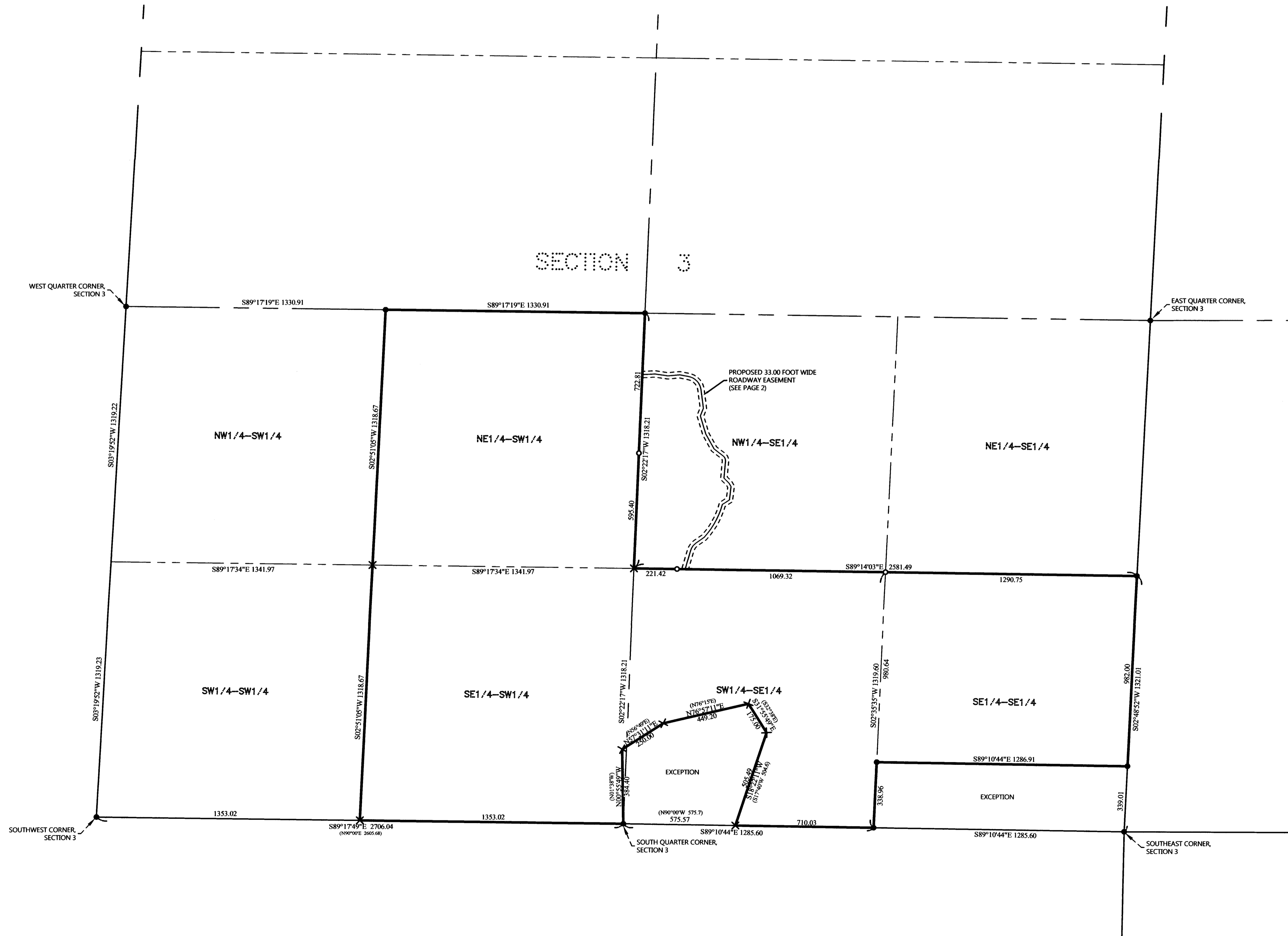


# CERTIFICATE OF SURVEY

PART OF THE SOUTH ONE-HALF,  
SECTION 3, TOWNSHIP 140 NORTH, RANGE 30 WEST,  
CASS COUNTY, MINNESOTA

## NOTES:

1. Zoning for subject tract = Shoreland Residential and Rural Residential 2.5.
2. Parcel ID's for subject tract = 05-003-3100, 05-003-3401, 05-003-4301, and 05-003-4401.
3. Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey.
4. 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.
5. 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.



## EXISTING DESCRIPTION:

OBTAINED FROM THE CASS COUNTY RECORDERS OFFICE.

