

CERTIFICATE OF SURVEY

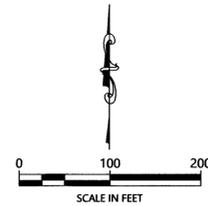
PART OF GOVERNMENT LOTS 3 & 4,
SECTION 34, TOWNSHIP 142 NORTH, RANGE 28 WEST,
CASS COUNTY, MINNESOTA

NOTES:

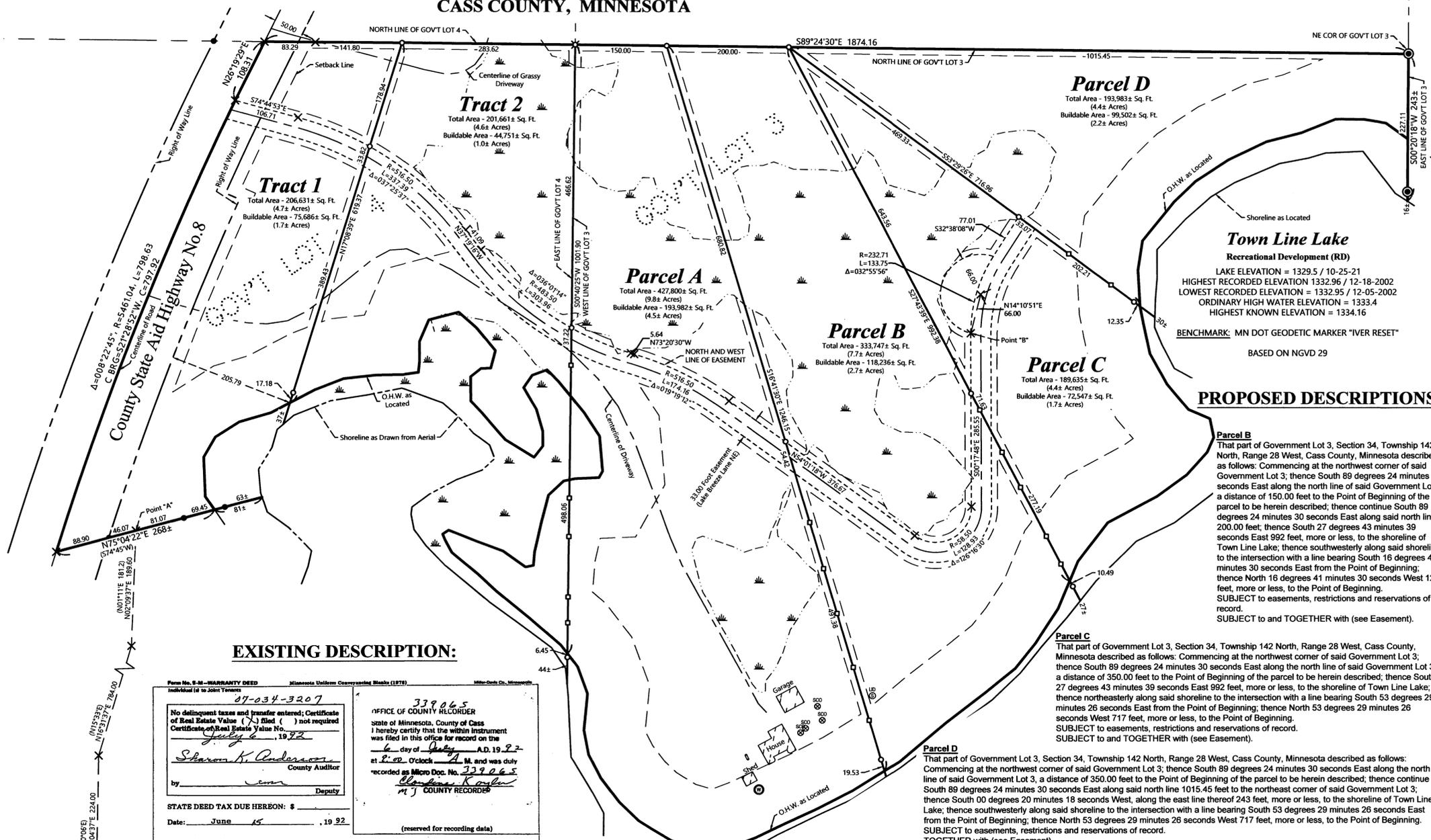
- Zoning for subject tract = Shoreline Residential.
- Parcel ID for subject tract = 07-034-3207.
- Improvements other than those shown on this certificate, may exist that were not located during this survey. Wetlands as shown delineated by Patrick Reardon, Wetland Certification No. 1295, dated June, 2022.
- 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.

