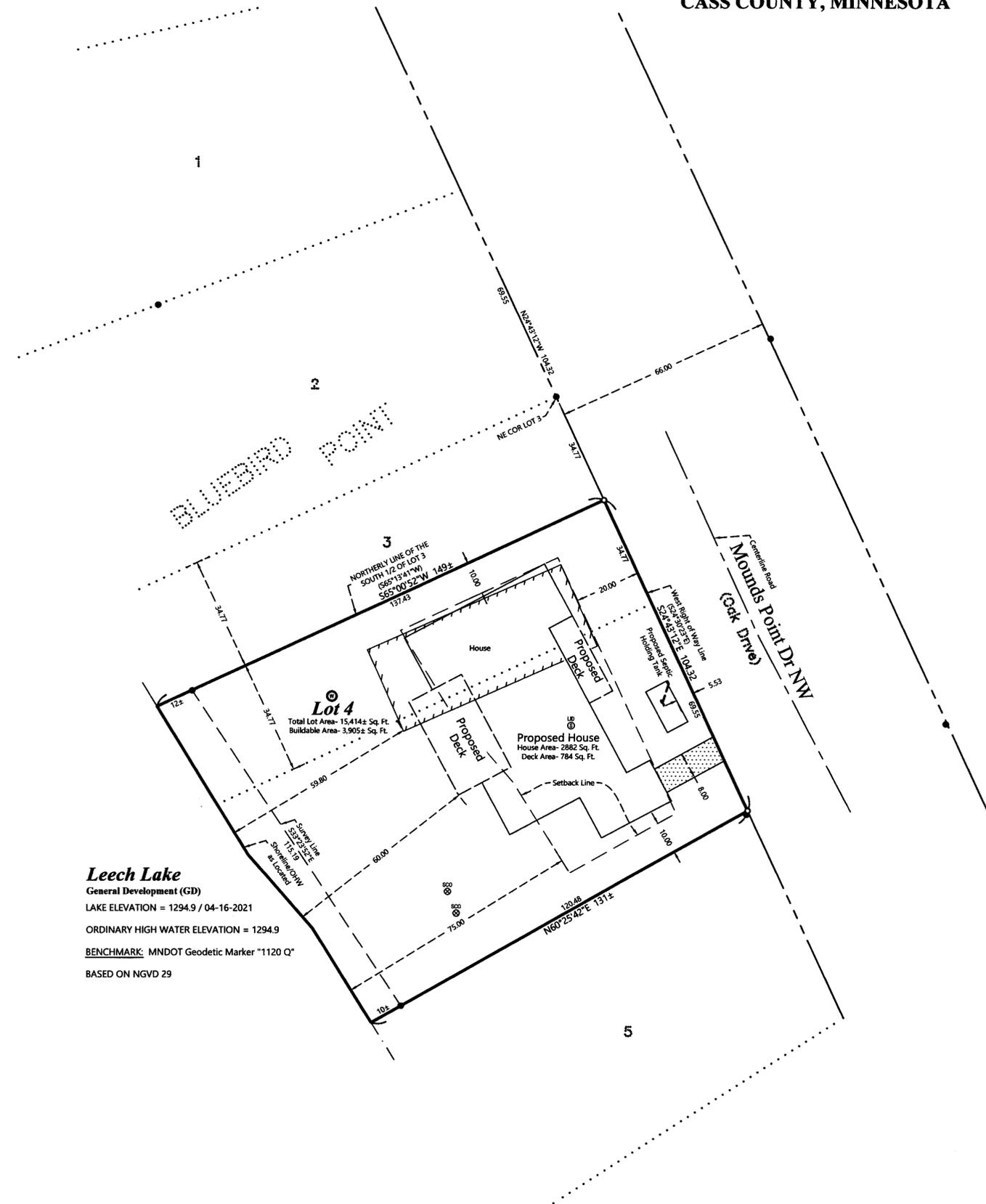


CERTIFICATE OF SURVEY

PART OF THE SOUTH HALF OF LOT 3,
AND ALL OF LOT 4, BLUEBIRD POINT,
SECTION 26, TOWNSHIP 143 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA



Leech Lake
General Development (GD)
LAKE ELEVATION = 1294.9 / 04-16-2021
ORDINARY HIGH WATER ELEVATION = 1294.9
BENCHMARK: MNDOT Geodetic Marker "1120 Q"
BASED ON NGVD 29

EXISTING DESCRIPTION:

A000601319
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
3/31/2014 4:19:57 PM
AS DOC #: A000601319
PAGES: 3
REC FEES: 46.00
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY SR _____ Dep Well Cert Rec'd
RECORDED ELECTRONICALLY

PID # 20-417-0040, 20-418-0170
No delinquent taxes and transfer entered;
Certificate of Real Estate Value
() filed (X) not required
MAR 31 2014
Sharon K. Anderson
County Auditor
by: EA _____ Deputy

(Top 3 inches reserved for recording data)

WARRANTY DEED Minnesota Uniform Conveyancing Blanks
Business Entity to Joint Tenants Form 10.1.11 (2013)

DEED TAX DUE: \$1.65 DATE: 3-31-14
(month/day/year)

FOR VALUABLE CONSIDERATION, T-Miller-B LLC a Limited Liability Company under the laws of the State of Minnesota ("Grantor"), hereby convey(s) and warrant(s) to Kyle D. Jones and Ann Jones ("Grantee(s)"), as joint tenants, real property in Cass County, Minnesota, legally described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

Check here if all or part of the described real property is Registered (Torrens)

Page 3 of 3 Minnesota Uniform Conveyancing Blanks Form 10.1.11

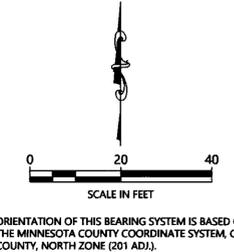
EXHIBIT "A"
LEGAL DESCRIPTION

Lot Four (4), Bluebird Point
AND
Lot Three (3), Bluebird Point, LESS the Northerly One Half (1/2) thereof, described as follows: that part of Lot Three (3), Plat of Bluebird Point, lying Southerly of the following described line: Commencing at the Northeast corner of said Lot 3; thence south 24 degrees 30 minutes 23 seconds East, assumed bearing along the Westerly right of way line of Oak Drive as dedicated in said Plat, 34.77 feet to the point of beginning of the line to be described herein; thence South 65 degrees 13 minutes 41 seconds West 154 feet, more or less, to the shore of Leech Lake and there terminating.

And Lot Fourteen (14), Block One (1), First Addition to Bluebird Point.

Together with all hereditaments and appurtenances belonging thereto (the property). Unless otherwise specified, Seller hereby delivers possession of the Property to Purchaser on the date hereof.

Together with the 1996 Manufactured Home, VIN H29Z0M981.
Cass County, Minnesota.



IMPERVIOUS SURFACE CALCULATIONS:

Total Lot Area = 15,414± Sq. Ft.
25% Impervious Surface Area = 3,853 Sq. Ft.
Proposed House = 2882 Sq. Ft.
Proposed Decks = 784 Sq. Ft.
Proposed Drive = 161 Sq. Ft.
Total Proposed Impervious Surface = 3,827 Sq. Ft.

- LEGEND**
- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
 - DENOTES MONUMENT FOUND
 - (123.45) DENOTES PLAT AND/OR DEEDED MEASURE
 - ▨ DENOTES EXISTING BUILDING
 - ▤ DENOTES EDGE OF PROPOSED GRAVEL ENTRANCE- 161 SQ. FT.
 - ▥ DENOTES EDGE OF PROPOSED HOUSE
 - ⊙ DENOTES EXISTING WELL
 - ⊕ ⊖ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID

- NOTES:**
1. Zoning for subject tract = Shoreland Residential.
 2. Parcel ID for subject tract = 20-417-0040.
 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. 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

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
TERRY L. FREEMAN
LIC. NO. 21367
4/2/14



CERTIFICATE OF SURVEY
Ann Jones
10111 Mounds Pt Dr NW
Cass Lake, MN 56633

JOB NO. 21-105
DATE: 04-20-2021
SHEET NO. 1 OF 1