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05-003-3100 05-003-3401  
05-003-4301 05-003-4401

RECORDED ON 3/23/2017 1:48:28 PM  
REC FEE: \$6.00  
PAGE(S): 3

KATHRYN H. WOOD  
CASS COUNTY RECORDER  
BY: [Signature] TWP: 137326  
RECORDED ELECTRONICALLY

(Top 3 inches reserved for recording date)

TRUSTEE'S DEED Minnesota Uniform Conveying Blanks Form 10.4.3 (2006)

E-CIV No. 6 31446 DEED TAX I/E: 177.15 DATE: March 13, 2017

FOR VALUABLE CONSIDERATION, Eugene P. Fleth, as Co-Trustee and Brener Trust, N.A., a National Association, under the laws of the United States of America, as Co-Trustee of The Fleth E. Fleth Trust created by a trust instrument dated March 23, 2006 ("Grantor"), hereby convey(s) to LARKA LLC ("Grantee"), real property in Cass County, Minnesota, legally described as follows:

See attached Exhibit A

Check here if all or part of the described real property is Registered (Torrens) \_\_\_\_\_  
together with all hereditaments and appurtenances belonging thereto.

Check applicable box:  
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 or has been electronically filed.  
(If electronically filed, insert WDC number: \_\_\_\_\_)

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.

CASS COUNTY ADR # \_\_\_\_\_ Test Anneton Title Insurance Company  
Date: \_\_\_\_\_ By: \_\_\_\_\_

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EXHIBIT 'A'

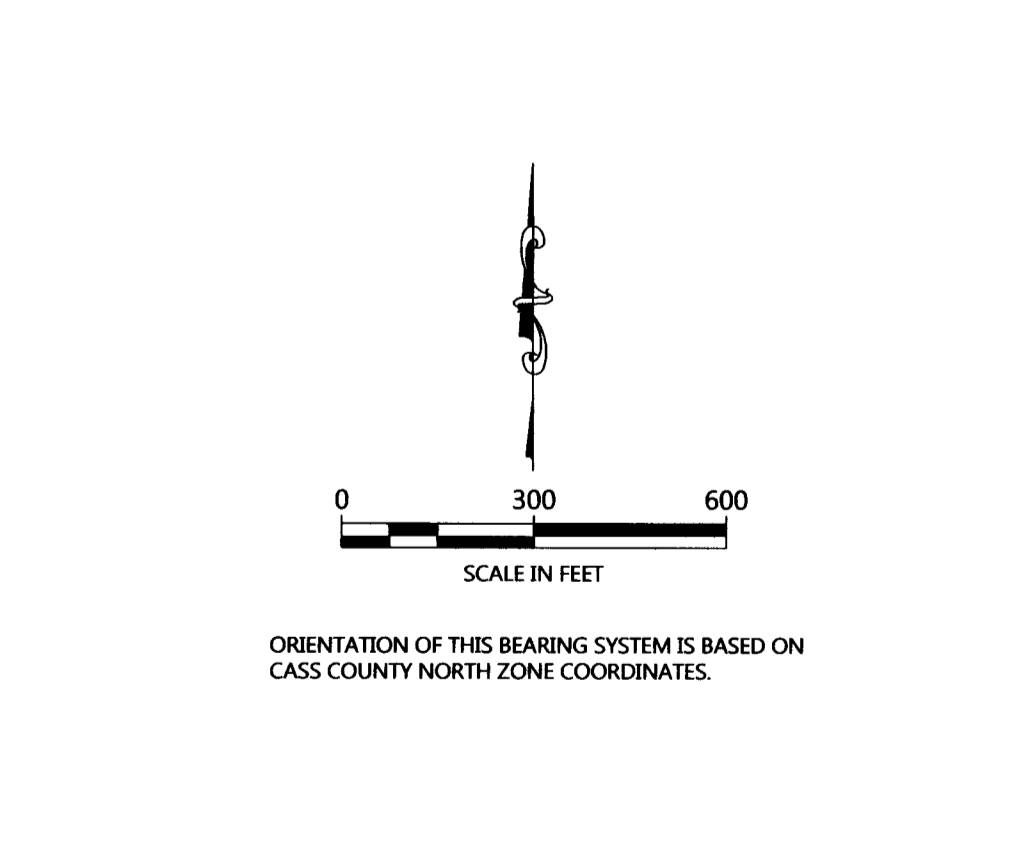
The East Half of the Southwest Quarter and the South Half of the Southwest Quarter of Section 3, Township 140, Range 30, Cass County, Minnesota, excepting therefrom the following described premises, to-wit:

1. That portion thereof heretofore conveyed to the State of Minnesota by deed dated December 29, 1966, recorded December 30, 1966, as Document No. 184546, described as follows:

All those parts of the Southwest Quarter of the Southwest Quarter and the Southwest Quarter of the Southwest Quarter, Section 3, Township 140, Range 30 bounded by the following described lines: Commencing at the Southwest corner of said Section 3; thence North 90° 00' 00" East, 2005.68 feet on and along the South line of said Section 3 to the South quarter corner of said Section 3 and the point of beginning; thence North 01° 38' West, 284.4 feet; thence North 88° 49' East, 220.3 feet; thence North 78° 13' East, 492.2 feet; thence South 22° 38' East, 175.0 feet; thence South 17° 40' West, 204.6 feet to a point on the said South section line; thence North 90° 00' West, 575.7 feet on and along the said South section line to the point of beginning.