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES SET LATH
- DENOTES MONUMENT FOUND
- ⊙ DENOTES BRASS CAPPED MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- (N01°23'45"E 123.45) DENOTES DEEDED MEASURE
- ☁ DENOTES WETLAND(S)
- ⊕ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- ⊙ DENOTES EXISTING WELL
- ⊕ DENOTES EXISTING LP TANK
- ▭ DENOTES EXISTING BUILDING



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



EXISTING DESCRIPTION:

Form No. 8-11 - WARRANTY DEED Minnesota Uniform Conveyance Blanks (UB18) Miller-Guido Co., Minnesota

Individual (s) to Joint Tenants

07-034-3207

No delinquent taxes and transfer entered; Certificate of Real Estate Value () filed () not required. Certificate of Real Estate Value No. 1922

Sharon K. Anderson County Auditor

by _____ Deputy

STATE DEED TAX DUE HEREON: \$ _____

Date: June 15, 19 92

FOR VALUABLE CONSIDERATION, Leo M. Witthoef and Hattie R. Witthoef, husband and wife, Grantor(s), hereby convey (s) and warrant (s) to John W. Henkels and Marlene M. Henkels, husband and wife, as joint tenants, real property in Cass County, Minnesota, described as follows:

(See reverse side for legal description)

339065 OFFICE OF COUNTY RECORDER State of Minnesota, County of Cass I hereby certify that the within instrument was filed in this office for record on the 6 day of July A.D. 19 92 at 2:00 O'clock P.M. and was duly recorded as Micro Doc. No. 339065

Clarence R. Kessler COUNTY RECORDER

Lot 3, Section 34, Township 142, Range 28 AND That part of Government Lot 4, Sec. 34-142-28 lying easterly of C.S.A.H.#8 and lying northerly of the following described line: Commencing at a point on the west line of Gov. Lot 5, Sec. 34-142-28 located 704 feet north of the SW corner of said Gov. Lot 5; thence east 444.5 feet; thence north 00 deg 06 min east 224 feet; thence north 15 deg 33 min east 784 feet; thence north 01 deg 11 min east 181.2 feet; thence south 74 deg 45 min west 100 feet to a point on the easterly right of way of C.S.A.H.#8, the point of beginning of the line to be described herein; thence reverse last bearing north 74 deg 45 min east to a point on the shore of Townline Lake and there terminating. Title extends to water's edge.

Parcel A
That part of Government Lot 3, Section 34, Township 142 North, Range 28 West, Cass County, Minnesota described as follows: Beginning at the northwest corner of said Government Lot 3; thence South 89 degrees 24 minutes 30 seconds East along the north line of said Government Lot 3, a distance of 150.00 feet; thence South 16 degrees 41 minutes 30 seconds East 1246 feet, more or less, to the shoreline of Town Line Lake; thence southwesterly and northwesterly along said shoreline to the west line of said Government Lot 3; thence North 00 degrees 40 minutes 25 seconds East, along said west line, 1002 feet, more or less, to the Point of Beginning. SUBJECT to easements, restrictions and reservations of record. SUBJECT to and TOGETHER with (see Easement).

Tract 1
That part of Government Lot 4, Section 34, Township 142 North, Range 28 West, Cass County, Minnesota described as follows: Commencing at the southwest corner of Government Lot 5, said Section 34; thence North 00 degrees 58 minutes 37 seconds East assigned bearing along the west line thereof 704.00 feet; thence South 89 degrees 01 minutes 23 seconds East 444.50 feet; thence North 01 degree 04 minutes 37 seconds East 224.00 feet; thence North 16 degrees 31 minutes 37 seconds East 784.00 feet; thence North 02 degrees 09 minutes 37 seconds East 189.60 feet to a point hereinafter referred to as Point "A"; thence Commencing at the northeast corner of said Government Lot 4; thence North 89 degrees 24 minutes 30 seconds West along the north line of said Government Lot 4, a distance of 283.62 feet to the Point of Beginning of the tract to be herein described; thence continue North 89 degrees 24 minutes 30 seconds West along said north line 225.09 feet to the centerline of C.S.A.H. No. 8; thence South 26 degrees 19 minutes 29 seconds West along said centerline 108.31 feet; thence southwesterly 798.63 feet, along said centerline being a tangential curve, concave to southeast, having a radius of 5461.04 feet and a central angle of 08 degrees 22 minutes 45 seconds, to the intersection with a line bearing South 75 degrees 04 minutes 22 seconds East, passing through said Point "A" 268 feet, more or less, to the shoreline of Town Line Lake; thence northerly and northeasterly along said shoreline to the intersection with a line bearing South 17 degrees 08 minutes 39 seconds West from the Point of Beginning; thence North 17 degrees 08 minutes 39 seconds East 619 feet, more or less, to the Point of Beginning. SUBJECT to easements, restrictions and reservations of record. SUBJECT to right of way of C.S.A.H. No. 8. SUBJECT to and TOGETHER with (see Easement).

Tract 2
That part of Government Lot 4, Section 34, Township 142 North, Range 28 West, Cass County, Minnesota described as follows: Beginning at the northeast corner of said Government Lot 4; thence North 89 degrees 24 minutes 30 seconds West along the north line of said Government Lot 4, a distance of 283.62 feet; thence South 17 degrees 08 minutes 39 seconds West 619 feet, more or less, to the shoreline of Town Line Lake; thence easterly and southeasterly along said shoreline to the east line of said Government Lot 4; thence North 00 degrees 40 minutes 25 seconds East, along said east line, 1002 feet, more or less, to the Point of Beginning. SUBJECT to easements, restrictions and reservations of record. SUBJECT to and TOGETHER with (see Easement).

