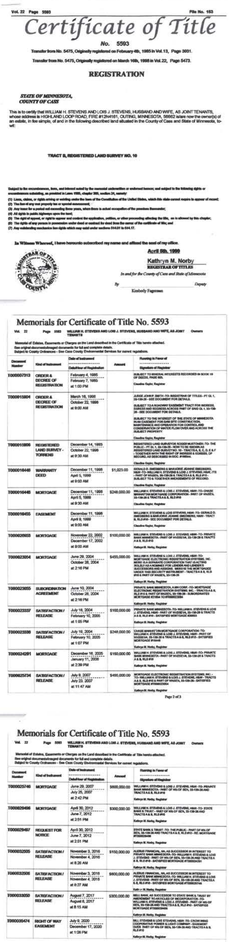
CERTIFICATE OF SURVEY

TRACT B, R.L.S. NUMBER 10,
SECTION 33, TOWNSHIP 139 NORTH, RANGE 26 WEST,
CASS COUNTY, MINNESOTA

Roosevelt Lake AMA tr 3

DNR ACQ# 161143

EXISTING CERTIFICATE OF TITLE:



Certificate of Title

No. 5593

Transfer from No. 5475, Originally registered on February 4th, 1999 in Vol 13, Page 3001.

Transfer from No. 5475, Originally registered on March 16th, 1998 in Vol. 22, Page 5473.

REGISTRATION

STATE OF MINNESOTA,
COUNTY OF CASS

This is to certify that WILLIAM H. STEVENS AND LYNN J. STEVENS, HUSBAND AND WIFE, AS JOINT TENANTS, whose address is HOR LAND LOOP ROAD, FIFE #1244101, OUTING, MINNESOTA, 56662 is/are now the owner(s) of an estate, in fee simple, of and in the following described land situated in the County of Cass and State of Minnesota, to-wit:

TRACT B, REGISTERED LAND SURVEY NO. 10

Subject to the encumbrances, liens, and interest noted by the memorial authorities or endorsed hereon; and subject to the following rights or encumbrances existing, as provided in Laws 1905, chapter 349, section 54, namely:

(1) Liens, rights, or rights arising or existing under the laws of the Constitution of the United States, which this state cannot require to appear of record.
(2) Any tax levied which is a lien but not yet certified to the county auditor.
(3) Any taxes for a period not exceeding three years, when there is actual occupation of the premises thereunder.
(4) All rights to public highways upon the land.
(5) Any right of way for railroads now existing or where the application, utilities, or when proceeding affecting the title, as is allowed by this chapter.
(6) The rights of any person in possession under deed or contract for deed from the owner of the certificate of title, and
(7) Any outstanding mechanics lien rights which may exist under sections 514.01 to 514.17.

In Witness Whereof, I have hereunto subscribed my name and affixed the seal of my office.

April 8th, 1999

Kathryn M. Norby
REGISTRAR OF TITLES
In and For the County of Cass and State of Minnesota

By _____ Deputy
Kimberly Fagerness

Memorials for Certificate of Title No. 5593

Vol. 22 Page 5593 WILLIAM H. STEVENS AND LYNN J. STEVENS, HUSBAND AND WIFE, AS JOINT TENANTS Owners

Memorial of Orders, Easements or Charges as the Land described in the Certificate of Title herein attached.
See original document/copyright documents for full and complete details.
Issued for County Ordinances - See Cass County Environmental Services for current regulations.

