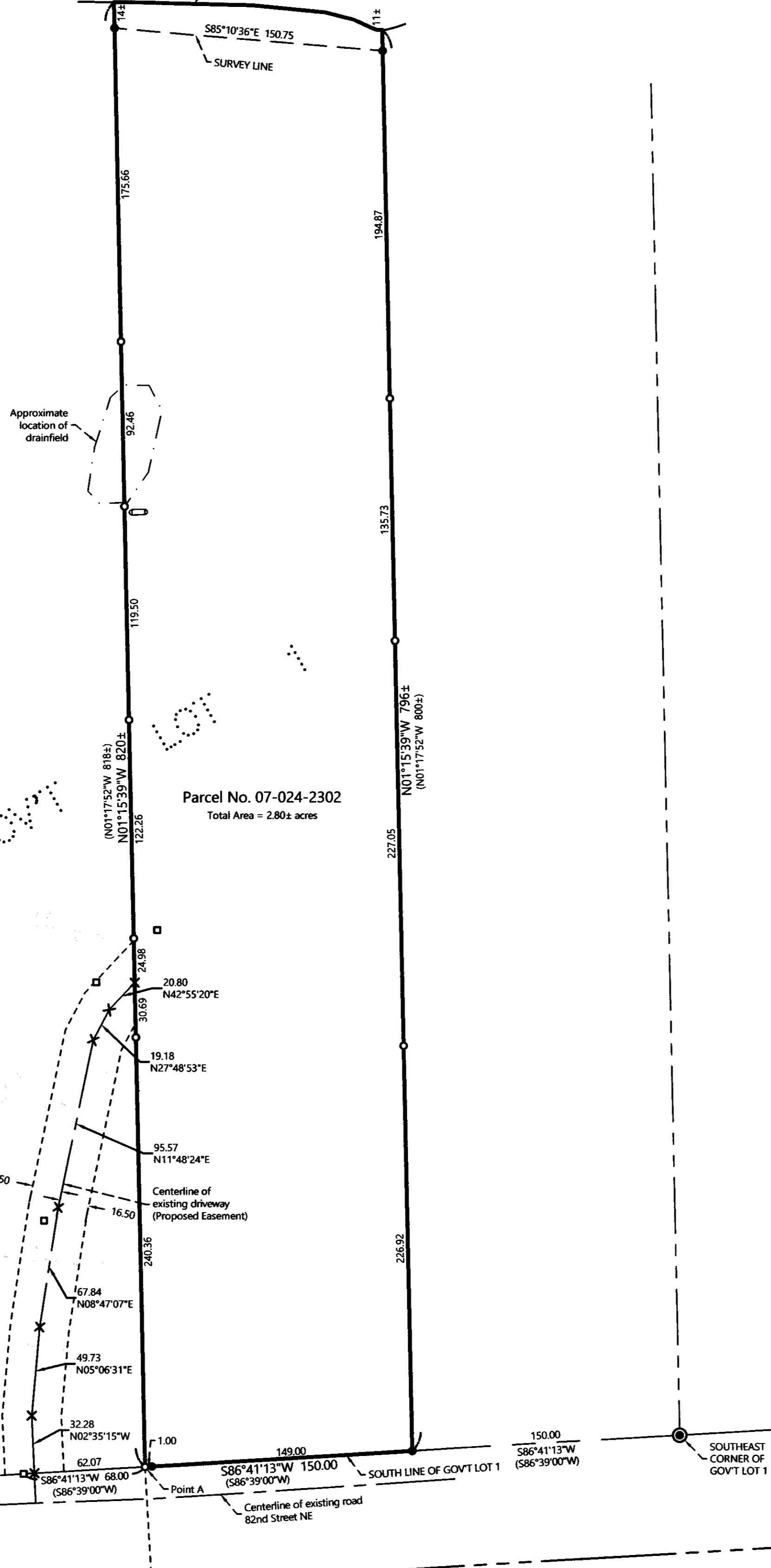


CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 1,
SECTION 24, TOWNSHIP 142 NORTH, RANGE 28 WEST,
CASS COUNTY, MINNESOTA

Boy Lake

Shoreline as located on 05-31-2018



Parcel No. 07-024-2302
Total Area = 2.80± acres

EXISTING DESCRIPTION:

OBTAINED FROM THE CASS COUNTY RECORDERS OFFICE.

PLD # 07-024-2302
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
5/26/2015 1:06:58 PM
REC FEES: 46.00
PAGES: 3
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY SR DEP TX#: 122988
RECORDED ELECTRONICALLY

E-CRV No. 350513
DEED TAX DUE: \$ 1,369.50

Form No. 5-M-WARRANTY DEED
Individual(s) to Joint Tenants

Date: May 22, 2015

FOR VALUABLE CONSIDERATION, Dennis W. Van Dover and Marya C. Van Dover, husband and wife, Grantor, hereby conveys and warrants to Christopher B. Woodruff and Jennifer R. Woodruff, husband and wife Grantees, as joint tenants, real property in Cass County, Minnesota, described as follows:

Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

- 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 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, MN # 8020150225
Deed tax \$ 1,369.50
Date 5/26/2015 By CW

1381207
First American Title
310 Railroad Avenue West
P.O. Box 824
Walker, MN 56484

U.S. Minnesota_Warranty Deed (Individual/Joint Tenancy)_Rev.(7/12/04)

Page 1 of 3 Pages

PROPOSED DESCRIPTION:

33.00 FOOT WIDE EASEMENT

A 33.00 foot wide easement for ingress, egress, and utility purposes over, under, and across that part of Government Lot 1, Section 24, Township 142 North, Range 28 West, Cass County, Minnesota, the centerline of said 33.00 foot wide easement is described as follows: COMMENCING at the southeast corner of said Government Lot 1; thence South 86 degrees 41 minutes 13 seconds West, assigned bearing, along the south line thereof, 300.00 feet to a point hereinafter referred to as Point "A"; thence continue South 86 degrees 41 minutes 13 seconds West 62.07 feet to the point of beginning of the centerline to be herein described; thence North 02 degrees 35 minutes 15 seconds West 32.28 feet; thence North 05 degrees 06 minutes 31 seconds East 49.73 feet; thence North 08 degrees 47 minutes 07 seconds East 67.84 feet; thence North 11 degrees 48 minutes 24 seconds East 95.57 feet; thence North 27 degrees 48 minutes 53 seconds East 19.18 feet; thence North 42 degrees 55 minutes 20 seconds East 20.80 feet to the intersection with a line bearing North 01 degrees 15 minutes 39 seconds West from said Point "A" and said described centerline there terminating. The side lines of said 33.00 foot wide easement shall be prolonged or shortened to terminate on the south line of said Government Lot 1 and on a line bearing North 01 degrees 15 minutes 39 seconds West from said Point "A".

EXHIBIT 'A'

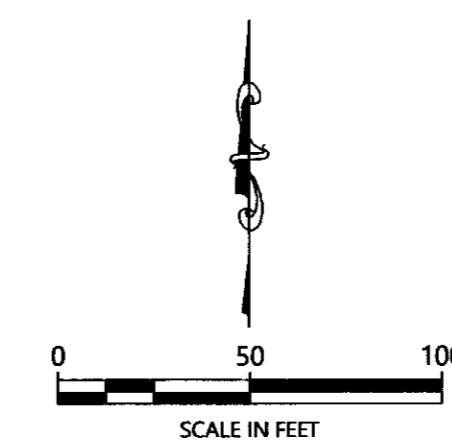
That part of Government Lot One (1), Section Twenty-four (24), Township One Hundred forty-two (142) North, Range Twenty-eight (28) West of the Fifth Principal Meridian in Cass County, Minnesota, described as follows: Commencing at the Southeast corner of said Government Lot 1; thence South 86 degrees 39 minutes West 150.00 feet along the South line of Government Lot 1 to the point of beginning; thence South 86 degrees 39 minutes West 150.00 feet along said South line; thence North 1 degree 17 minutes 52 seconds West 818 feet, more or less, to the shore of Boy Lake; thence Easterly along said shore to a point that bears North 1 degree 17 minutes 52 seconds West from the point of beginning; thence South 1 degree 17 minutes 52 seconds East 800 feet, more or less, to the point of beginning.

Easement Description 1

Together with a non-exclusive road easement over that part of Government Lot 1 and that part of the Northwest Quarter of the Southwest Quarter, all in Section 24, Township 142 North, Range 28 West of the Fifth Principal Meridian, in Cass County, Minnesota, with the southerly line 66.00 feet distant from, as measured at right angles to, and parallel with the following described line: Commencing at the Southwest corner of said Government Lot 1; thence North 86 degrees 39 minutes 00 seconds East 1105.14 feet along the South line of said Government Lot 1 to the point of beginning; thence South 86 degrees 39 minutes 00 seconds West 370.18 feet along said South line; thence North 42 degrees 47 minutes 38 seconds West 120.96 feet; thence North 85 degrees 17 minutes 35 seconds West 311.43 feet; thence South 76 degrees 53 minutes 32 seconds West 201.35 feet; thence South 52 degrees 36 minutes 00 seconds West 183.84 feet to said Southwest Corner and there ending.

Easement Description 2

Together with a non-exclusive 33.00 roadway easement for ingress and egress over, under and across part of Government Lot 1, Section 24, Township 142 North, Range 28 West of the Fifth Principal Meridian, in Cass County, Minnesota. The centerline of said roadway easement is described as follows: Commencing at the Southeast of said Government Lot 1; thence South 86 degrees 39 minutes West along the south line of said Government Lot 1, a distance of 300.00 feet to a point hereinafter referred to as "Point A"; thence continue South 86 degrees 39 minutes West 68.00 feet to the point of beginning of the centerline to be described; thence North 4 degrees 31 minutes 32 seconds East 142.11 feet along said centerline; thence North 12 degrees 18 minutes 24 seconds East 136.61 feet along said centerline; thence North 49 degrees 09 minutes East 45 feet along said centerline and there terminating. The side lines of said 33.00 foot wide roadway easement shall be terminated on said South line of Government Lot 1 and on a line that bears North 1 degree 17 minutes 52 seconds West from said "Point A".



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SOUTH LINE OF GOVERNMENT LOT 1 TO HAVE AN ASSIGNED BEARING OF S 86°41'13" W.

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- ⊙ DENOTES G.L.O. MONUMENT FOUND
- DENOTES SET SPIKE
- × DENOTES CALCULATED POSITION
- ◻ DENOTES EXISTING LP TANK

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 07-024-2302.
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. This survey reflects the located shoreline at the time of this survey, not the Ordinary High Water Elevation (OHWE).
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
1	05-24-2015	Described new easement

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

TERRY L. FREEMAN
LIC. NO. 21367

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

CERTIFICATE OF SURVEY
Chris Woodruff
10150 Noble Court N.
Brooklyn Park, MN 94507

JOB NO. 18-107
DATE: 06-14-2018
SHEET NO. 1 OF 1