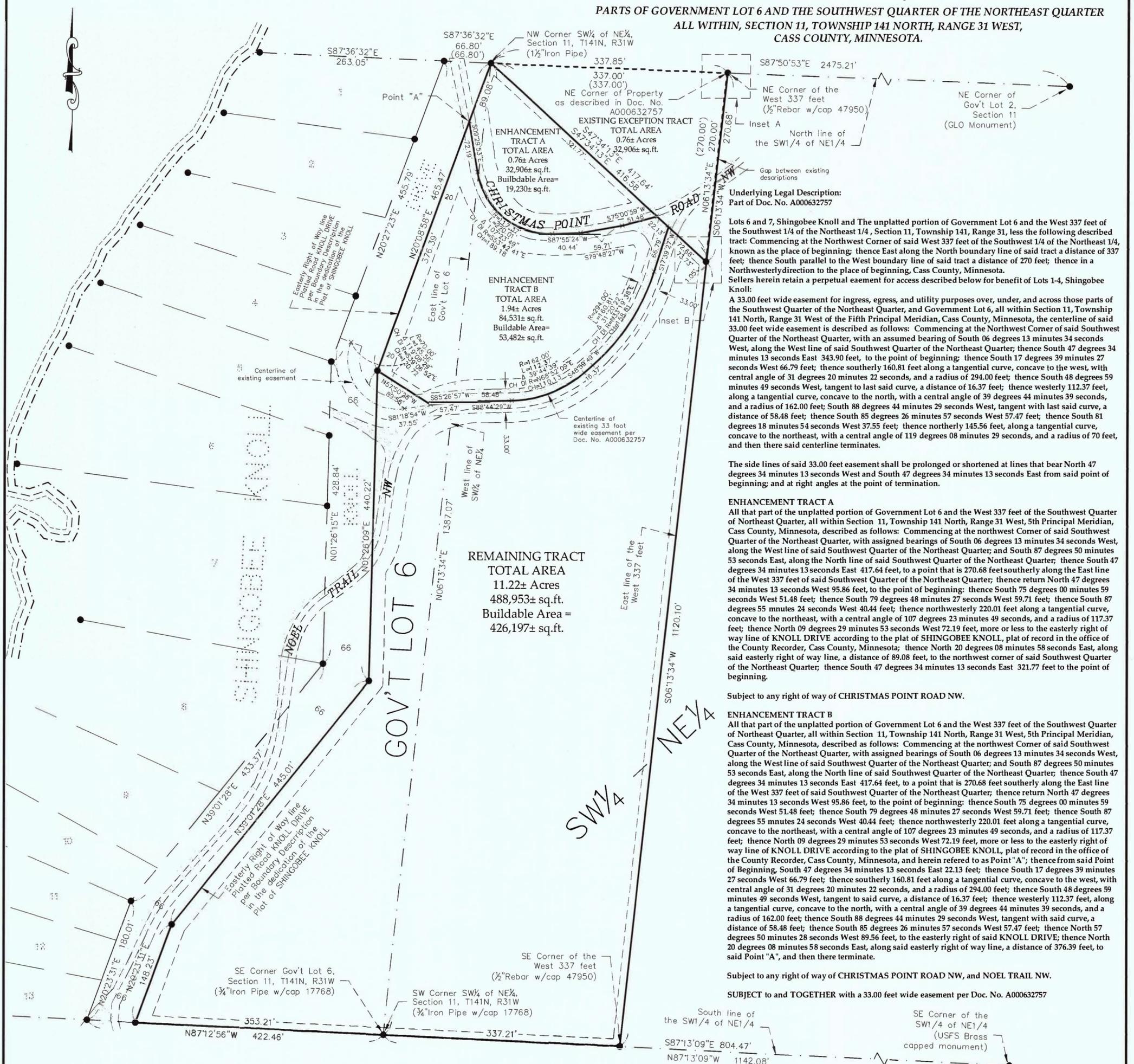


# CERTIFICATE OF SURVEY

For Jonathan Maples

PARTS OF GOVERNMENT LOT 6 AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER  
ALL WITHIN, SECTION 11, TOWNSHIP 141 NORTH, RANGE 31 WEST,  
CASS COUNTY, MINNESOTA.



