

CERTIFICATE OF SURVEY

**PART OF LOT 1, BLOCK ONE, SUNSET SHORES,
AND GOVERNMENT LOTS 10 & 11,
SECTION 3, TOWNSHIP 141 NORTH, RANGE 29 WEST,
CASS COUNTY, MINNESOTA**

PROPOSED DESCRIPTIONS:

Tract 1
That part of Government Lot 10, Section 3, Township 141 North, Range 29 West, described as follows: COMMENCING at the southeast corner of Government Lot 3, said Section 3; thence North 88 degrees 07 minutes 53 seconds West, along the south line thereof, 6.18 feet; thence South 44 degrees 57 minutes 24 seconds East 166.80 feet to a point herein after referred to as "Point A"; thence BEGINNING at the southwest corner of said Government Lot 10; thence South 88 degrees 11 minutes 23 seconds East, along the south line of said Government Lot 10, a distance of 163.66 feet to the centerline of Diamond Point Rd NW; thence North 16 degrees 38 minutes 29 seconds East, along said centerline, 50.45 feet; thence northerly 89.36 feet along said centerline, concave to the west, having a radius of 200.00 feet, and central angle of 25 degrees 36 minutes 00 seconds; thence North 08 degrees 57 minutes 31 seconds West, tangent to last said curve along said centerline, 277.42 feet; thence North 08 degrees 57 minutes 31 seconds West, along said centerline, 54.84 feet to said "Point A"; thence North 44 degrees 57 minutes 24 seconds West 51.31 feet to the westerly easement line as described in Document Number A000299941; thence South 21 degrees 53 minutes 14 seconds East, along said westerly easement line, 84.21 feet; thence North 44 degrees 57 minutes 24 seconds West 151.22 feet to the west line of said Government Lot 10; thence South 00 degrees 01 minutes 33 seconds West, along said last said west line, 607.53 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 A000299941.

Tract 2
That part of Government Lot 10, Section 3, Township 141 North, Range 29 West, described as follows: COMMENCING at the southwest corner of said Government Lot 10; thence South 88 degrees 11 minutes 23 seconds East, along the south line thereof, a distance of 163.66 feet to the centerline of Diamond Point Rd NW and the Point of Beginning of the tract to be herein described; thence North 16 degrees 38 minutes 29 seconds East, along said centerline, 50.45 feet; thence northerly 89.36 feet along said centerline, concave to the west, having a radius of 200.00 feet, and central angle of 25 degrees 36 minutes 00 seconds; thence North 08 degrees 57 minutes 31 seconds West, tangent to last said curve along said centerline, 277.42 feet; thence North 08 degrees 14 minutes 49 seconds East 567.00 feet; thence North 64 degrees 50 minutes 08 seconds East 119 feet, more or less, to the shoreline of Leech Lake; thence southeasterly along said shoreline to the east line of said Government Lot 10; thence South 00 degrees 02 minutes 58 seconds West, along said east line, 217 feet, more or less, to the southeast corner of said Government Lot 10; thence North 88 degrees 11 minutes 23 seconds West, along said south line, 1079.21 to the point of beginning. SUBJECT to easements restrictions and reservations of record. SUBJECT to and TOGETHER with an easement described in Document Number A000299941.

