

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 3,
SECTION 34, TOWNSHIP 141 NORTH, RANGE 28 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:
OBTAINED FROM THE CASS COUNTY RECORDERS OFFICE.

A000613920
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
7/24/2015 12:11:53 PM
AS DOC # A000613920
PAGES: 7
REC FEES: 46.00
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY: Dep TX#: 124516

91-337-7600
No delinquent taxes and transfer entered.
Certificate of Real Estate Value
(X) filed () not required
July 24, 2015
Sharon K. Anderson
County Auditor
Valent Kusko Deputy

WARRANTY DEED
(Individual to Individual) eCRV I.D. # 380072
DEED TAX DUE: \$214.50
Date: July 15, 2015

FOR VALUABLE CONSIDERATION, Carol M. Nelson, a single person, and Norman J. Dupre, Jr., a single person, Grantors, hereby convey and warrant Nathan T. Tabaka, a married person, Grantee, real property in Cass County, Minnesota, described as follows:

See Exhibit "A", attached hereto and made a part hereof by reference.
Subject to and together with easements, restrictions and reservations of record, if any.

Together with all hereditaments and appurtenances belonging thereto.

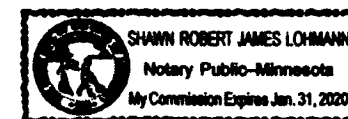
Sellers certify that Sellers do not know of any wells on the described real property.

CASS COUNTY, MN # 1008
Deed tax \$ 214.50 ✓
Date 7/15/2015 by CW

Carol M. Nelson
Carol M. Nelson
Norman J. Dupre, Jr.

STATE OF MINNESOTA)
COUNTY OF Washington) ss.

This instrument was acknowledged before me on July 15, 2015, by Carol M. Nelson, a single person, and Norman J. Dupre, Jr., a single person, Grantors.



Notary Public

Tax Statements for the real property described in this instrument should be sent to:

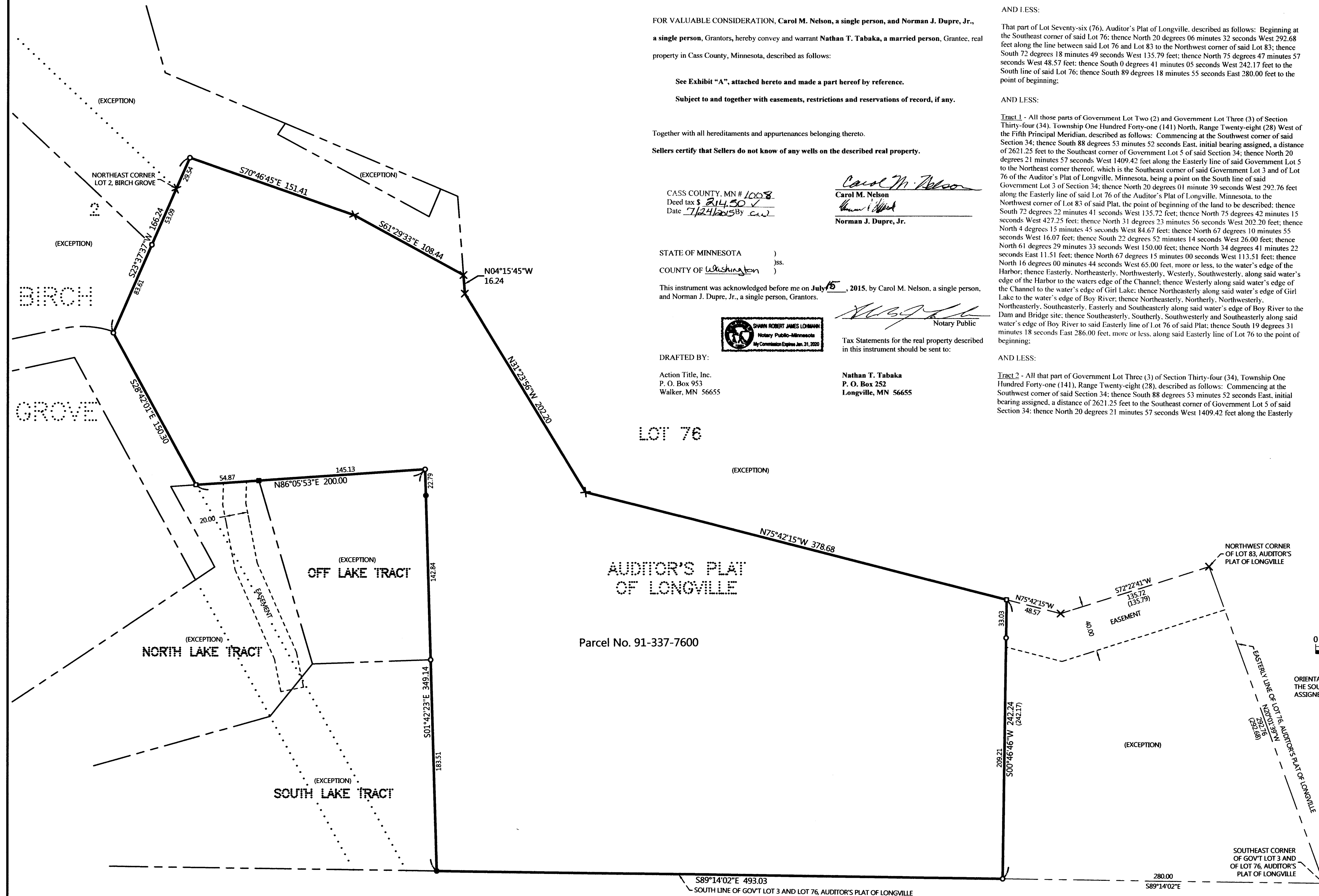
DRAFTED BY:
Action Title, Inc.
P. O. Box 953
Walker, MN 56655

