

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 3,
SECTION 32, TOWNSHIP 143 NORTH, RANGE 28 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:

TAKEN FROM PAGE 5 OF TITLE COMMITMENT

2006 ALTA Plain Language Commitment Schedule A

Commitment Page 5
Commitment File No.: 1467805

SCHEDULE A

Name and Address of Title Insurance Company:
First American Title Insurance Company
1 First American Way
Santa Ana, CA 92707

- Commitment Date: June 21, 2017 at 7:30 a.m.
- Policy (or Policies) to be issued: Policy Amount
 - ALTA Owner's Policy (6-17-06)-MN-N \$142,000.00
 - ALTA Loan Policy (6-17-06)-MN-N \$142,000.00
- Fee Simple interest in the land described in this Commitment is owned, at the Commitment Date, by: Brian K. Yuccas.
- The Land referred to in this Commitment is described as follows:

The East 465 feet lying and being North of the road which intersects Lot 3, Section 32, Township 143, Range 28, Cass County, Minnesota.

NOTE: This property is Abstract.

Property Address: XXXXX Little Stoney Point Road
Boy River, Minnesota

PROPOSED DESCRIPTIONS:

PARCEL NO. 15-032-4401

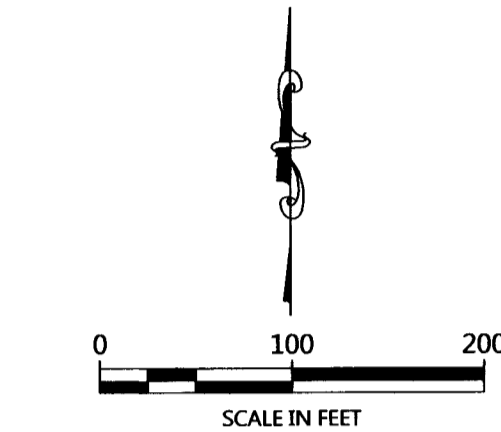
That part of Government Lot 3, Section 32, Township 143 North, Range 28 West, Cass County, Minnesota, described as follows: COMMENCING at the southeast corner of said Government Lot 3; thence North 00 degrees 06 minutes 33 seconds West, assigned bearing, along the east line of said Government Lot 3, a distance of 451.84 feet to the centerline of Little Stoney Point Drive NE and the point of beginning of the parcel to be herein described; thence southwesterly 164.13 feet, along said centerline and a nontangential curve, concave to the southeast, having a radius of 225.00 feet, a central angle of 41 degrees 47 minutes 43 seconds, with a chord bearing of South 40 degrees 05 minutes 03 seconds West, and a chord distance of 160.52 feet to the intersection with the centerline of a private road heading in a westerly direction; thence South 66 degrees 37 minutes 54 seconds West, not tangent to said curve, along last said centerline, 175.80 feet; thence South 75 degrees 47 minutes 26 seconds West, along said centerline, 61.81 feet; thence South 89 degrees 06 minutes 20 seconds West, along said centerline, 65.41 feet; thence South 84 degrees 11 minutes 39 seconds West, along said centerline, 46.79 feet; thence South 71 degrees 10 minutes 45 seconds West, along said centerline, 29.55 feet to the intersection with the west line of the East 465.00 feet of said Government Lot 3; thence North 00 degrees 06 minutes 33 seconds West, along said west line, a distance of 129 feet, more or less to the shoreline of Leech Lake; thence northeasterly and northerly along said shoreline to the north line of said Government Lot 3; thence easterly along said north line 36 feet, more or less to the northeast corner of said Government Lot 3; thence South 00 degrees 06 minutes 33 seconds East, along said east line 874 feet, more or less, to the point of beginning.
SUBJECT to assessments, restrictions, and reservations of record.
SUBJECT to and TOGETHER with a Private Road Easement.

