconds West 200.00 feet; thence North 31 degrees 00 minutes 00 seconds East 375.00 feet to the intersection with the northwesterly extension of the southwesterly line of said Lot 15; thence North 31 degrees 00 minutes 00 seconds East 375.00 feet to the point of beginning of the tract to be herein described; thence North 88 degrees 22 minutes 24 seconds West, along said north line, 425.90 feet to the intersection with a line bearing North 07 degrees 32 minutes 39 seconds West from the point of beginning; thence South 07 degrees 32 minutes 39 seconds East 294.86 feet to the point of beginning.

SUBJECT to easements, restrictions, and reservations of record.  
SUBJECT to and TOGETHER with a 20.00 foot wide easement as described in Doc. No. A000541288.

PAGE 1 OF 2 PAGES

### EXHIBIT "A"

TRACT B  
That part of Lots 17 and 18, First Addition to Birchwood Terrace and part of Government Lot 3, Section 8, Township 140, Range 26, described as follows:

Commencing at the most northerly corner of said Lot 18; thence South 31 degrees 00 minutes 00 seconds West, assumed bearing, along the northwesterly line of said Lot 17 and 18, a distance of 66.00 feet to the most westerly corner of said Lot 17 and the point of beginning of the tract to be herein described; thence North 59 degrees 00 minutes 00 seconds West 200.26 feet; thence North 77 degrees 14 minutes 07 seconds East 144.57 feet; thence South 59 degrees 00 minutes 00 seconds East 426 feet, more or less, to the shore line of Thunder Lake; thence southwesterly along said shoreline to the intersection with a line bearing South 59 degrees 00 minutes 00 seconds East from the point of beginning; thence North 59 degrees 00 minutes 00 seconds West 271 feet, more or less, to the point of beginning.

Subject to easements, restrictions and reservations of record.

Together with an easement for ingress and egress 20.00 feet in width over and across Government Lot 3, Section 8, Township 140, Range 26, the centerline of which is described as follows:

Commencing at the most northerly corner of Lot 18, First Addition to Birchwood Terrace, plat of record, said County, thence South 31 degrees 00 minutes 00 seconds West, assumed bearing, along the northwesterly line of Lots 17 and 18, said plat, 90.00 feet to the most westerly corner of said Lot 17; thence North 59 degrees 00 minutes 00 seconds West 200.26 feet to the point of beginning of the centerline to be herein described; thence southwesterly 99.89 feet, along a noncircular curve, concave to the southwest, having a radius of 150.00 feet, a central angle of 29 degrees 18 minutes 49 seconds, and the chord bears South 61 degrees 49 minutes 37 seconds West for a chord distance of 68.28 feet; thence South 48 degrees 40 minutes 13 seconds West, 133.00 feet, tangent to said curve, 44.66 feet; thence southeasterly 62.73 feet, along a tangential curve, concave to the northwest, having a radius of 100.00 feet and a central angle of 30 degrees 05 minutes 36 seconds; thence South 84 degrees 26 minutes 49 seconds West, tangent to said curve, 63.17 feet; thence southwesterly 42.75 feet, along a tangential curve, concave to the southwest, having a radius of 50.00 feet and a central angle of 55 degrees 51 minutes 42 seconds; thence South 09 degrees 45 minutes 07 seconds West, tangent to said curve, 63.87 feet; thence southwesterly 46.83 feet, along a tangential curve, concave to the northwest, having a radius of 50.00 feet and a central angle of 03 degrees 28 minutes 02 seconds; thence South 52 degrees 25 minutes 18 seconds West, 110.79 feet; thence North 09 degrees 19 minutes 04 seconds West 75.56 feet; thence South 27 degrees 26 minutes 28 seconds West 28 seconds West 111.11 feet to the centerline of Thunder Lake Lodge Drive South 07 degrees 32 minutes 39 seconds West 111.11 feet; thence North 88 degrees 22 minutes 24 seconds West 110.79 feet; thence North 09 degrees 19 minutes 04 seconds West 75.56 feet; thence South 27 degrees 26 minutes 28 seconds West 28 seconds West 111.11 feet to the centerline of Thunder Lake Lodge Drive and on lines that bear North 59 degrees 00 minutes 00 seconds West and South 59 degrees 00 minutes 00 seconds East from the point of beginning.

Subject to and Together with an easement for ingress and egress 33.00 feet in width over and across Government Lot 3, Section 8, Township 140, Range 26, the centerline of said 33.00 foot wide easement is described as follows:

Commencing at the most northerly corner of Lot 18, First Addition to Birchwood Terrace, thence South 31 degrees 00 minutes 00 seconds West, assumed bearing, along the northwesterly line of Lot 17 and 18, said plat, 90.00 feet to the most westerly corner of said Lot 17; thence North 59 degrees 00 minutes 00 seconds West 200.26 feet to the point of beginning of the centerline to be herein described; thence North 77 degrees 14 minutes 07 seconds East 144.57 feet and said centerline there terminating.

The 20.00 foot wide easement shall be prolonged or shortened to terminate on lines bearing South 59 degrees 00 minutes 00 seconds East and North 59 degrees 00 minutes 00 seconds West from the point of termination of the above described centerline and on a line bearing South 59 degrees 00 minutes 00 seconds East from the point of beginning of the above described centerline and on a line bearing North 59 degrees 00 minutes 00 seconds West 15.74 feet from the point of beginning of the above described centerline and thence North 31 degrees 00 minutes 00 seconds East.

PAGE 2 OF 2 PAGES

REVISIONS:	NO.	DATE	DESCRIPTION
1. 11-28-2016			Set Judicial Monuments (see sheet 2)

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.