Document Number	Kind of Instrument	Date of Instrument / Date/Hour of Registration	Amount	Running in Favor of / Signature of Registrar
T000002703	ORDER & DECREE OF REGISTRATION	February 4, 1999 February 5, 1999 at 1:30 PM		CASS CO. TORRENS I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS RECEIVED IN BOOK 14 Claudia Gayle, Registrar
T000015804	ORDER & DECREE OF REGISTRATION	March 15, 1999 October 22, 1999 at 8:00 AM		JUDGE JERRY SMITH ON ASSIGNMENT OF TITLES: VT 10, 1, 13 AND REGISTERED LAND SURVEY 10 SUBJECT TO A EASEMENT AGREEMENT FOR UTILITY PURPOSES, DATED AND RECORDED IN BOOK 1997 OF MISC AT PAGE 82, CASS COUNTY RECORDS SUBJECT TO THE INTEREST OF THE STATE OF MINNESOTA, NON-OWNERSHIP OF RIPARIAN OR CONTIGUOUS LAND, IN THE BED OR SHORE OF ANY PUBLIC WATERS THAT MAY EXIST ON THE LAND DESCRIBED IN THE ALLEGED PETITION Claudia Gayle, Registrar
T000015805	REGISTERED LAND SURVEY FORWARD	December 14, 1999 October 22, 1999 at 8:00 AM		FORWARD OF REGISTERED LAND SURVEY NO. 10 FILED IN THE OFFICE OF THE REGISTRAR OF TITLES, CASS COUNTY, MINNESOTA, ON OCTOBER 22, 1999 AND RECORDED AS DOCUMENT NO. T000015804 Claudia Gayle, Registrar
T000018448	WARRANTY DEED	December 17, 1999 April 3, 1998 at 8:00 AM	$1,625.00	GRANTOR: JAMES A. BOLLENBACH AND MARY ANN BOLLENBACH, HUSBAND AND WIFE GRANTEE: WILLIAM H. STEVENS AND LYNN J. STEVENS, HUSBAND AND WIFE, AS JOINT TENANTS SUBJECT TO A TORRENS ASSESSMENT OF RECORD. Claudia Gayle, Registrar
T000018449	MORTGAGE	December 17, 1999 April 3, 1998 at 8:00 AM	$240,000.00	MORTGAGOR: WILLIAM H. STEVENS & LYNN J. STEVENS, HWW MORTGAGEE: NORTHERN WATERS LAND TRUST, A MINNESOTA NON-PROFIT CORPORATION, 3997 CO HWY 10, WALKER, MINNESOTA 56484 Claudia Gayle, Registrar
T000018455	EASEMENT	December 17, 1999 April 6, 1998 at 8:00 AM		GRANTOR: WILLIAM & LYNN STEVENS, HWW, TO: GERALD D. ANDERSON & DARLENE ANDERSON, HWW, PARCEL: PART OF TRACT B, R.L.S.#10 - SEE DOCUMENT FOR DETAILS. Claudia Gayle, Registrar
T000020605	MORTGAGE	November 23, 2000 November 17, 2000 at 8:00 AM	$100,000.00	MORTGAGOR: WILLIAM & LYNN J. STEVENS, HWW; TO: FRANCE MORTGAGE CORPORATION Kathryn M. Norby, Registrar
T000023004	MORTGAGE	June 29, 2004 October 28, 2004 at 2:59 PM	$400,000.00	MORTGAGOR: WILLIAM & LYNN J. STEVENS, HWW; TO: NORTHERN WATERS LAND TRUST, A MINNESOTA CORPORATION; THE LAND IS SUBJECT TO A PERPETUAL CONSERVATION EASEMENT AGREEMENT DATED 12/17/1999 AND RECORDED 12/17/1999 AS DOCUMENT NO. T000018449 Kathryn M. Norby, Registrar
T000023005	SUBORDINATION AGREEMENT	June 10, 2004 October 28, 2004 at 2:59 PM		CREATES: BANK MINNESOTA, A BANKING CO-MORTGAGEE ELECTRONIC REGISTRATION SYSTEMS, INC., TRACTS A & B, R.L.S.#10 AND TRACTS A & B, R.L.S.#10 Kathryn M. Norby, Registrar
T000023007	SATISFACTION / RELEASE	July 19, 2004 February 10, 2005 at 1:59 PM	$100,000.00	MORTGAGOR: WILLIAM & LYNN J. STEVENS & LOIS STEVENS, HWW; TO: NORTHERN WATERS LAND TRUST, A MINNESOTA NON-PROFIT CORPORATION; TRACTS A & B, R.L.S.#10 - SATISFIED AND RELEASED IN FULL Kathryn M. Norby, Registrar
T000023008	SATISFACTION / RELEASE	July 19, 2004 February 10, 2005 at 1:57 PM	$240,000.00	GRANTOR: BANKMINNESOTA, NATIONAL CORPORATION; TO: WILLIAM H. STEVENS & LYNN J. STEVENS, HWW - PART OF TRACT B, R.L.S.#10 - SATISFIED AND RELEASED Kathryn M. Norby, Registrar
T000024291	MORTGAGE	December 19, 2005 January 11, 2006 at 2:39 PM	$160,000.00	MORTGAGOR: WILLIAM H. & LYNN J. STEVENS, HWW; TO: TRACTS A & B, R.L.S.#10 Kathryn M. Norby, Registrar
T000025704	SATISFACTION / RELEASE	July 5, 2007 July 23, 2007 at 11:47 AM	$160,000.00	MORTGAGOR: ELECTRONIC REGISTRATION SYSTEMS, INC.; MORTGAGEE: WILLIAM H. & LYNN J. STEVENS, HWW; TRACTS A & B, R.L.S.#10 - SATISFIED AND RELEASED IN FULL Kathryn M. Norby, Registrar

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Memorials for Certificate of Title No. 5593