PARCEL NO. 15-032-4403

That part of Government Lot 3, Section 32, Township 143 North, Range 28 West, Cass County, Minnesota, described as follows: BEGINNING at the southeast corner of said Government Lot 3; thence North 00 degrees 06 minutes 33 seconds West, assigned bearing, along the east line of said Government Lot 3, a distance of 451.84 feet to the centerline of Little Stoney Point Drive NE; thence southwesterly 164.13 feet, along said centerline and a nontangential curve, concave to the southeast, having a radius of 225.00 feet, a central angle of 41 degrees 47 minutes 43 seconds, with a chord bearing of South 40 degrees 05 minutes 03 seconds West, and a chord distance of 160.52 feet to the intersection with the centerline of a private road heading in a westerly direction; thence South 66 degrees 37 minutes 54 seconds West, not tangent to said curve, along last said centerline, 175.80 feet; thence South 75 degrees 47 minutes 26 seconds West, along said centerline, 61.81 feet; thence South 89 degrees 06 minutes 20 seconds West, along said centerline, 65.41 feet; thence South 84 degrees 11 minutes 39 seconds West, along said centerline, 46.79 feet; thence South 71 degrees 10 minutes 45 seconds West, along said centerline, 29.55 feet to the intersection with the west line of the East 465.00 feet of said Government Lot 3; thence North 00 degrees 06 minutes 33 seconds West, along said west line, a distance of 129 feet, more or less to the shoreline of Leech Lake; thence westerly and southerly along said shoreline to the south line of said Government Lot 3; thence South 89 degrees 06 minutes 20 seconds East, along said south line 1161 feet, more or less, to the point of beginning.
SUBJECT to assessments, restrictions, and reservations of record.
SUBJECT to and TOGETHER with a Private Road Easement.

PRIVATE ROAD EASEMENT

A 20.00 foot wide easement for ingress, egress, and utility purposes over, under, and across that part of the East 465.00 feet of Government Lot 3, Section 32, Township 143 North, Range 28 West, Cass County, Minnesota, the centerline of said 20.00 foot wide easement is described as follows: COMMENCING at the southeast corner of said Government Lot 3; thence North 00 degrees 06 minutes 33 seconds West, assigned bearing, along the east line of said Government Lot 3, a distance of 451.84 feet to the centerline of Little Stoney Point Drive NE; thence southwesterly 164.13 feet, along said centerline and a nontangential curve, concave to the southeast, having a radius of 225.00 feet, a central angle of 41 degrees 47 minutes 43 seconds, with a chord bearing of South 40 degrees 05 minutes 03 seconds West, and a chord distance of 160.52 feet to the intersection with the centerline of a private road heading in a westerly direction and the point of beginning of said 20.00 foot wide easement to be herein described; thence South 66 degrees 37 minutes 54 seconds West, not tangent to said curve, 175.80 feet; thence South 75 degrees 47 minutes 26 seconds West 61.81 feet; thence South 89 degrees 06 minutes 20 seconds West 65.41 feet; thence South 84 degrees 11 minutes 39 seconds West 46.79 feet; thence South 71 degrees 10 minutes 45 seconds West 29.55 feet to the intersection with the west line of the East 465.00 feet of said Government Lot 3 and said described centerline there terminating.
The sidelines of said 20.00 foot wide easement shall be prolonged or shortened to terminate on said centerline of Little Stoney Point Drive NE and on said west line of the East 465.00 feet.