Tract 3
Those parts of Government Lots 10 and 11, Section 3, Township 141 North, Range 29 West, described as follows: COMMENCING at the southeast corner of Government Lot 3, said Section 3; thence North 88 degrees 07 minutes 53 seconds West, along the south line thereof, 6.18 feet; thence South 44 degrees 57 minutes 24 seconds East 166.80 feet to a point herein after referred to as "Point A"; thence COMMENCING at the southwest corner of said Government Lot 10; thence South 88 degrees 11 minutes 23 seconds East, along the south line of said Government Lot 10, a distance of 163.66 feet to the centerline of Diamond Point Rd NW; thence North 16 degrees 38 minutes 29 seconds East, along said centerline, 50.45 feet; thence northerly 89.36 feet along said centerline being a tangential curve, concave to the west, having a radius of 200.00 feet, and central angle of 25 degrees 36 minutes 00 seconds; thence North 08 degrees 57 minutes 31 seconds West, tangent to last said curve along said centerline, 277.42 feet; thence North 08 degrees 14 minutes 49 seconds East 567.00 feet to the Point of Beginning of the tract to be herein described; thence North 23 degrees 14 minutes 49 seconds West 567.00 feet; thence North 08 degrees 57 minutes 31 seconds West, along said centerline, 85.18 feet to a point that bears South 16 degrees 26 minutes 16 seconds East from said "Point A"; thence North 16 degrees 26 minutes 16 seconds West, along said centerline, 54.84 feet to said "Point A"; thence North 23 degrees 27 minutes 51 seconds West, along said centerline, 90.35 feet; thence North 23 degrees 27 minutes 51 seconds West, along said centerline, 80.09 feet; thence northerly 387.47 feet along said centerline being a tangential curve, concave to the east, having a radius of 275.00 feet, and a central angle of 80 degrees 43 minutes 42 seconds; thence North 57 degrees 17 minutes 41 seconds East, tangent to last described curve, 76.20 feet; thence northeasterly 32.91 feet along said centerline being a tangential curve, concave to the northwest, having a radius of 100.00 feet, and a central angle of 18 degrees 51 minutes 25 seconds to the north line of said Government Lot 11; thence South 63 degrees 15 minutes 11 seconds East, non-tangent to last described curve, 522 feet, more or less, to the shoreline of Leech Lake; thence southeasterly along said shoreline to the intersection with a line that bears North 64 degrees 50 minutes 08 seconds East from the point of beginning; thence South 64 degrees 50 minutes 08 seconds West 119 feet, more or less, to the point of beginning. SUBJECT to easements restrictions and reservations of record. SUBJECT to and TOGETHER with an easement described in Document Number A000299941.

Tract 4
That part of the East 120.00 feet, Lot 1, Block 1, SUNSET SHORES, according to the recorded plat thereof, and those parts of Government Lots 10 and 11, Section 3, Township 141 North, Range 29 West, described as follows: COMMENCING at the southeast corner of Government Lot 3, said Section 3; thence North 88 degrees 07 minutes 53 seconds West, along the south line thereof, 6.18 feet; thence South 44 degrees 57 minutes 24 seconds East 166.80 feet to a point herein after referred to as "Point A"; thence COMMENCING at the southwest corner of said Government Lot 10; thence South 88 degrees 11 minutes 23 seconds East, along the south line of said Government Lot 10, a distance of 163.66 feet to the centerline of Diamond Point Rd NW; thence North 16 degrees 38 minutes 29 seconds East, along said centerline, 50.45 feet; thence northerly 89.36 feet along said centerline being a tangential curve, concave to the west, having a radius of 200.00 feet, and central angle of 25 degrees 36 minutes 00 seconds; thence North 08 degrees 57 minutes 31 seconds West, tangent to last said curve along said centerline, 362.60 feet to a point that bears South 16 degrees 26 minutes 16 seconds East from said "Point A"; thence North 16 degrees 26 minutes 16 seconds West, along said centerline, 54.84 feet to said "Point A" also being the Point of Beginning of the tract to be herein described; thence North 23 degrees 27 minutes 51 seconds West, along said centerline, 90.35 feet; thence North 23 degrees 27 minutes 51 seconds West, along said centerline, 80.09 feet; thence northerly 387.47 feet along said centerline being a tangential curve, concave to the east, having a radius of 275.00 feet, and a central angle of 80 degrees 43 minutes 42 seconds; thence North 57 degrees 17 minutes 41 seconds East, tangent to last described curve, 76.20 feet; thence northeasterly 32.91 feet along said centerline being a tangential curve, concave to the northwest, having a radius of 100.00 feet, and a central angle of 18 degrees 51 minutes 25 seconds to the north line of said Government Lot 11; thence North 63 degrees 30 minutes 07 seconds West, along the north line of said Lot 1, 133.93 feet to the west line of said East 120.00 feet of Lot 1; thence South 00 degrees 07 minutes 11 seconds West, along last said west line, 423.00 feet to the northerly right of way line of Diamond Point Lane, as dedicated in said plat; thence South 37 degrees 19 minutes 56 seconds East, along said northerly right of way line, 197.28 feet; thence South 44 degrees 57 minutes 24 seconds East 62.19 feet to the westerly easement line as described in Document Number A000299941; thence South 21 degrees 53 minutes 14 seconds East, along last said westerly easement line, 84.22 feet to the intersection with a line that bears North 44 degrees 57 minutes 24 seconds West from the point of beginning; thence South 44 degrees 57 minutes 24 seconds East 51.31 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 A000299941.

