

# CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 3,  
SECTION 16, TOWNSHIP 142 NORTH, RANGE 31 WEST,  
CASS COUNTY, MINNESOTA

## EXISTING DESCRIPTION:

PID: 38-116-3112

OFFICIAL PUBLIC RECORDS  
CASS COUNTY, MINNESOTA  
RECORDED  
INDEXED  
FILED  
DATE: August 26, 2015  
BY: TERRY L. FREEMAN  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 121367

WARRANTY DEED (See 3rd page) Minnesota Uniform Conveying Blanks Form 18.13 (2013)

DEED NUMBER: 401080 DATE: August 26, 2015

FOR VALUABLE CONSIDERATION, Charles F. Doughty and Paula R. Doughty, married to one another ("Grantors"), hereby conveyed and warranted to OCLL, Corporation of the State of Minnesota, legally described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

### EXHIBIT "A"

#### LEGAL DESCRIPTION

**TRACT 1**  
That part of the North 350.00 feet of Government Lot 3, Section 16, Township 142 North, Range 31 West, Cass County, Minnesota, which has easterly of the West 731.72 feet thereof and which has westerly of Trunk Highway No. 371.

**AND**  
That part of Government Lot 3, Section 16, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the intersection of the westerly right of way line of Trunk Highway Number 371 and the south line of said Government Lot 3, thence South 89 degrees 11 minutes 42 seconds East, 495.86 feet to a point thereon distant 600.00 feet westerly as measured along said south line from the centerline of said Trunk Highway Number 371; thence North 16 degrees 04 minutes 42 seconds West 790.86 feet to a point on the south line of the North 350.00 feet of said Government Lot 3, distant 600.00 feet westerly as measured along said south line from the centerline of said Trunk Highway Number 371; thence South 89 degrees 11 minutes 42 seconds East 50.01 feet to the east line of the West 691.72 feet of said Government Lot 3; thence North 00 degrees 35 minutes 22 seconds West, 350.00 feet to the north line of said Government Lot 3; thence South 89 degrees 11 minutes 42 seconds East, 40.01 feet to the east line of the West 731.72 feet of said Government Lot 3; thence South 00 degrees 35 minutes 22 seconds East, along last said east line, 435.12 feet; thence North 89 degrees 11 minutes 42 seconds West 66.30 feet, to the intersection with a line that bears South 16 degrees 04 minutes 42 seconds East from the point of beginning; thence North 16 degrees 04 minutes 42 seconds West 88.82 feet to the point of beginning. SUBJECT to easements, restrictions and reservations of record. SUBJECT to and TOGETHER with an easement described in Document Number A000641602. SUBJECT tract is non-conforming on its own and must be attached to an adjoining parcel.

## EXISTING DESCRIPTION:

PID: 38-116-3101

OFFICIAL PUBLIC RECORDS  
CASS COUNTY, MINNESOTA  
RECORDED  
INDEXED  
FILED  
DATE: June 26, 2015  
BY: TERRY L. FREEMAN  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 121367

WARRANTY DEED (See 3rd page) Minnesota Uniform Conveying Blanks Form 18.13 (2013)

DEED NUMBER: 8291900 DATE: June 26, 2015

FOR VALUABLE CONSIDERATION, Charles Doughty with Charles F. Doughty and Paula R. Doughty, married to one another ("Grantors"), hereby conveyed and warranted to OCLL, Corporation of the State of Minnesota, legally described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

### EXHIBIT "A"

#### LEGAL DESCRIPTION

**TRACT 1**  
That part of the North 350.00 feet of Government Lot 3, Section 16, Township 142 North, Range 31 West, Cass County, Minnesota, which has easterly of the West 731.72 feet thereof and which has westerly of Trunk Highway No. 371.

**AND**  
That part of Government Lot 3, Section 16, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the intersection of the westerly right of way line of Trunk Highway Number 371 and the south line of said Government Lot 3, thence South 89 degrees 11 minutes 42 seconds East, 495.86 feet to a point thereon distant 600.00 feet westerly as measured along said south line from the centerline of said Trunk Highway Number 371; thence North 16 degrees 04 minutes 42 seconds West 790.86 feet to a point on the south line of the North 350.00 feet of said Government Lot 3, distant 600.00 feet westerly as measured along said south line from the centerline of said Trunk Highway Number 371; thence South 89 degrees 11 minutes 42 seconds East 50.01 feet to the east line of the West 691.72 feet of said Government Lot 3; thence North 00 degrees 35 minutes 22 seconds West, 350.00 feet to the north line of said Government Lot 3; thence South 89 degrees 11 minutes 42 seconds East, 40.01 feet to the east line of the West 731.72 feet of said Government Lot 3; thence South 00 degrees 35 minutes 22 seconds East, along last said east line, 435.12 feet; thence North 89 degrees 11 minutes 42 seconds West 66.30 feet, to the intersection with a line that bears South 16 degrees 04 minutes 42 seconds East from the point of beginning; thence North 16 degrees 04 minutes 42 seconds West 88.82 feet to the point of beginning. SUBJECT to easements, restrictions and reservations of record. SUBJECT to and TOGETHER with an easement described in Document Number A000641602. SUBJECT tract is non-conforming on its own and must be attached to an adjoining parcel.