And

2. The South 10 acres of the Southwest Quarter of the Southwest Quarter of said Section 3, Township 140, Range 30.



- ### LEGEND
- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
  - DENOTES MONUMENT FOUND
  - × DENOTES CALCULATED POSITION

REVISIONS:	NO.	DATE	DESCRIPTION

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

*[Signature]*  
TERRY FREEMAN  
LIC. NO. 21367

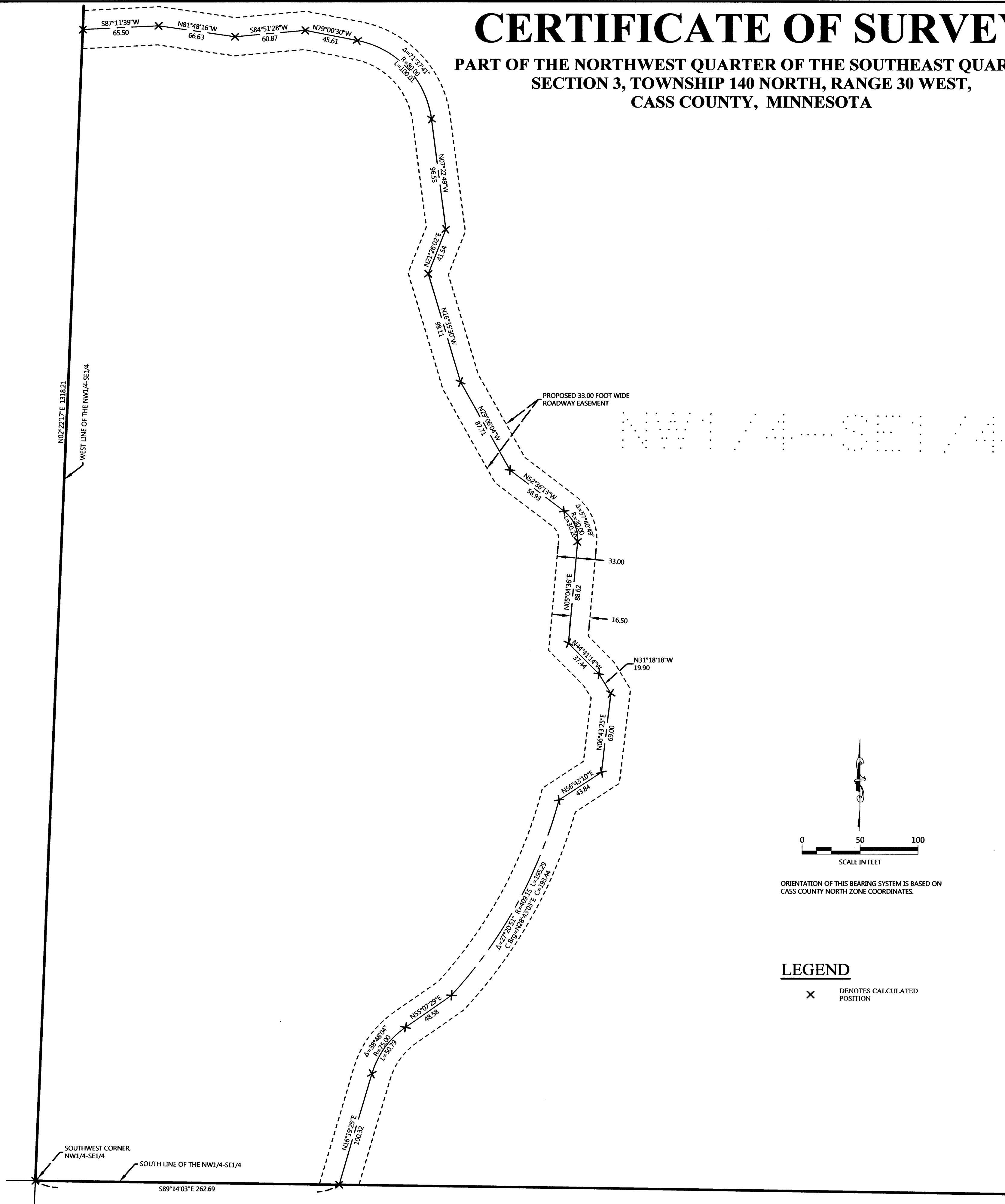
**NORTHERN ENGINEERING & CONSULTING, INC.**  
P.O. Box 292, Walker, MN, 56484  
Phone: 218-547-1296, Fax: 218-547-7272  
web: www.necusa.com