11/28/16  
TERRY L. FREEMAN  
LIC. NO. 21567



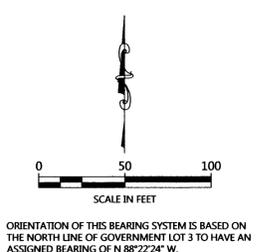
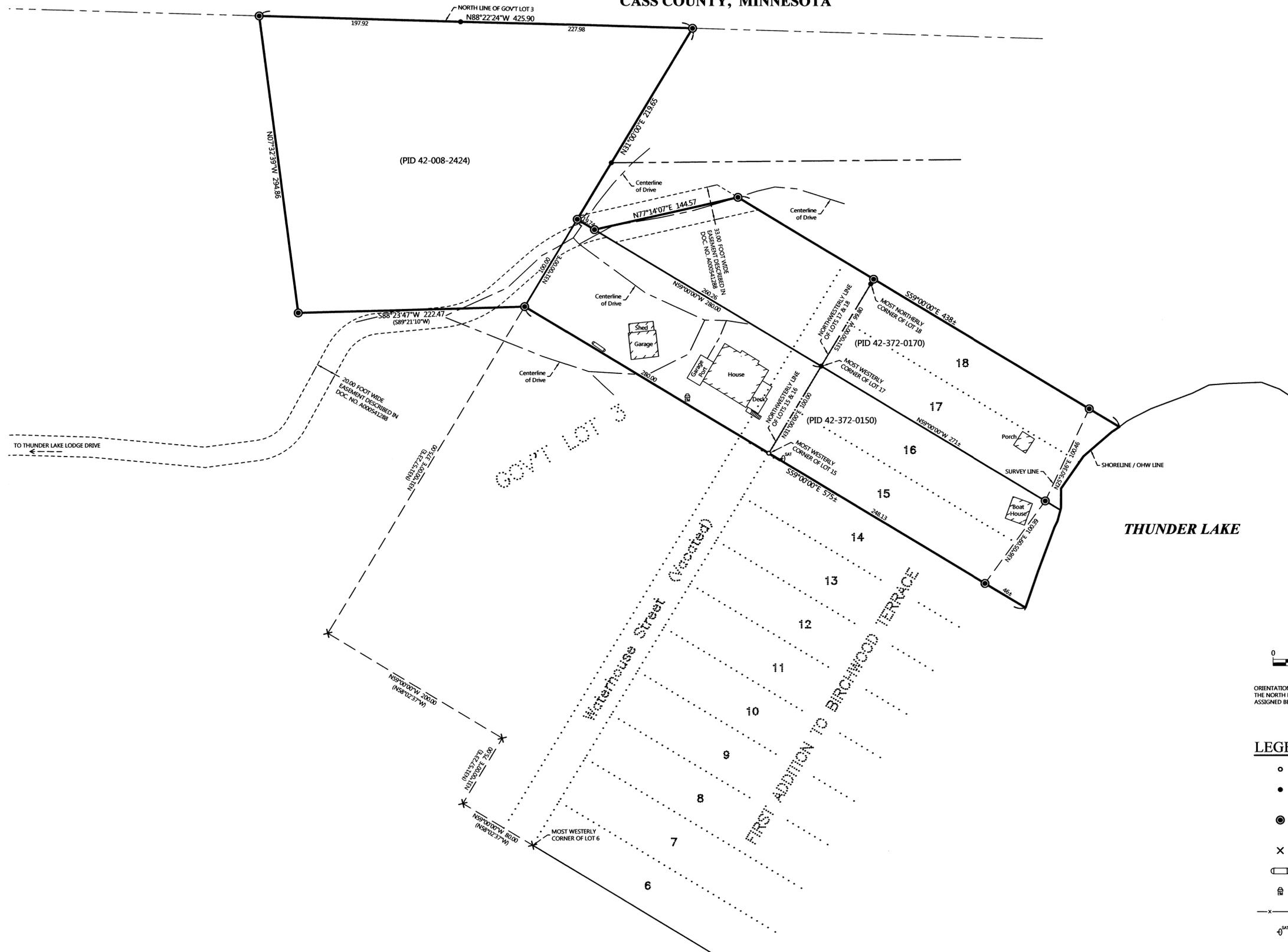
CERTIFICATE OF SURVEY  
Gary Scherer  
4272 Shadowood Lane NE  
Remer, MN 56672

JOB NO. 13-012  
DATE: 04-17-2013

SHEET NO.  
1 OF 2

# CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 3,  
SECTION 8, TOWNSHIP 140 NORTH, RANGE 26 WEST,  
CASS COUNTY, MINNESOTA



- LEGEND**
- DENOTES NAIL SET
  - DENOTES MONUMENT FOUND
  - ⊙ DENOTES ALUMINUM CAPPED MONUMENT STAMPED... JUDICIAL LANDMARK 11-CV-15-69 RLS 21367
  - × DENOTES CALCULATED POSITION
  - ⊞ DENOTES EXISTING LP TANK
  - ⊞ DENOTES EXISTING ELECTRIC METER
  - x-x- DENOTES EXISTING FENCE LINE
  - ⊙<sup>SAT</sup> DENOTES EXISTING SATELLITE

NO.	DATE	DESCRIPTION
1	11-28-2013	See Judicial Monuments

I HEREBY CERTIFY THAT THIS SURVEY PLAN AND 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  
1/28/16



CERTIFICATE OF SURVEY  
Gary Scherer  
4272 Shadowood Lane NE  
Remer, MN 56672

JOB NO. 13-012  
DATE: 04-17-2013  
SHEET NO. 2 OF 2