## PROPOSED DESCRIPTIONS:

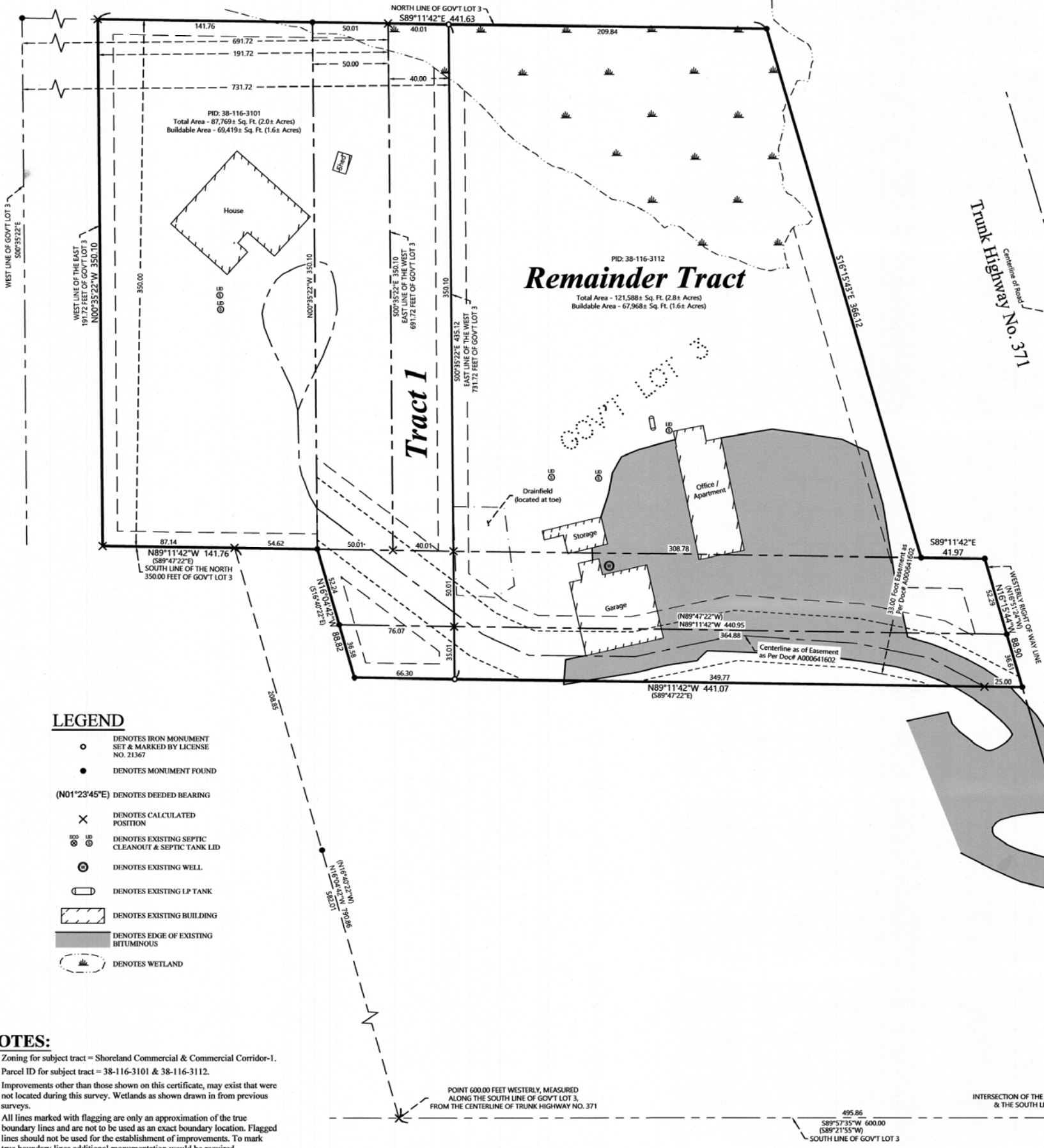
### Tract 1

That part of Government Lot 3, Section 16, Township 142 North, Range 31 West, Cass County, Minnesota described as follows: COMMENCING at the intersection of the westerly right of way line of Trunk Highway Number 371 and the south line of said Government Lot 3; thence South 89 degrees 11 minutes 42 seconds East, 495.86 feet to a point thereon distant 600.00 feet westerly as measured along said south line from the centerline of said Trunk Highway Number 371; thence North 16 degrees 04 minutes 42 seconds West 790.86 feet to a point on the south line of the North 350.00 feet of said Government Lot 3, distant 600.00 feet westerly as measured along said south line from the centerline of said Trunk Highway Number 371; thence South 89 degrees 11 minutes 42 seconds East, 50.01 feet to the east line of the West 691.72 feet of said Government Lot 3; thence North 00 degrees 35 minutes 22 seconds West, 350.00 feet to the north line of said Government Lot 3; thence South 89 degrees 11 minutes 42 seconds East, 40.01 feet to the east line of the West 731.72 feet of said Government Lot 3; thence South 00 degrees 35 minutes 22 seconds East, along last said east line, 435.12 feet; thence North 89 degrees 11 minutes 42 seconds West 66.30 feet, to the intersection with a line that bears South 16 degrees 04 minutes 42 seconds East from the point of beginning; thence North 16 degrees 04 minutes 42 seconds West 88.82 feet to the point of beginning. SUBJECT to easements, restrictions and reservations of record. SUBJECT to and TOGETHER with an easement described in Document Number A000641602. SUBJECT tract is non-conforming on its own and must be attached to an adjoining parcel.

### Remainder Tract

That part of the North 350.00 feet of Government Lot 3, Section 16, Township 142 North, Range 31 West, Cass County, Minnesota lying easterly of the West 731.72 feet thereof and lying westerly of Trunk Highway Number 371.

**AND**  
That part of Government Lot 3, Section 16, Township 142 North, Range 31 West, Cass County, Minnesota described as follows: COMMENCING at the intersection of the westerly right of way line of Trunk Highway Number 371 and the south line of said Government Lot 3; thence South 89 degrees 11 minutes 42 seconds East, 495.86 feet to a point thereon distant 