Leech Lake

General Development (GD)

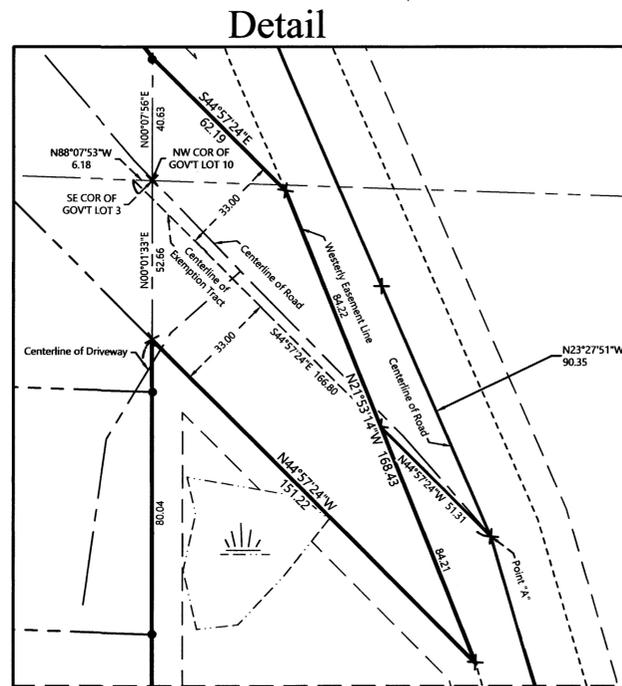
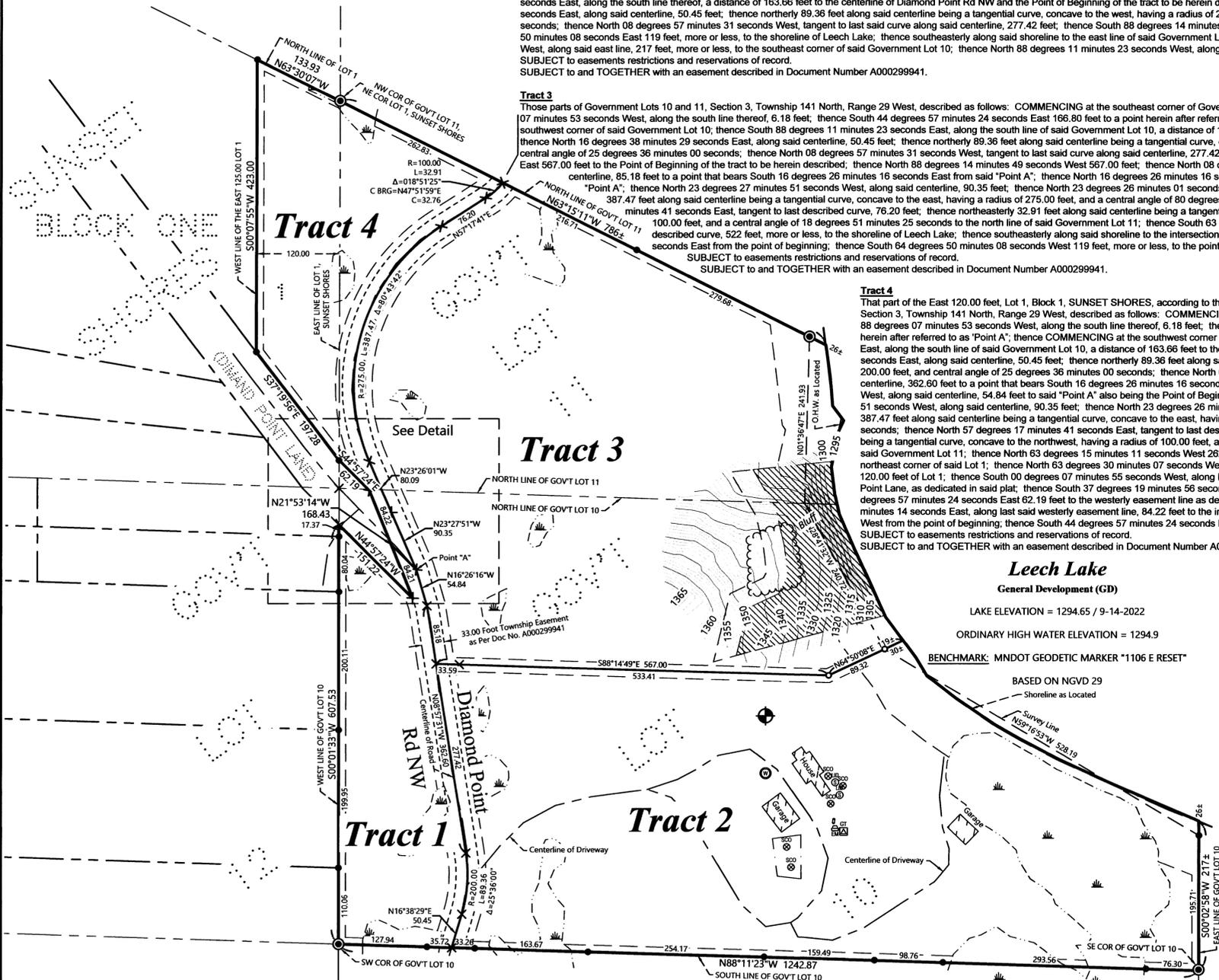
LAKE ELEVATION = 1294.65 / 9-14-2022