Underlying Legal Description:  
Part of Doc. No. A000632757

Lots 6 and 7, Shingobee Knoll and The unplatted portion of Government Lot 6 and the West 337 feet of the Southwest 1/4 of the Northeast 1/4, Section 11, Township 141, Range 31, less the following described tract: Commencing at the Northwest Corner of said West 337 feet of the Southwest 1/4 of the Northeast 1/4, known as the place of beginning; thence East along the North boundary line of said tract a distance of 337 feet; thence South parallel to the West boundary line of said tract a distance of 270 feet; thence in a Northwesterly direction to the place of beginning, Cass County, Minnesota.  
Sellers herein retain a perpetual easement for access described below for benefit of Lots 1-4, Shingobee Knoll:

A 33.00 feet wide easement for ingress, egress, and utility purposes over, under, and across those parts of the Southwest Quarter of the Northeast Quarter, and Government Lot 6, all within Section 11, Township 141 North, Range 31 West of the Fifth Principal Meridian, Cass County, Minnesota, the centerline of said 33.00 feet wide easement is described as follows: Commencing at the Northwest Corner of said Southwest Quarter of the Northeast Quarter, with an assumed bearing of South 06 degrees 13 minutes 34 seconds West, along the West line of said Southwest Quarter of the Northeast Quarter; thence South 47 degrees 34 minutes 13 seconds East 343.90 feet, to the point of beginning; thence South 17 degrees 39 minutes 27 seconds West 66.79 feet; thence southerly 160.81 feet along a tangential curve, concave to the west, with central angle of 31 degrees 20 minutes 22 seconds, and a radius of 294.00 feet; thence South 48 degrees 59 minutes 49 seconds West, tangent to said curve, a distance of 16.37 feet; thence westerly 112.37 feet, along a tangential curve, concave to the north, with a central angle of 39 degrees 44 minutes 39 seconds, and a radius of 162.00 feet; thence South 88 degrees 44 minutes 29 seconds West, tangent with said curve, a distance of 58.48 feet; thence South 85 degrees 26 minutes 57 seconds West 57.47 feet; thence South 81 degrees 18 minutes 54 seconds West 37.55 feet; thence northerly 145.56 feet, along a tangential curve, concave to the northeast, with a central angle of 119 degrees 08 minutes 29 seconds, and a radius of 70 feet, and then there said centerline terminates.

The side lines of said 33.00 feet easement shall be prolonged or shortened at lines that bear North 47 degrees 34 minutes 13 seconds West and South 47 degrees 34 minutes 13 seconds East from said point of beginning; and at right angles at the point of termination.

### ENHANCEMENT TRACT A

All that part of the unplatted portion of Government Lot 6 and the West 337 feet of the Southwest Quarter of Northeast Quarter, all within Section 11, Township 141 North, Range 31 West, 5th Principal Meridian, Cass County, Minnesota, described as follows: Commencing at the northwest Corner of said Southwest Quarter of the Northeast Quarter, with assigned bearings of South 06 degrees 13 minutes 34 seconds West, along the West line of said Southwest Quarter of the Northeast Quarter; and South 87 degrees 50 minutes 53 seconds East, along the North line of said Southwest Quarter of the Northeast Quarter; thence South 47 degrees 34 minutes 13 seconds East 417.64 feet, to a point that is 270.68 feet southerly along the East line of the West 337 feet of said Southwest Quarter of the Northeast Quarter; thence return North 47 degrees 34 minutes 13 seconds West 95.86 feet, to the point of beginning; thence South 75 degrees 00 minutes 59 seconds West 51.48 feet; thence South 79 degrees 48 minutes 27 seconds West 59.71 feet; thence South 87 degrees 55 minutes 24 seconds West 40.44 feet; thence northwesterly 220.01 feet along a tangential curve, concave to the northeast, with a central angle of 107 degrees 23 minutes 49 seconds, and a radius of 117.37 feet; thence North 09 degrees 29 minutes 53 seconds West 72.19 feet, more or less to the easterly right of way line of KNOLL DRIVE according to the plat of SHINGOBEE KNOLL, plat of record in the office of the County Recorder, Cass County, Minnesota; thence North 20 degrees 08 minutes 58 seconds East, along said easterly right of way line, a distance of 89.08 feet, to the northwest corner of said Southwest Quarter of the Northeast Quarter; thence South 47 degrees 34 minutes 13 seconds East 321.77 feet to the point of beginning.

