

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 3,
SECTION 12, TOWNSHIP 140 NORTH, RANGE 29 WEST,
CASS COUNTY, MINNESOTA

PROPOSED DESCRIPTION:

TRACT A

That part of Government Lot 3, Section 12, Township 140 North, Range 29 West, Cass County, Minnesota, described as follows: COMMENCING at the intersection of the north-south quarter line of said Section 12 with the north line of said Government Lot 3; thence South 85 degrees 01 minutes 18 seconds West, assigned bearing, along the north line of said Government Lot 3, a distance of 150.00 feet; thence South 01 degrees 43 minutes 21 seconds East 505.92 feet to the point of beginning of the tract to be herein described; thence North 01 degrees 43 minutes 21 seconds West 505.92 feet to said north line; thence South 85 degrees 01 minutes 18 seconds West, along said north line, 150.00 feet; thence South 02 degrees 47 minutes 35 seconds West 570 feet, more or less, to the shoreline of Woman Lake; thence southeasterly along said shoreline to the intersection with a line bearing South 11 degrees 35 minutes 38 seconds West from the point of beginning; thence North 11 degrees 35 minutes 38 seconds East 160 feet, more or less, to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.

EXISTING DESCRIPTION:

Title Commitment Number 189789, dated Dec. 19, 2018

ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE A

ISSUED BY:
STEWART TITLE GUARANTY COMPANY

EXHIBIT "A" LEGAL DESCRIPTION

All that part of Government Lot Three (3), Section Twelve (12), Township One Hundred Forty (140), Range Twenty-nine (29) lying West of the North to South Quarter line of Section 12 described as follows: Commencing at the intersection of the above said North to South Quarter line with the North shore of Woman Lake; thence North along said Quarter line 300.00 feet to the point of beginning of the tract to be described herein; thence continue North along said Quarter line to the North line of said Government Lot 3; thence West along the North line of said Government Lot 3 to a point on said North line which is 399.41 feet East of the Northwest corner of said Government Lot 3; thence South 4 degrees 31 minutes 30 seconds West 255.71 feet to an iron monument; thence South 5.5 degrees East 231 feet, more or less, to the shore of Woman Lake at low water mark; running thence Southeasterly along said shoreline to a point thereon lying South 71 degrees West of the point of beginning; running thence North 71 degrees East a distance of 63.5 feet, more or less, to the point of beginning.

LESS any portion thereof, which may lie within the following: That part of said Government Lot 3, lying West of the North to South Quarter line of said Section 12 extended Southerly through said Government Lot 3 and South of the following described line: Commencing at the North Quarter corner of said Section 12; thence North 1320.00 feet along the said North and South Quarter line of said Section 12 to the North line of said Government Lot 3; thence continuing South along the extension of said Quarter line through said Lot 3 of said Section 12 a distance of 748.54 feet to a point, the point of beginning of the line to be described; running thence South 71 degrees West a distance of 63.5 feet, more or less, to the shoreline of Woman Lake at low water mark and there terminating, this latter line and point being the North boundary line of the tract described in that certain Warranty Deed recorded in Book 112 of Deeds, page 283 in the office of the County Recorder of said Cass County, less the tract described in Book 105 of Deeds, page 77 in the office of the Recorder of said Cass County.

