

# CERTIFICATE OF SURVEY

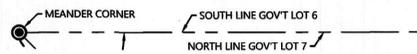
PART OF GOVERNMENT LOT 7,  
SECTION 5, TOWNSHIP 142 NORTH, RANGE 31 WEST,  
CASS COUNTY, MINNESOTA

## PROPOSED DESCRIPTION:

### Silver Tract

That part of Government Lot 7, Section 5, Township 142 North, Range 31 West, Cass County Minnesota described as follows: Commencing at the meander corner on the 1/16 line between Government Lots 6 and 7, said Section 5; thence South 45 degrees 07 minutes 41 seconds East angle interior 45 degrees with the 1/16 line 1175 feet; then right 90 degrees, South 44 degrees 52 minutes 00 seconds West 48 feet, more or less, to the shoreline of Leech Lake; thence southeasterly along said shoreline to northwesterly side of the harbor entrance; thence northeasterly along said northwesterly side of the harbor entrance to the point of beginning.

SUBJECT tract is non-conforming and must be attached to an adjoining tract.



## EXISTING DESCRIPTION:

38-105-4313  
No delinquent taxes and transfer entered;  
Certificate of Real Estate Value  
Filed (not required)  
October 12, 2005  
By *Kathryn E. Nobby* County Auditor  
By *Ally* Deputy

A000504979  
OFFICE OF COUNTY RECORDER  
CASS COUNTY, MINNESOTA  
CERTIFIED, FILED, AND/OR  
RECORDED IN  
18/10/2005 03:14:36PM  
AS DOC #: A000504979  
PAGE: 2  
REC FEES: \$46.00

KATHRYN E. NOBBY  
COUNTY RECORDER  
By *Kathryn E. Nobby* DEPUTY

Form No. 3-M - WARRANTY DEED  
Individual(s) to Corporation Partnership or Limited Liability Company  
DEED TAX DUE: \$1,204.50  
Date: October 6, 2005

FOR VALUABLE CONSIDERATION, Vera D. Carlson, a single person, Grantor, hereby conveys and warrants to Magnum Holdings, LLC, a Limited Liability Company under the laws of Minnesota, Grantee, real property in Cass County, Minnesota described as follows:

SEE SCHEDULE A ATTACHED

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:  
File No.: 102939

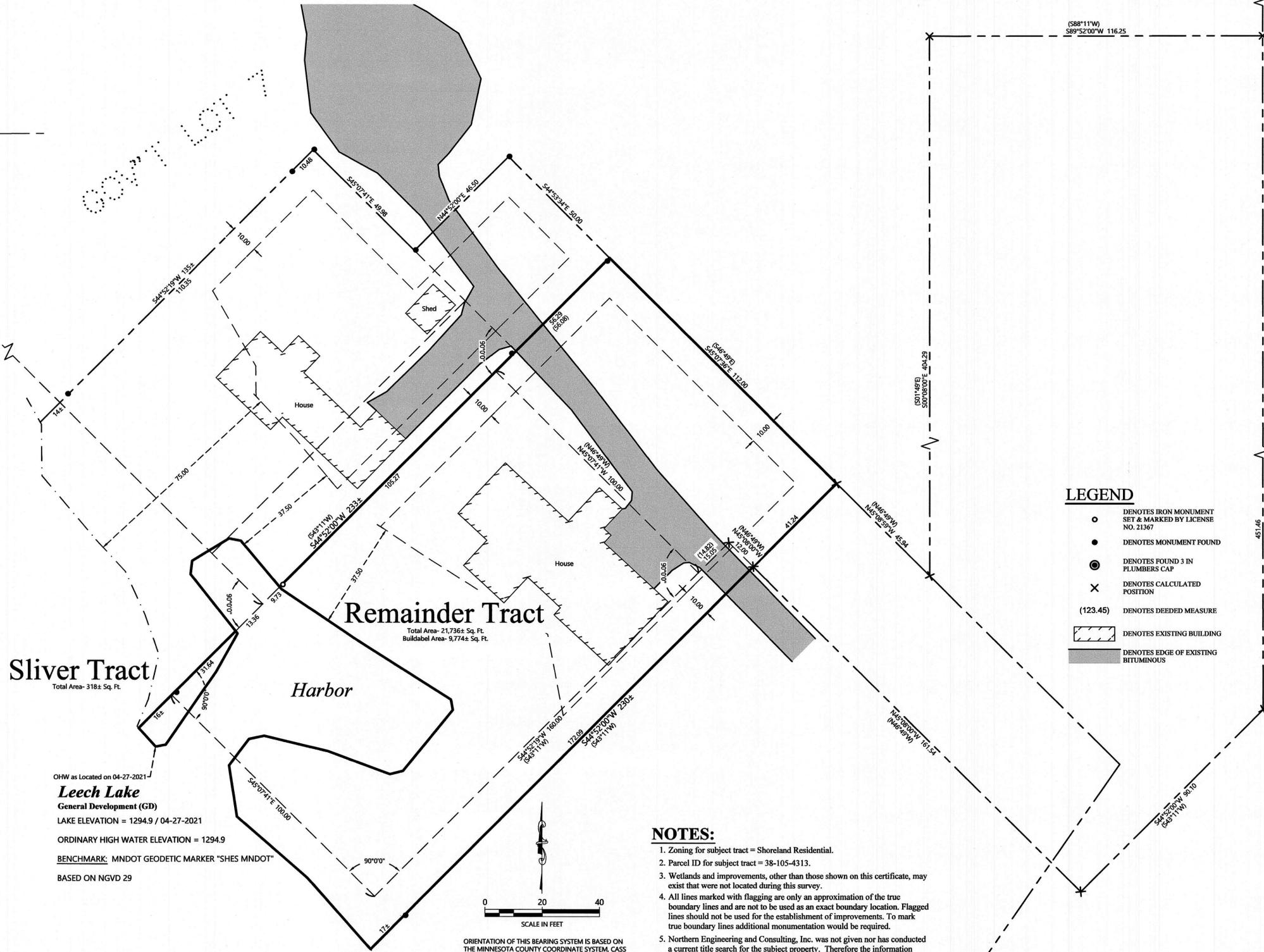
### EXHIBIT A

.40 acres of Government Lot Seven (7): For a beginning commence at the meander corner of the 1/16 line between Government Lots 6 and 7, Section Five (5), Township One Hundred Forty-two (142), Range Thirty-one (31); angle interior 45 degrees with the 1/16 line, run Southeast 1175 feet (The Beginning); then right 90 degrees; go Southwest 45 feet to water's edge of lake; then left 90 degrees go Southwest 100 feet; then left 90 degrees, go Northeast 160 feet; then left 90 degrees, go Northwest 100 feet; then left 90 degrees, 115 feet to beginning;

Also any land there may ever be Southwest thereof; with driveway easement over land contiguous to aforesaid tract and Northeast thereof, from the Northeast corner of said tract, run Northwest 100 feet; then deflect right 21 degrees 50 minutes, run 27 feet; thence deflect 21 degrees 50 minutes, continue Northwest 150 feet; then right 90 degrees, run Northeast and North on established roadway running East along the 1/16 line over Lot 7 and the SE 1/4 SE 1/4, intersecting Highway 37, and there terminating.

AND: That part of Government Lot Seven (7), Section Five (5), Township One Hundred Forty-two (142), North, Range Thirty-one (31) West, Cass County, Minnesota, described as follows: Commencing at the point on the North line of said Lot 7 which is the Southeast corner of Government Lot 6, said Section 5; thence North 88 degrees 11 minutes East 250 feet along the North line of said Lot 7; thence South 1 degree 49 minutes East 868.60 feet; thence South 43 degrees 11 minutes West 90.10 feet; thence North 46 degrees 49 minutes West 161.54 feet to a point on the Northeastly line of the tract docketed to Davies and recorded in Book 120 of Deeds, page 98, the point of beginning of the tract to be described; thence North 46 degrees 49 minutes West 12 feet along the Northeastly line of said Davies tract; thence South 43 degrees 11 minutes West 14.82 feet along the Northwestly line of said Davies tract to the most Easterly corner of the tract docketed to Helmick and recorded in Book 111 of Deeds, page 351; thence South 43 degrees 11 minutes West 174 feet, more or less, along the Northwestly line of said Davies tract, said line being the Southeastly line of said Helmick tract, to the shore of Leech Lake; thence Southeastly 12 feet, more or less, along said shore to the point on said shore which is South 43 degrees 11 minutes West from the point of beginning; thence North 43 degrees 11 minutes East 189 feet, more or less, to the point of beginning. Subject to a driveway easement over the Northeast 16.50 feet thereof.

AND: That part of Government Lot Seven (7), Section Five (5), Township One Hundred Forty-two (142), North, Range Thirty-one (31) West, Cass County, Minnesota, described as follows: Commencing at the point on the North line of said Lot 7 which is the Southeast corner of Government Lot 6, said Section 5; thence North 88 degrees 11 minutes 00 seconds East, assumed bearing along the North line of said Government Lot 7 a distance of 250.00 feet; thence South 1 degree 49 minutes 00 seconds East 417.14 feet to a point on the West line of Ulland's South View Acres, plat of record; thence South 88 degrees 11 minutes 00 seconds West 116.25 feet; thence South 1 degree 49 minutes 00 seconds East 404.29 feet; thence North 46 degrees 49 minutes 00 seconds West 45.94 feet the point of beginning of the tract to be herein described; thence South 43 degrees 11 minutes 00 seconds West 41.24 feet; thence North 46 degrees 49 minutes 00 seconds West 12.00 feet; thence South 43 degrees 11 minutes 00 seconds West 14.82 feet to the most Easterly corner of the tract docketed to Helmick and recorded in Book 111 of Deeds, page 351; thence North 46 degrees 49 minutes 00 seconds West 100.00 feet along the Northeastly line of said Helmick tract to the Southeastly line of the tract docketed to Swenson and recorded in Book 118 of Deeds, page 192; thence North 43 degrees 11 minutes 00 seconds East 56.08 feet along the Southeastly line of said Swenson Tract and its Northeastly extension to its intersection with a line that bears North 46 degrees 49 minutes 00 seconds West from the point of beginning; thence South 46 degrees 49 minutes 00 seconds East 112.00 feet to the point of beginning.



- ### LEGEND
- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
  - DENOTES MONUMENT FOUND
  - ⊙ DENOTES FOUND 3 IN PLUMBERS CAP
  - × DENOTES CALCULATED POSITION
  - (123.45) DENOTES DEEDED MEASURE
  - [Hatched Box] DENOTES EXISTING BUILDING
  - [Shaded Box] DENOTES EDGE OF EXISTING BITUMINOUS

- ### NOTES:
- Zoning for subject tract = Shoreland Residential.
  - Parcel ID for subject tract = 38-105-4313.
  - Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey.
  - 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.
  - 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

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

**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  
Magnum Holdings LLC  
PO Box 880  
Walker, MN 56484

JOB NO. 21-129  
DATE: 05-05-2021  
SHEET NO. 1 OF 1