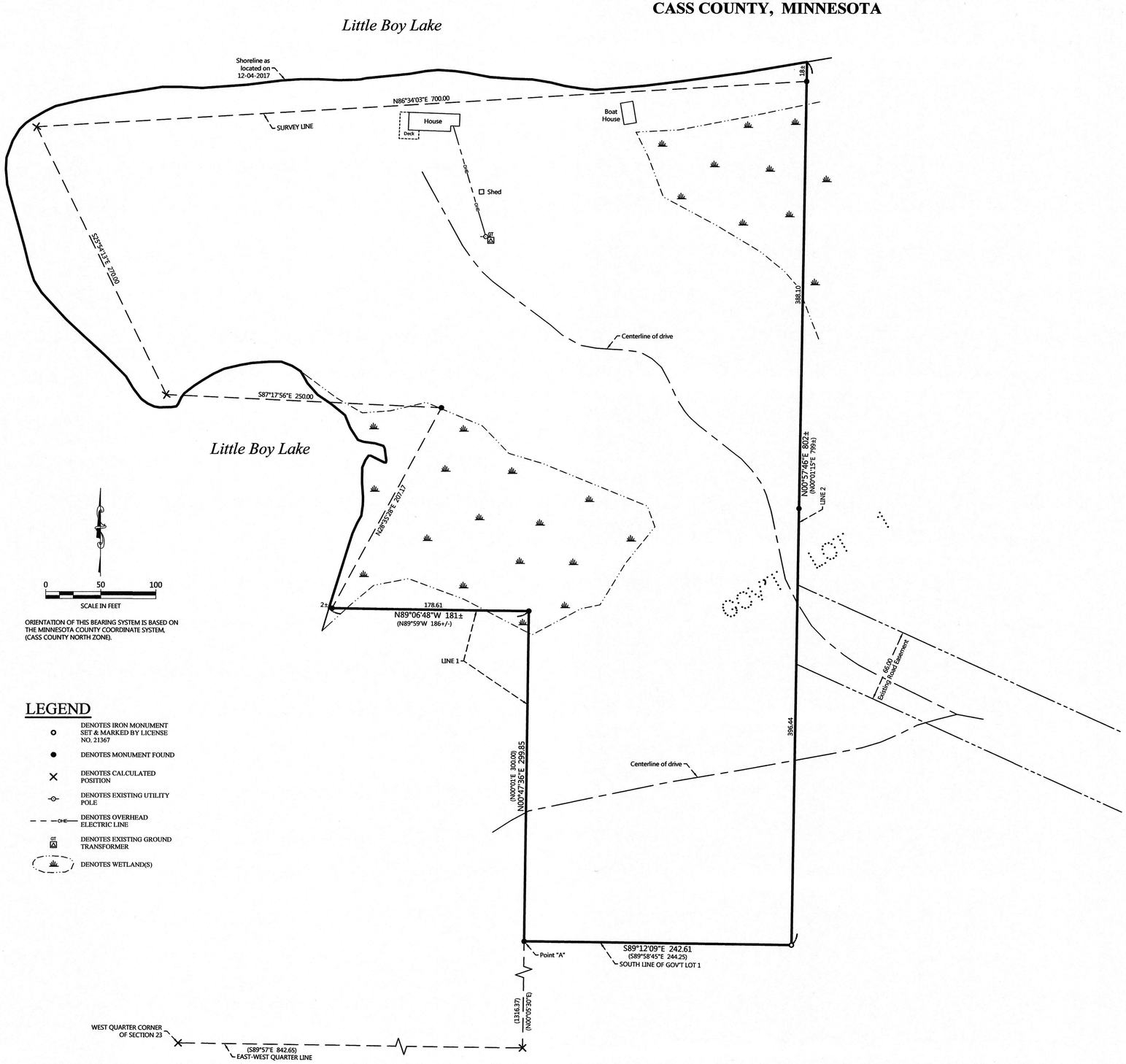
CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 1, SECTION 23, TOWNSHIP 140 NORTH, RANGE 28 WEST, CASS COUNTY, MINNESOTA



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 CALCULATED POSITION
- DENOTES EXISTING UTILITY POLE
- DENOTES OVERHEAD ELECTRIC LINE
- DENOTES EXISTING GROUND TRANSFORMER
- DENOTES WETLAND(S)

EXISTING DESCRIPTION:

OBTAINED FROM THE CASS COUNTY RECORDERS OFFICE.