Subject to any right of way of CHRISTMAS POINT ROAD NW.

### ENHANCEMENT TRACT B

All that part of the unplatted portion of Government Lot 6 and the West 337 feet of the Southwest Quarter of Northeast Quarter, all within Section 11, Township 141 North, Range 31 West, 5th Principal Meridian, Cass County, Minnesota, described as follows: Commencing at the northwest Corner of said Southwest Quarter of the Northeast Quarter, with assigned bearings of South 06 degrees 13 minutes 34 seconds West, along the West line of said Southwest Quarter of the Northeast Quarter; and South 87 degrees 50 minutes 53 seconds East, along the North line of said Southwest Quarter of the Northeast Quarter; thence South 47 degrees 34 minutes 13 seconds East 417.64 feet, to a point that is 270.68 feet southerly along the East line of the West 337 feet of said Southwest Quarter of the Northeast Quarter; thence return North 47 degrees 34 minutes 13 seconds West 95.86 feet, to the point of beginning; thence South 75 degrees 00 minutes 59 seconds West 51.48 feet; thence South 79 degrees 48 minutes 27 seconds West 59.71 feet; thence South 87 degrees 55 minutes 24 seconds West 40.44 feet; thence northwesterly 220.01 feet along a tangential curve, concave to the northeast, with a central angle of 107 degrees 23 minutes 49 seconds, and a radius of 117.37 feet; thence North 09 degrees 29 minutes 53 seconds West 72.19 feet, more or less to the easterly right of way line of KNOLL DRIVE according to the plat of SHINGOBEE KNOLL, plat of record in the office of the County Recorder, Cass County, Minnesota, and herein referred to as Point "A"; thence from said Point of Beginning, South 47 degrees 34 minutes 13 seconds East 22.13 feet; thence South 17 degrees 39 minutes 27 seconds West 66.79 feet; thence southerly 160.81 feet along a tangential curve, concave to the west, with central angle of 31 degrees 20 minutes 22 seconds, and a radius of 294.00 feet; thence South 48 degrees 59 minutes 49 seconds West, tangent to said curve, a distance of 16.37 feet; thence westerly 112.37 feet, along a tangential curve, concave to the north, with a central angle of 39 degrees 44 minutes 39 seconds, and a radius of 162.00 feet; thence South 88 degrees 44 minutes 29 seconds West, tangent with said curve, a distance of 58.48 feet; thence South 85 degrees 26 minutes 57 seconds West 57.47 feet; thence North 57 degrees 50 minutes 28 seconds West 89.56 feet, to the easterly right of said KNOLL DRIVE; thence North 20 degrees 08 minutes 58 seconds East, along said easterly right of way line, a distance of 376.39 feet, to said Point "A", and then there terminate.

Subject to any right of way of CHRISTMAS POINT ROAD NW, and NOEL TRAIL NW.