CERTIFICATE OF SURVEY  
CHUCK NELSON  
PO BOX 222  
HACKENSACK, MN 56452

JOB NO. 17-154  
DATE: 8-30-2017  
SHEET NO. 1 OF 2

# CERTIFICATE OF SURVEY

PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER,  
SECTION 3, TOWNSHIP 140 NORTH, RANGE 30 WEST,  
CASS COUNTY, MINNESOTA

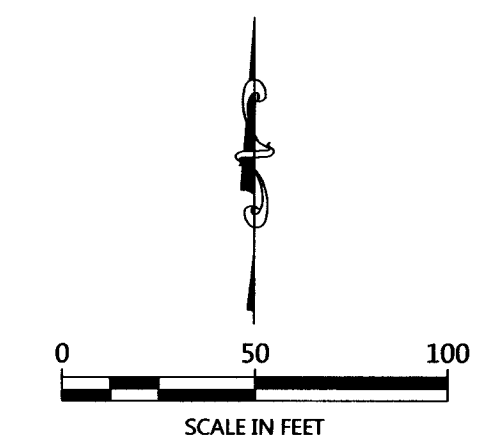


## PROPOSED 33.00 FOOT WIDE ROADWAY EASEMENT:

A 33.00 foot wide roadway easement for ingress, egress and utility purposes over, under and across the Northwest Quarter of the Southeast Quarter, Section 3, Township 140 North, Range 30 West, Cass County, Minnesota the centerline of said 33.00 foot wide roadway easement is described as follows:

COMMENCING at the southwest corner of said Northwest Quarter of the Southeast Quarter; thence South 89 degrees 14 minutes 03 seconds East, assigned bearing, along the south line of said Northwest Quarter of the Southeast Quarter, 262.69 feet to the point of beginning of the centerline to be herein described; thence North 16 degrees 19 minutes 25 seconds East 100.32 feet; thence northeasterly 50.79 feet, along a tangential curve, concave to the southeast, having a radius of 75.00 feet and a central angle of 38 degrees 48 minutes 04 seconds; thence North 55 degrees 07 minutes 29 seconds East, tangent to said curve, 48.58 feet; thence northeasterly 195.29 feet, along a non-tangential curve, concave to the northwest, having a radius of 409.15 feet, a central angle of 27 degrees 20 minutes 51 seconds, a chord bearing of North 28 degrees 43 minutes 03 seconds East and a chord distance of 193.44 feet; thence North 56 degrees 43 minutes 10 seconds East 43.84 feet; thence North 06 degrees 43 minutes 25 seconds East 69.00 feet; thence North 31 degrees 18 minutes 18 seconds West 19.90 feet; thence North 44 degrees 41 minutes 14 seconds West 37.44 feet; thence North 05 degrees 04 minutes 36 seconds East 88.62 feet; thence northwesterly 30.20 feet, along a tangential curve, concave to the southwest, having a radius of 30.00 feet and a central angle of 57 degrees 40 minutes 49 seconds; thence North 52 degrees 36 minutes 13 seconds West, tangent to said last described curve, 58.93 feet; thence North 29 degrees 06 minutes 04 seconds West 87.71 feet; thence North 16 degrees 35 minutes 30 seconds West 98.11 feet; thence North 21 degrees 26 minutes 02 seconds East 41.54 feet; thence North 07 degrees 22 minutes 49 seconds West 96.55 feet; thence northwesterly 100.01 feet, along a tangential curve, concave to the southwest, having a radius of 80.00 feet and a central angle of 71 degrees 37 minutes 41 seconds; thence North 79 degrees 00 minutes 30 seconds West, tangent to said last described curve, 45.61 feet; thence South 84 degrees 51 minutes 28 seconds West 60.87 feet; thence North 81 degrees 48 minutes 16 seconds West 66.63 feet; thence South 87 degrees 11 minutes 39 seconds West 65.50 feet to the west line of said Northwest Quarter of the Southeast Quarter and said described centerline there terminating.

The sidelines of said 33.00 foot wide roadway easement shall be prolonged or shortened to terminate on said south and west lines of the Northwest Quarter of the Southeast Quarter.



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

### LEGEND

× DENOTES CALCULATED POSITION

REVISIONS:	NO.	DATE	DESCRIPTION

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. Freeman*  
TERRY L. FREEMAN  
8/31/17  
LIC. NO. 21367



CERTIFICATE OF SURVEY  
CHUCK NELSON  
PO BOX 222  
HACKENSACK, MN 56452

JOB NO. 17-154  
DATE: 8-30-2017  
SHEET NO.  
2 OF 2