23-M – QUIT CLAIM DEED Minnesota Uniform Conveyancing Blanks (1/15/97) Miller/Davis Co. St. Paul, MN 651-642-1988

Individual(s) to Individual(s) 46-023-2101

No delinquent taxes and transfer entered; Certificate of Real Estate Value ( ) filed (X) not required
Certificate of Real Estate Value No. ____
March 12, 2003 (Date)
Sherri K. Anderson County Auditor
by KG Deputy

Abstract Document #463549

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 12th day of March A.D. 20 03 at 9:30 O'clock A M and was duly recorded as Micro Doc. No. 463549
Kathleen M. Morley
COUNTY RECORDER
(reserved for recording data)

DEED TAX DUE: $ 1.65
Date: March 6, 2003

FOR VALUABLE CONSIDERATION, Lee Hagen and Mary G. Mead-Hagen, husband and wife (marital status)

Grantor, hereby conveys and quitclaims to Mary G. Mead-Hagen

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

SEE ATTACHED EXHIBIT "A"

Subject to and together with easements, restrictions, and reservations of record, if any.

Total consideration is less than $500.00

together with all hereditaments and appurtenances.
Check box if applicable:
The Seller certifies that the seller does not know of any wells 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 status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

CASS COUNTY MN # 1018
Deed tax $ 1.65
Date 3-17-03 By PAD

Lee Hagen
Mary G. Mead-Hagen

STATE OF New Jersey
COUNTY OF Mercer } ss.

This instrument was acknowledged before me on 3.6.03 Date

by Lee Hagen and Mary G. Mead-Hagen, husband and wife, Grantors

KIRAN SHAH
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 4/19/2006

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

Check here if part or all of the land is Registered (Torrens)

Tax Statements for the real property described in this instrument should be sent to (include name and address of Grantee):

Mary G. Mead-Hagen
27 Armour Road
Princeton, New Jersey 08540

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):

Action Title Inc.
320 Railroad Ave./P O Box 953
Walker, MN. 56484
218 547 2970
DRAFTED WITHOUT BENEFIT OF TITLE EXAMINATION
CF#1000/Invoice #16521

WARNING: UNAUTHORIZED COPYING OF THIS FORM PROHIBITED.

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EXHIBIT "A"

That part of Government Lot 1, Section 23, Township 140 North, Range 28 West, Cass County, Minnesota, lying easterly and northerly of Line 1 and lying westerly of Line 2. Line 1 is described as follows: Commencing at the West Quarter corner of said Section 23; thence South 89 degrees 57 minutes East 842.65 feet along the east-west quarter line of said Section 23; thence North 0 degrees 05 minutes 30 seconds East 1316.37 feet along a line which is parallel with the west line of the North Half of said Section 23 to a point hereinafter referred to as Point "A", the point of beginning of Line 1 to be herein described; thence North 0 degrees 01 minutes East 300 feet to an iron pipe monument; thence North 89 degrees 59 minutes West 186 feet, more or less, to the shoreline of Little Boy Lake and said Line 1 there terminating. Line 2 is described as follows: Commencing at said Point "A"; thence South 89 degrees 58 minutes 45 seconds East along said south line 244.25 feet to the point of beginning of said Line 2; thence North 0 degrees 01 minutes 15 seconds East 799 feet, more or less, to the shoreline of Little Boy Lake and said Line 2 there terminating.

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NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 46-023-2101.
3. Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey. The wetlands as shown were taken from field observations however they have not been delineated. Therefore the locations of said wetlands are approximate only.
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. This survey reflects the located shoreline at the time of this survey, not the Ordinary High Water Elevation (OHW).
6. 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.

NO.	DATE	DESCRIPTION	BY

REVISIONS:

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 — 12/12/17

NORTHERN ENGINEERING & CONSULTING, INC.
P.O. Box 292, Walker, MN. 56484
Phone: 218-547-1296, Fax: 218-547-2272
web: www.necusa.com

CERTIFICATE OF SURVEY
Lee Hagen
27 Armour Road
Princeton, NJ 08540

JOB NO. 17-324
DATE: 12-20-2017

SHEET NO.
1 OF 1

12/21/2017, 8528