Nathan T. Tabaka
P. O. Box 252
Longville, MN 56655

LOT 76

AUDITOR'S PLAT
OF LONGVILLE

Parcel No. 91-337-7600



line of said Government Lot 5 to the Northeast corner thereof, which is the Southeast corner of said Government Lot 3 and of Lot 76 of Section 34, Township 141 North, Range 28 West, Cass County, Minnesota, being a point on the South line of said Government Lot 3 of Section 34; thence North 20 degrees 01 minutes 39 seconds West 292.76 feet along the Easterly line of said Lot 76 of the Auditor's Plat of Longville, Minnesota, to the Northwest corner of Lot 83 of said Plat; thence South 72 degrees 22 minutes 41 seconds West 135.72 feet; thence North 75 degrees 42 minutes 15 seconds West 427.25 feet; thence North 31 degrees 23 minutes 56 seconds West 202.20 feet; thence North 4 degrees 15 minutes 45 seconds West 84.67 feet; thence North 67 degrees 10 minutes 55 seconds West 16.07 feet to the point of beginning of the land to be described; thence South 22 degrees 52 minutes 14 seconds West 26.00 feet; thence North 61 degrees 29 minutes 33 seconds West 150.00 feet; thence North 34 degrees 41 minutes 22 seconds East 11.51 feet; thence North 67 degrees 07 minutes 46 seconds East 146.92 feet to the point of beginning;

AND LESS:

That part of Government Lot Three (3) of Section Thirty-four (34), Township One Hundred Forty-one (141) North, Range Twenty-eight (28) West of the Fifth Principal Meridian, described as follows: Commencing at the Southeast corner of Lot Two (2), Plat of Birch Grove; thence North 23 degrees 37 minutes 37 seconds East 53.09 feet, initial bearing assigned, along the Easterly line of said Lot 2 to the Northeast corner thereof, the point of beginning of the land to be described; thence continue North 23 degrees 37 minutes 37 seconds East 29.54 feet; thence South 70 degrees 46 minutes 45 seconds East 151.41 feet; thence South 61 degrees 29 minutes 33 seconds East 108.44 feet; thence North 4 degrees 15 minutes 45 seconds West 68.43 feet; thence North 67 degrees 10 minutes 55 seconds West 16.07 feet; thence South 22 degrees 52 minutes 14 seconds West 26.00 feet; thence North 61 degrees 29 minutes 33 seconds West 150.00 feet; thence North 34 degrees 41 minutes 22 seconds East 11.51 feet; thence North 67 degrees 07 minutes 15 seconds West 113.51 feet; thence North 16 degrees 00 minutes 44 seconds West 65 feet, more or less, to the water's edge of the Harbor; thence West along said water's edge of the Harbor and the water's edge of the Channel to the water's edge of Girl Lake; thence Southwesterly and Southerly along said water's edge of Girl Lake to the Northwesterly line of said Lot 2 of the Plat of Birch Grove; thence South 46 degrees 44 minutes 23 seconds East 38.5 feet, more or less, along said Northerly line to the point of beginning;

AND LESS:

That part of Lot Seventy-six (76), Auditor's Plat of Longville, described as follows: Beginning at the Southeast corner of said Lot 76; thence North 20 degrees 06 minutes 32 seconds West 292.68 feet along the line between said Lot 76 and Lot 83 to the Northwest corner of said Lot 83; thence South 72 degrees 18 minutes 49 seconds West 135.79 feet; thence North 75 degrees 47 minutes 57 seconds West 48.57 feet; thence South 0 degrees 41 minutes 05 seconds West 242.17 feet to the South line of said Lot 76; thence South 89 degrees 18 minutes 55 seconds East 280.00 feet to the point of beginning;

AND LESS:

Tract 1 - All those parts of Government Lot Two (2) and Government Lot Three (3) of Section Thirty-four (34), Township One Hundred Forty-one (141) North, Range Twenty-eight (28) West of the Fifth Principal Meridian, described as follows: Commencing at the Southwest corner of said Section 34; thence South 88 degrees 53 minutes 52 seconds East, initial bearing assigned, a distance of 2621.25 feet to the Southeast corner of Government Lot 5 of said Section 34; thence North 20 degrees 21 minutes 57 seconds West 1409.42 feet along the Easterly line of said Government Lot 5 and of Lot 76 of the Auditor's Plat of Longville, Minnesota, being a point on the South line of said Government Lot 3 of Section 34; thence North 20 degrees 01 minute 39 seconds West 292.76 feet along the Easterly line of said Lot 76 of the Auditor's Plat of Longville, Minnesota, to the Northwest corner of Lot 83 of said Plat, the point of beginning of the land to be described; thence South 72 degrees 22 minutes 41 seconds West 135.72 feet; thence North 75 degrees 42 minutes 15 seconds West 427.25 feet; thence North 31 degrees 23 minutes 56 seconds West 202.20 feet; thence North 4 degrees 15 minutes 45 seconds West 84.67 feet; thence North 67 degrees 10 minutes 55 seconds West 16.07 feet; thence South 22 degrees 52 minutes 14 seconds West 26.00 feet; thence North 61 degrees 29 minutes 33 seconds West 150.00 feet; thence North 34 degrees 41 minutes 22 seconds East 11.51 feet; thence North 67 degrees 07 minutes 15 seconds West 113.51 feet; thence North 16 degrees 00 minutes 44 seconds West 65 feet, more or less, to the water's edge of the Harbor; thence Easterly, Northwesterly, West, Southwesterly, along said water's edge of the Harbor to the water's edge of the Channel; thence West along said water's edge of the Channel to the water's edge of Girl Lake; thence Northwesterly along said water's edge of Girl Lake to the water's edge of Boy River; thence Northwesterly, Northerly, Northwesterly, Northwesterly, Southerly, Easterly, Southerly, Southwesterly and Southerly along said water's edge of Boy River to said Easterly line of Lot 76 of said Plat; thence South 19 degrees 31 minutes 18 seconds East 286.00 feet, more or less, along said Easterly line of Lot 76 to the point of beginning;