SUBJECT to and TOGETHER with a 33.00 feet wide easement per Doc. No. A000632757

### REMAINDER TRACT

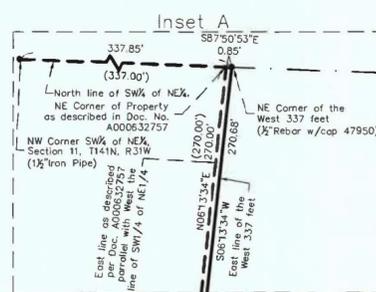
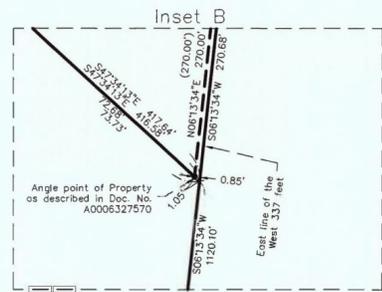
All that part of the unplatted portion of Government Lot 6 and the West 337 feet of the Southwest Quarter of Northeast Quarter, all within Section 11, Township 141 North, Range 31 West, 5th Principal Meridian, Cass County, Minnesota, lying southerly of the following described line: Commencing at the northwest Corner of said Southwest Quarter of the Northeast Quarter, with assigned bearings of South 06 degrees 13 minutes 34 seconds West, along the West line of said Southwest Quarter of the Northeast Quarter; and South 87 degrees 50 minutes 53 seconds East, along the North line of said Southwest Quarter of the Northeast Quarter; thence South 47 degrees 34 minutes 13 seconds East 417.64 feet, to the point of beginning, and said point is 270.68 feet southerly along the East line of the West 337 feet of said Southwest Quarter of the Northeast Quarter; thence return North 47 degrees 34 minutes 13 seconds West 73.73 feet; thence South 17 degrees 39 minutes 27 seconds West 66.79 feet; thence southerly 160.81 feet along a tangential curve, concave to the west, with central angle of 31 degrees 20 minutes 22 seconds, and a radius of 294.00 feet; thence South 48 degrees 59 minutes 49 seconds West, tangent to said curve, a distance of 16.37 feet; thence westerly 112.37 feet, along a tangential curve, concave to the north, with a central angle of 39 degrees 44 minutes 39 seconds, and a radius of 162.00 feet; thence South 88 degrees 44 minutes 29 seconds West, tangent with said curve, a distance of 58.48 feet; thence South 85 degrees 26 minutes 57 seconds West 57.47 feet; thence North 57 degrees 50 minutes 28 seconds West 89.56 feet, to the easterly right of said KNOLL DRIVE, and said line then there terminates.

Subject to any right of ways of CHRISTMAS POINT ROAD NW, and NOEL TRAIL NW.

SUBJECT to and TOGETHER with a 33.00 feet wide easement per Doc. No. A000632757

### REWRITE OF EXCEPTION TRACT

All that part of the West 337 feet of the Southwest Quarter of Northeast Quarter, Section 11, Township 141 North, Range 31 West, 5th Principal Meridian, Cass County, Minnesota, described as follows: Beginning at the northwest corner of said Southwest Quarter of the Northeast Quarter, with assigned bearings of South 06 degrees 13 minutes 34 seconds West, along the West line of said Southwest Quarter of the Northeast Quarter; and South 87 degrees 50 minutes 53 seconds East, along the North line of said Southwest Quarter of the Northeast Quarter; thence South 47 degrees 34 minutes 13 seconds East 417.64 feet, to a point, and said point being 270.68 feet southerly along the East line of the West 337 feet of said Southwest Quarter of the Northeast Quarter; thence North 06 degrees 13 minutes 34 seconds East 270.68 feet, along the East line of said West 337 feet, to the northeast corner of said West 337 feet; thence North 87 degrees 50 minutes 53 seconds West 337.85 feet, to the point of beginning.



THE BEARING ORIENTATION OF THIS SURVEY IS BASED ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER IS ASSUMED TO BEAR S87°50'53"E.

### LEGEND

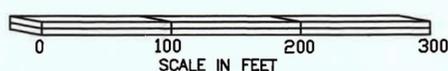
- DENOTES IRON MONUMENT FOUND
- × DENOTES CALCULATED POSITION (325.00)
- DENOTES DEED OR PLAT MEASURE
- ▨ DENOTES BITUMINOUS SURFACE



EagleEye Data Services  
32214 Southwood Road  
Grand Rapids, MN 55744  
(218)244-7030

### Surveyor's Note:

- I believe the exception description with in the Underlying Description per Doc. No. A000632757 intent was to go to the East line of the West 337 feet of the SW 1/4 of the NE 1/4 of Section 11, T141N, R31W.. Currently as described the Underlying Legal Description creates a gap between it and the property description to the East, which is described as Less the West 337 feet of said SW 1/4 of NE 1/4. A proposed description for the Exception Tract was written to correct this gap and swap of description need to done.
- Legal council should be sought to correct this problem.



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.

SIGNATURE:   
COREY J. HENDERSHOTT  
DATE 11-17-2018 LIC. NO. 45353