ORDINARY HIGH WATER ELEVATION = 1294.9

BENCHMARK: MNDOT GEODETIC MARKER "1106 E RESET"

BASED ON NGVD 29

Shoreline as Located

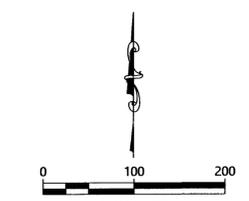


- ### LEGEND
- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
 - DENOTES MONUMENT FOUND
 - ⊙ DENOTES BRASS CAPPED MONUMENT FOUND
 - ⊕ DENOTES BENCHMARK: NAIL IN WEST SIDE OF 18 INCH MAPLE TREE, UP 0.3 FEET
 - × DENOTES CALCULATED POSITION
 - ⊗ DENOTES EXISTING WELL
 - ⊗ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
 - ⊗ DENOTES EXISTING LP TANK
 - ⊗ DENOTES EXISTING GROUND TRANSFORMER
 - ⊗ DENOTES EXISTING ELECTRIC METER
 - ▭ DENOTES EXISTING BUILDING
 - ⊖ DENOTES DELINEATED WETLAND(S)
 - ⋯ DENOTES EXISTING INTERMEDIATE CONTOURS
 - ⋯ DENOTES EXISTING INDEX CONTOURS
 - ⊖ DENOTES OPENING AS IDENTIFIED BY CLIENT

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 30-003-1301.
3. Wetlands as shown delineated by Patrick Reardon, Wetland Certificate No. 1295, in October 2022.
4. Improvements other than those shown on this certificate, may exist that were not located during this survey.
5. 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.
6. 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.