600.00 feet westerly as measured along said south line from the centerline of said Trunk Highway Number 371; thence North 16 degrees 04 minutes 42 seconds West 790.86 feet to a point on the south line of the North 350.00 feet of said Government Lot 3, distant 600.00 feet westerly as measured along said south line from the centerline of said Trunk Highway Number 371; thence South 89 degrees 11 minutes 42 seconds East 50.01 feet to the east line of the West 691.72 feet of said Government Lot 3; thence North 00 degrees 35 minutes 22 seconds West, 350.00 feet to the north line of said Government Lot 3; thence South 89 degrees 11 minutes 42 seconds East, 40.01 feet to the east line of the West 731.72 feet of said Government Lot 3; thence South 00 degrees 35 minutes 22 seconds East, along last said east line, 435.12 feet; thence North 89 degrees 11 minutes 42 seconds West 66.30 feet, to the intersection with a line that bears South 16 degrees 04 minutes 42 seconds East from the point of beginning; thence North 16 degrees 04 minutes 42 seconds West 88.82 feet to the point of beginning. SUBJECT to easements, restrictions and reservations of record. SUBJECT to and TOGETHER with an easement described in Document Number A000641602. SUBJECT to and TOGETHER with an easement described in Document Number A000641602.

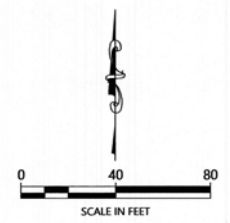


## LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- (N01°23'45"E) DENOTES DEEDED BEARING
- ✕ DENOTES CALCULATED POSITION
- ⊗ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- ⊙ DENOTES EXISTING WELL
- ⊕ DENOTES EXISTING LP TANK
- ▭ DENOTES EXISTING BUILDING
- ▨ DENOTES EDGE OF EXISTING BITUMINOUS
- ⊖ DENOTES WETLAND

## NOTES:

1. Zoning for subject tract = Shoreland Commercial & Commercial Corridor-1.
2. Parcel ID for subject tract = 38-116-3101 & 38-116-3112.
3. Improvements other than those shown on this certificate, may exist that were not located during this survey. Wetlands as shown drawn in from previous surveys.
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.



NO.	DATE	DESCRIPTION

I HEREBY CERTIFY THAT THE 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 353, Walker, MN 56484  
Phone: 218-547-1256, Fax: 218-547-2272  
web: www.necusa.com

CERTIFICATE OF SURVEY

Steve Berglund  
P.O. Box 54  
Walker, MN 56484

JOB NO. 21-409  
DATE: 12-20-2021  
SHEET NO. 1 OF 1