Vol. 22 Page 5593 WILLIAM H. STEVENS AND LYNN J. STEVENS, HUSBAND AND WIFE, AS JOINT TENANTS Owners

Document Number	Kind of Instrument	Date of Instrument / Date/Hour of Registration	Amount	Running in Favor of / Signature of Registrar
T000025745	MORTGAGE	June 28, 2007 July 25, 2007 at 3:42 PM	$600,000.00	MORTGAGOR: WILLIAM & LYNN J. STEVENS, HWW; TO: PRIVATE MORTGAGE ADVISORS, LLC, A MINNESOTA LIMITED LIABILITY COMPANY; TRACTS A & B, R.L.S.#10 Kathryn M. Norby, Registrar
T000028648	MORTGAGE	April 30, 2012 June 7, 2012 at 2:55 PM	$342,500.00	MORTGAGOR: WILLIAM & LYNN J. STEVENS, HWW; TO: STATE BANK OF NEW MUNICH, ITS SUCCESSORS AND ASSIGNS; TRACTS A & B, R.L.S.#10 Kathryn M. Norby, Registrar
T000028647	REQUEST FOR NOTICE	April 30, 2012 June 7, 2012 at 2:51 PM		STATE BANK OF NEW MUNICH, ITS SUCCESSORS AND ASSIGNS; REQUESTS A COPY OF ANY NOTICE TO BE SENT UNDER THIS TRACTS A & B, R.L.S.#10 - SEE ADDITIONAL INFORMATION Kathryn M. Norby, Registrar
T000032555	SATISFACTION / RELEASE	November 2, 2016 November 4, 2016 at 8:28 AM	$342,500.00	GRANTOR: FINANCIAL, INC AS SUCCESSOR IN INTEREST TO STEARNS BANK MINNESOTA, N.A.; TO: WILLIAM H. STEVENS & LYNN J. STEVENS, HWW; TRACTS A & B, R.L.S.#10 - SATISFIED AND RELEASED IN FULL Kathryn M. Norby, Registrar
T000032556	SATISFACTION / RELEASE	November 3, 2016 November 4, 2016 at 8:37 AM	$600,000.00	GRANTOR: FINANCIAL, INC AS SUCCESSOR IN INTEREST TO PRIVATE MORTGAGE ADVISORS, LLC; TO: WILLIAM H. STEVENS & LYNN J. STEVENS, HWW; TRACTS A & B, R.L.S.#10 - SATISFIED AND RELEASED IN FULL Kathryn M. Norby, Registrar
T000033650	SATISFACTION / RELEASE	August 7, 2017 August 10, 2017 at 8:15 AM	$300,000.00	GRANTOR: BANKMINNESOTA, NATIONAL CORPORATION; TO: WILLIAM H. STEVENS & LYNN J. STEVENS, HWW; TRACT B, REGISTERED LAND SURVEY NO. 10 - SATISFIED AND RELEASED IN FULL Kathryn M. Norby, Registrar
T000035474	RIGHT OF WAY EASEMENT	July 9, 2020 December 17, 2020 at 1:59 PM		WILLIAM H. & LYNN J. STEVENS, HWW; TO: CROW WING COUNTY WATER AND SEWER COMMISSION - EASEMENT IS PERPETUAL Kathryn M. Norby, Registrar