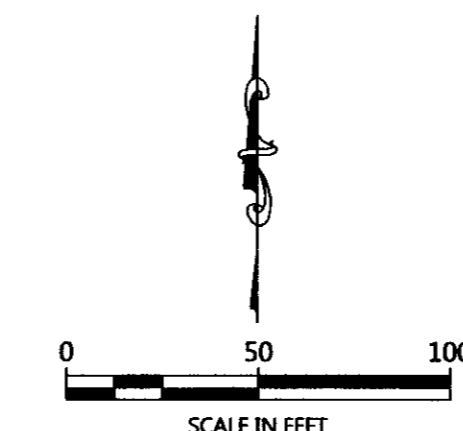
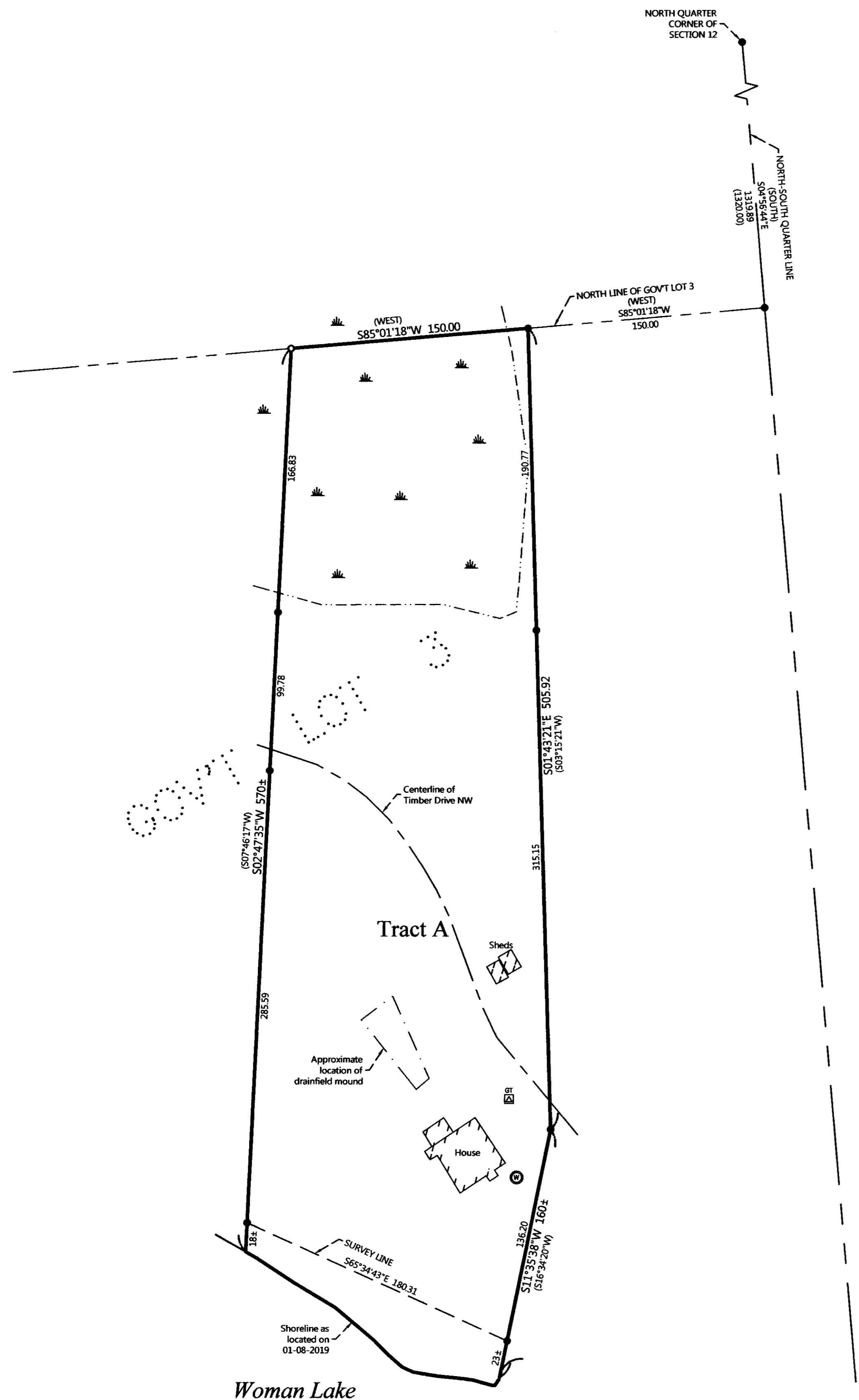
AND LESS That part of said Government Lot 3, described as follows: Commencing at the North Quarter corner of said Section 12; thence South 2068.54 feet along the North and South Quarter line of said Section 12 to the point of beginning; thence North 748.54 feet to a point on the North line of said Government Lot 3; thence West 150.00 feet along said North line; thence South 3 degrees 15 minutes 21 seconds West 505.92 feet; thence South 16 degrees 34 minutes 20 seconds West 154.15 feet, more or less, to the shore of Woman Lake; thence Easterly along said shore to a point that bears South 82 degrees 18 minutes West from the point of beginning; thence North 82 degrees 18 minutes East 69.07 feet, more or less, to the point of beginning.

AND LESS That part of said Government Lot 3, described as follows: Commencing at the North Quarter corner of said Section 12; thence South 1320.00 feet along the North South Quarter line of said Section 12 to the North line of said Government Lot 3; thence South 300.00 feet along said North line to the point of beginning; thence West 176.03 feet along said North line; thence South 8 degrees 41 minutes 44 seconds West 250.36 feet; thence South 6 degrees 52 minutes 49 seconds West 243.22 feet, more or less, to the shore of Woman Lake; thence Easterly along said shore to a point that bears South 7 degrees 46 minutes 17 seconds West from the point of beginning; thence North 7 degrees 46 minutes 17 seconds East 564.29 feet, more or less, to the point of beginning.

Cass County, Minnesota

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice, the Commitment to Issue Policy, the Commitment Conditions, Schedule A, Schedule B, Part I - Requirements, and Schedule B, Part II - Exceptions, and a countersignature by the Company or its issuing agent that may be in electronic form.

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File No. 189789
MN ALTA Commitment For Title Insurance Schedule B-1-16 (4-2-18)
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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 WELL
- ⊕ DENOTES EXISTING GROUND TRANSFORMER
- ☼ DENOTES WETLAND(S)

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 51-012-2407.
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 visual observations at the time of the survey. A wetland delineation was not performed.
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.

REVISIONS:	NO.	DATE	DESCRIPTION	BY

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

Terry L. Freeman
TERRY L. FREEMAN
LIC. NO. 21367
1/24/19

NORTHERN ENGINEERING AND CONSULTING, INC.
P.O. Box 292, Walker, MN 56489
Phone: 218-236-1236, 218-236-547-2272
web: www.necusa.com

CERTIFICATE OF SURVEY
Joe Clubb
12117 Red Oak Court South
Burnsville, MN 55337

JOB NO. 19-002
DATE: 01-24-2019

SHEET NO.
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