AND LESS:

Tract 2 - All that part of Government Lot Three (3) of Section Thirty-four (34), Township One Hundred Forty-one (141), Range Twenty-eight (28), described as follows: Commencing at the Southwest corner of said Section 34; thence South 88 degrees 53 minutes 52 seconds East, initial bearing assigned, a distance of 2621.25 feet to the Southeast corner of Government Lot 5 of said Section 34; thence North 20 degrees 21 minutes 57 seconds West 1409.42 feet along the Easterly

AND LESS:

North Lake Tract - That part of Lots Eight (8) and Nine (9) and vacated un-named road, Plat of Birch Grove, and Lot 76, Auditor's Plat of Longville, plats of record, Cass County, Minnesota, described as follows: Commencing at the Southeast corner of said Lot 76; thence North 89 degrees 16 minutes 55 seconds West, assumed bearing along the South line thereof 799.54 feet to the Easterly line of said Plat of Birch Grove; thence North 28 degrees 44 minutes 54 seconds West along said Easterly line 381.95 feet; thence North 86 degrees 03 minutes 00 seconds East 54.87 feet; thence South 16 degrees 24 minutes 37 seconds East 166.02 feet; thence South 38 degrees 46 minutes 08 seconds West 58.81 feet; thence North 87 degrees 19 minutes 47 seconds East 193.02 feet; thence South 01 degree 45 minutes 16 seconds East 183.51 feet to the South line of said Lot 76; thence North 89 degrees 16 minutes 55 seconds West along said South line and the South line of said Plat of Birch Grove 285 feet, more or less, to the shoreline of Girl Lake; thence Northerly along said shoreline to the intersection with a line bearing South 74 degrees 19 minutes 47 seconds West from the point of beginning; thence North 74 degrees 19 minutes 47 seconds East 160 feet, more or less, to the point of beginning;

AND LESS:

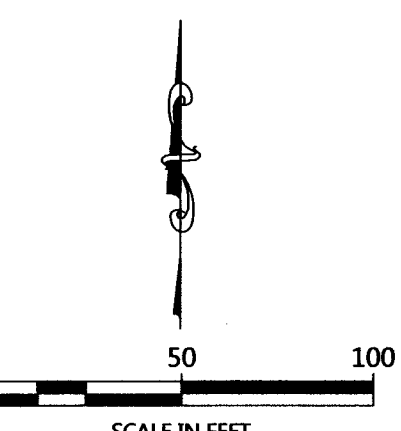
South Lake Tract - That part of Lots Eight (8) and Nine (9) and vacated un-named road, Plat of Birch Grove, and Lot 76, Auditor's Plat of Longville, plats of record, Cass County, Minnesota, described as follows: Commencing at the Southeast corner of said Lot 76; thence North 89 degrees 16 minutes 55 seconds West, assumed bearing along the South line thereof 799.54 feet to the Easterly line of said Plat of Birch Grove; thence North 28 degrees 44 minutes 54 seconds West along said Easterly line 381.95 feet; thence North 86 degrees 03 minutes 00 seconds East 54.87 feet; thence South 16 degrees 24 minutes 37 seconds East 166.02 feet; thence South 38 degrees 46 minutes 08 seconds West 58.81 feet; thence North 87 degrees 19 minutes 47 seconds East 193.02 feet; thence South 01 degree 45 minutes 16 seconds East 183.51 feet to the South line of said Lot 76; thence North 89 degrees 16 minutes 55 seconds West along said South line and the South line of said Plat of Birch Grove 285 feet, more or less, to the shoreline of Girl Lake; thence Northerly along said shoreline to the intersection with a line bearing South 74 degrees 19 minutes 47 seconds West from the point of beginning; thence North 74 degrees 19 minutes 47 seconds East 160 feet, more or less, to the point of beginning;