Vicinity Map

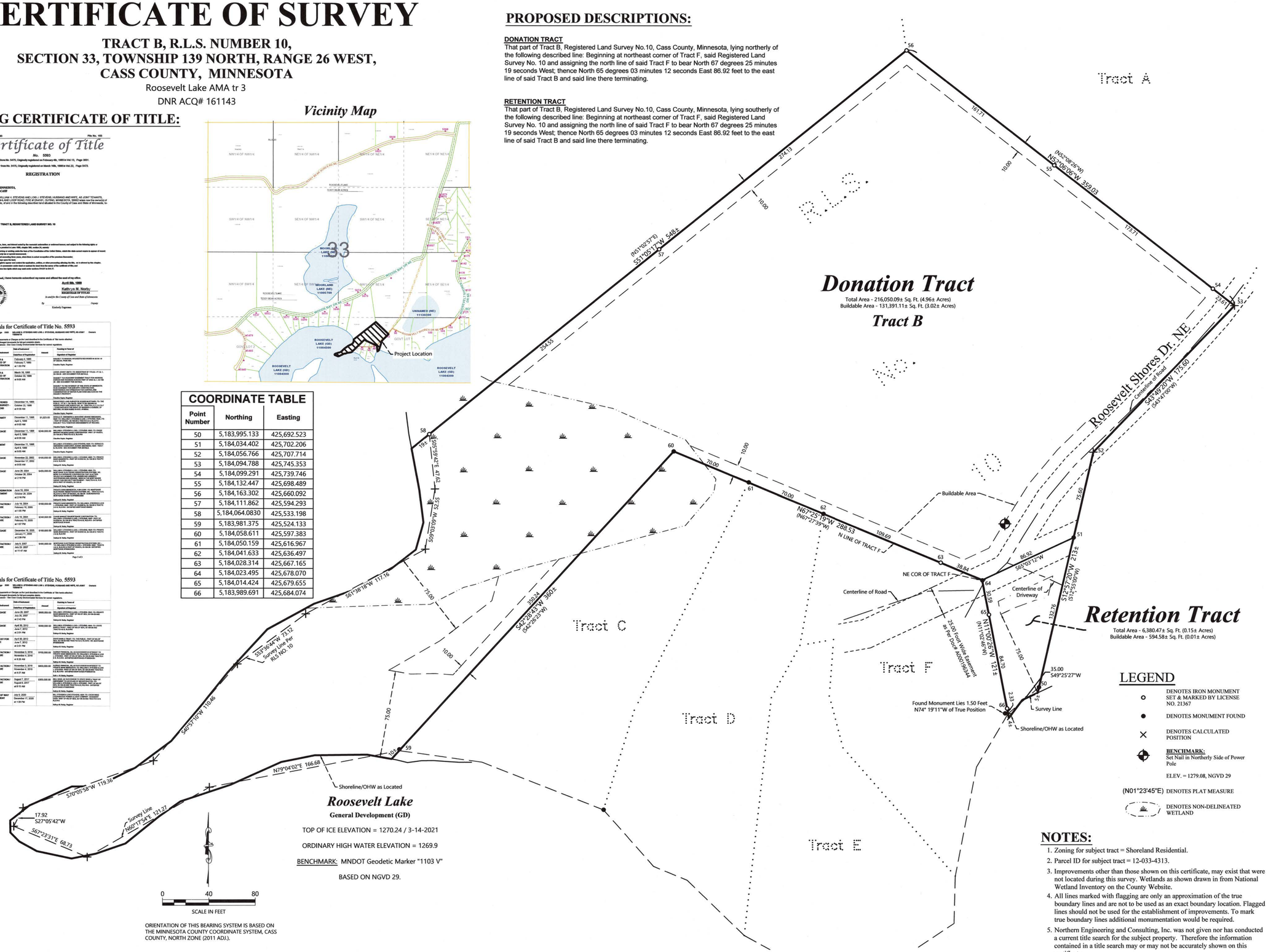
COORDINATE TABLE

Point Number	Northing	Easting
50	5,183,995.133	425,692.523
51	5,184,034.402	425,702.206
52	5,184,056.766	425,707.714
53	5,184,094.788	425,745.353
54	5,184,099.291	425,739.746
55	5,184,132.447	425,698.489
56	5,184,163.302	425,660.092
57	5,184,111.862	425,594.293
58	5,184,064.0830	425,533.198
59	5,183,981.375	425,524.133
60	5,184,058.611	425,597.383
61	5,184,050.159	425,616.967
62	5,184,041.633	425,636.497
63	5,184,028.314	425,667.165
64	5,184,023.495	425,678.070
65	5,184,014.424	425,679.655
66	5,183,989.691	425,684.074

PROPOSED DESCRIPTIONS:

DONATION TRACT
That part of Tract B, Registered Land Survey No.10, Cass County, Minnesota, lying northerly of the following described line: Beginning at northeast corner of Tract F, said Registered Land Survey No. 10 and assigning the north line of said Tract F to bear North 67 degrees 25 minutes 19 seconds West; thence North 65 degrees 03 minutes 12 seconds East 86.92 feet to the east line of said Tract B and said line there terminating.

RETENTION TRACT
That part of Tract B, Registered Land Survey No.10, Cass County, Minnesota, lying southerly of the following described line: Beginning at northeast corner of Tract F, said Registered Land Survey No. 10 and assigning the north line of said Tract F to bear North 67 degrees 25 minutes 19 seconds West; thence North 65 degrees 03 minutes 12 seconds East 86.92 feet to the east line of said Tract B and said line there terminating.



LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- DENOTES CALCULATED POSITION
- **BENCHMARK:** Set Nail in Northerly Side of Power Pole
  ELEV. = 1279.08, NGVD 29
- (N01°23'45"E) DENOTES PLAT MEASURE
- DENOTES NON-DELINEATED WETLAND

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 12-033-4313.
3. Improvements other than those shown on this certificate, may exist that were not located during this survey. Wetlands as shown drawn in from National Wetland Inventory on the County Website.
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.

3/23/22

TERRY L. FREEMAN — LIC. NO. 21367

NORTHERN ENGINEERING & CONSULTING, INC.
P.O. Box 252, Walker, MN. 56484
Phone: 218-547-1196
web: www.necusa.com

CERTIFICATE OF SURVEY
Northern Waters Land Trust
P.O. Box 124
Walker, MN 56484

JOB NO. 22-034
DATE: 3-21-2022

SHEET NO.
1 OF 1