LOT AREA TABLE			
Tract	Total Area (sq. ft.)	Total Area (acres)	Buildable Area (sq. ft.)
1	88,136	2.02	59,439
2	402,834	9.25	284,734
3	398,144	9.14	300,955
4	102,390	2.35	72,211



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE MINNESOTA COUNTY COORDINATE SYSTEM, CASS COUNTY, NORTH ZONE (2011 ADJ.).

EXISTING DESCRIPTIONS:

30-003-1301, 30-345-0111, 07-033-2200
 A000644674
 OFFICE OF THE COUNTY RECORDER
 CASS COUNTY, MINNESOTA
 CERTIFICATE OF RECORD, AND/OR
 RECORDED ON
 10/3/2018 8:40:04 AM
 AS DOC #: A000644674
 PAGES: 3
 REC FEES: 46.00
 WATHRYN H. MORBY
 CASS COUNTY RECORDER
 BY SF Dep TX#: 149430

No demurrer taken and transfer entered. Certificate of Real Estate Value
 () Filed () Not required
 October 2 2018
 SANDRA NORIKANE
 Cass County MN Auditor-Treasurer
 By J. Lepp Deputy
 () Not Required () Received () Not Received
 Top 3 inches reserved for recording data

QUIT CLAIM DEED
 Individual(s) to Individual(s)

eCRV number: n/a

DEED TAX DUE: \$1.65

DATE: September 28, 2018

FOR VALUABLE CONSIDERATION, Richard C. Brown, Jr. and Kristine A. Brown, married to each other ("Grantor"), hereby convey and quitclaim to Richard C. Brown, Jr. and Kristine A. Brown, or their successor, as Trustees of the Richard C. Brown, Jr. and Kristine A. Brown Trust under Agreement dated September 28, 2018 ("Grantees"), real property in Cass County, Minnesota, legally described as follows:
 See attached Exhibit "A".

EXHIBIT "A"
 Lots Ten (10) and Eleven (11), Section Three (3), Township One Hundred Forty-one (141) North, Range Twenty-nine (29) West;

LESS
 A 66 foot wide strip of land across those parts of Government Lot 10 and Government Lot 11, Section Three (3), Township One Hundred Forty-one (141), Range Twenty-nine (29), the centerline of which is described as follows: commencing at the Southeast corner of Government Lot 3, said Section Three (3); thence North 88°07'53" West, assumed bearing along the South line thereof 6.18 feet to the point of beginning of the centerline to be herein described; thence South 45°01'37" East 166.81 feet, more or less, to the centerline of the Township road and there terminating. The sidelines of said 66 foot wide strip of land are to be prolonged or shortened to intersect the westerly right of way line of said Township Road and the west lines of said Government Lots 10 and 11;

And
 An easement for ingress and egress 20.00 feet in width over and across part of Government Lot 10, Section Three (3), Township One Hundred Forty-one (141), Range Twenty-nine (29), the centerline of which is described as follows: Commencing at the Northwest corner of said Government Lot 10; thence south 0°01'39" East, assumed bearing along the West line thereof 82.48 feet to the point of beginning of the centerline to be herein described; thence South 79°11'40" East 104.42 feet to the centerlines of the Diamond Point Road and said described centerline there terminating.

The east 120.00 feet of Lot 1, Block 1, Sunset Shores;

The Northwest Quarter of Northwest Quarter (NW¼ of NW¼), Section Thirty-three (33), Township One Hundred Forty-two (142), Range Twenty-eight (28), Cass County, Minnesota, together with and subject to easement rights as set forth in that certain quit claim deed recorded in the office of Cass county recorder April 16, 1970 as document no. 196408.

REVISIONS	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.

Berry L. Freeman
 BERRY L. FREEMAN
 LIC. NO. 21367

NORTHERN ENGINEERING AND CONSULTING, INC.
 P.O. Box 292, Walker, MN, 56484
 Phone: 218-547-1296
 web: www.necusa.com

CERTIFICATE OF SURVEY
 Carl Brown
 117 Creekside Court
 Mankato, MN 56001

JOB NO. 22-178
 DATE: 12-09-2022
 SHEET NO. 1 OF 1