AND LESS:

Off Lake Tract - That part of Lot Seventy-six (76), Auditor's Plat of Longville, Cass County, Minnesota, described as follows: Commencing at the Southeast corner of said Lot 76; thence North 89 degrees 16 minutes 55 seconds West, assumed bearing along the South line thereof 799.54 feet to the Easterly line of the Plat of Birch Grove, a plat of record, said County; thence North 28 degrees 44 minutes 54 seconds West along said Easterly line 381.95 feet; thence North 86 degrees 03 minutes 00 seconds East 200.00 feet to the point of beginning of the tract to be described; thence South 86 degrees 03 minutes 00 seconds West 145.13 feet; thence South 16 degrees 24 minutes 37 seconds East 166.02 feet; thence North 87 degrees 19 minutes 47 seconds East 193.02 feet to the intersection with a line bearing South 01 degree 45 minutes 16 seconds East from the point of beginning; thence North 01 degree 45 minutes 16 seconds West 165.64 feet to the point of beginning;

Subject to and together with Birch Lane, a public road and a private easement for ingress, egress, and utilities 20.00 feet in width over, under and across parts of Lot Seventy-six (76), Auditor's Plat of Longville, Cass County, Minnesota, and parts of vacated and un-named road in the Plat of Birch Grove, Cass County, Minnesota, the centerline of which is described as follows: Commencing at the Southeast corner of said Lot 76; thence North 89 degrees 16 minutes 55 seconds West, assumed bearing along the South line thereof 799.54 feet; thence North 28 degrees 44 minutes 54 seconds West 381.95 feet; thence North 86 degrees 03 minutes 00 seconds East 34.04 feet to the point of beginning of said centerline; thence South 01 degree 45 minutes 16 seconds West 18.98 feet; thence South 10 degrees 51 minutes 13 seconds East 55.28 feet; thence South 23 degrees 56 minutes 16 seconds East 84.78 feet; thence South 11 degrees 25 minutes 33 seconds East 29.98 feet and said centerline there terminating.

Subject to and together with a 40 foot easement for roadway purposes on and over the Northerly 40 feet of the following described tracts: All of Lot Eighty-three (83) of the Auditor's Plat of Longville and that part of Lot Seventy-six (76) of said Auditor's Plat, described as follows: Beginning at the Southeast corner of said Lot 76; thence North 20 degrees 06 minutes 32 seconds West 292.98 feet along the line between said Lot 76 and Lot 83 to the Northwest corner of said Lot 83; thence South 72 degrees 18 minutes 49 seconds West 135.79 feet; thence North 75 degrees 47 minutes 57 seconds West 48.57 feet; thence South 0 degrees 41 minutes 05 seconds West 242.17 feet to the South line of said Lot 76; thence South 89 degrees 18 minutes 55 seconds West 280.00 feet to the point of beginning.



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SOUTH LINE OF GOVERNMENT LOT 3 TO HAVE AN ASSIGNED BEARING OF S 89°14'02\"/>

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- DENOTES SET PK NAIL
- DENOTES FOUND PK NAIL
- X DENOTES CALCULATED POSITION
- (123.45) DENOTES PLAT AND/OR DEEDED MEASURE

NOTES:

1. Parcel ID for subject tract = 91-337-7600.
2. No improvements, topography, or wetland information has been surveyed or shown on this certificate.
3. 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.
4. Northern Engineering and Consulting, Inc. was not given nor has conducted a current title search for the subject property. Therefore the information contained in a title search may or may not be accurately shown on this certificate.

REVISIONS:	NO.	DATE	DESCRIPTION

I HEREBY CERTIFY THAT THIS SURVEY 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.
11/20/16
TERRY C. FREEMAN
LIC. NO. 21367



CERTIFICATE OF SURVEY
Nathan Tabaka
P.O. Box 252
Longville, MN 56655

JOB NO. 16-207
DATE: 11-22-2016
SHEET NO. 1 OF 1