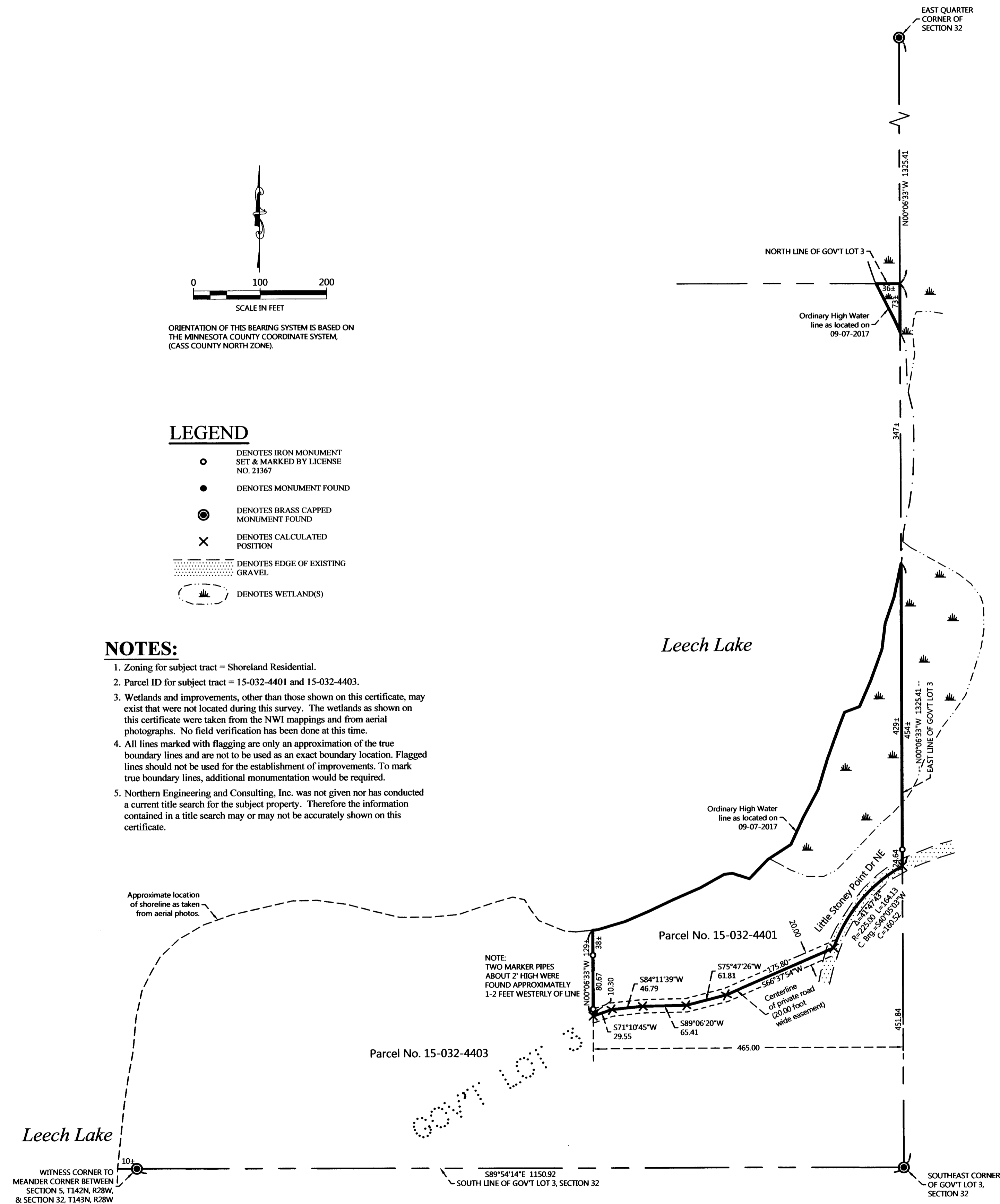
ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE MINNESOTA COUNTY COORDINATE SYSTEM, (CASS COUNTY NORTH ZONE).

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- ⊙ DENOTES BRASS CAPPED MONUMENT FOUND
- ⊗ DENOTES CALCULATED POSITION
- DENOTES EDGE OF EXISTING GRAVEL
- DENOTES WETLAND(S)

NOTES:

- Zoning for subject tract = Shoreland Residential.
- Parcel ID for subject tract = 15-032-4401 and 15-032-4403.
- Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey. The wetlands as shown on this certificate were taken from the NWI mappings and from aerial photographs. No field verification has been done at this time.
- 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.
- 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, 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. Wehrman
TERRY L. WEHRMAN
LIC. NO. 21367
9/15/17



CERTIFICATE OF SURVEY
Brian Yuccas
9201 S. 52nd Avenue
Oak Lawn, IL 60453

JOB NO. 17-229
DATE: 09-15-2017
SHEET NO.
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