Easement (Lake Breeze Lane NE)
An easement for ingress, egress and utilities 33.00 feet in width over, under and across those parts of Government Lot 3 and 4, Section 34, Township 142 North, Range 28 West, Cass County, Minnesota, the northerly and westerly line of which is described as follows: Commencing at the northeast corner of said Government Lot 4; thence North 89 degrees 24 minutes 30 seconds West along the north line of said Government Lot 4, a distance of 508.71 feet to the centerline of C.S.A.H. No.8; thence South 26 degrees 19 minutes 29 seconds West along said centerline 108.31 feet to the Point of Beginning of the northerly line to be herein described; thence South 74 degrees 44 minutes 53 seconds East 108.71 feet; thence southeasterly 337.39 feet, along a tangential curve, concave to the southwest, having a radius of 516.50 feet and a central angle of 37 degrees 25 minutes 37 seconds; thence South 37 degrees 19 minutes 16 seconds East, tangent to said curve 41.09 feet; thence southeasterly 303.96 feet, along a tangential curve, concave to the northeast, having a radius of 483.50 feet and a central angle of 36 degrees 01 minutes 14 seconds; thence South 73 degrees 20 minutes 30 seconds East, tangent to said curve 5.64 feet; thence southeasterly 174.16 feet, along a tangential curve, concave to the southwest, having a radius of 516.50 feet and a central angle of 19 degrees 19 minutes 12 seconds; thence South 54 degrees 01 minutes 18 seconds East, tangent to said curve 376.67 feet; thence easterly and northeasterly 128.93 feet, along a tangential curve, concave to the northwest, having a radius of 58.50 feet and a central angle of 126 degrees 16 minutes 30 seconds; thence North 00 degrees 17 minutes 48 seconds West, tangent to said curve 285.55 feet to a point hereinafter referred to as Point "B"; thence northeasterly 133.75 feet, along a tangential curve, concave to the southeast, having a radius of 232.71 feet and a central angle of 32 degrees 55 minutes 56 seconds; thence North 32 degrees 38 minutes 08 seconds East, tangent to said curve 77.01 feet and said westerly line there terminating. And an easement over, under and across that part of said Government Lot 3, which lies westerly of last said westerly line and easterly of a circle, the center of said circle is described as follows: Commencing at said Point "B"; thence North 14 degrees 10 minutes 51 seconds East 68.00 feet to the center of said circle.

Parcel D
Total Area - 193,983± Sq. Ft. (4.4± Acres)
Buildable Area - 99,502± Sq. Ft. (2.2± Acres)

Town Line Lake
Recreational Development (RD)
LAKE ELEVATION = 1329.5 / 10-25-21
HIGHEST RECORDED ELEVATION 1332.96 / 12-18-2002
LOWEST RECORDED ELEVATION = 1332.95 / 12-05-2002
ORDINARY HIGH WATER ELEVATION = 1333.4
HIGHEST KNOWN ELEVATION = 1334.16
BENCHMARK: MN DOT GEODETIC MARKER "IVER RESET"
BASED ON NGVD 29

PROPOSED DESCRIPTIONS:

Parcel B
That part of Government Lot 3, Section 34, Township 142 North, Range 28 West, Cass County, Minnesota described as follows: Commencing at the northwest corner of said Government Lot 3; thence South 89 degrees 24 minutes 30 seconds East along the north line of said Government Lot 3, a distance of 150.00 feet to the Point of Beginning of the parcel to be herein described; thence continue South 89 degrees 24 minutes 30 seconds East along said north line 200.00 feet; thence South 27 degrees 43 minutes 39 seconds East 992 feet, more or less, to the shoreline of Town Line Lake; thence southwesterly along said shoreline to the intersection with a line bearing South 16 degrees 41 minutes 30 seconds East from the Point of Beginning; thence North 16 degrees 41 minutes 30 seconds West 1246 feet, more or less, to the Point of Beginning. SUBJECT to easements, restrictions and reservations of record. SUBJECT to and TOGETHER with (see Easement).

Parcel C
That part of Government Lot 3, Section 34, Township 142 North, Range 28 West, Cass County, Minnesota described as follows: Commencing at the northwest corner of said Government Lot 3; thence South 89 degrees 24 minutes 30 seconds East along the north line of said Government Lot 3, a distance of 350.00 feet to the Point of Beginning of the parcel to be herein described; thence continue South 89 degrees 24 minutes 30 seconds East along said north line 1015.45 feet to the northeast corner of said Government Lot 3; thence South 00 degrees 20 minutes 18 seconds West, along the east line thereof 243 feet, more or less, to the shoreline of Town Line Lake; thence southwesterly along said shoreline to the intersection with a line bearing South 53 degrees 29 minutes 26 seconds West 717 feet, more or less, to the Point of Beginning. SUBJECT to easements, restrictions and reservations of record. SUBJECT to and TOGETHER with (see Easement).

Parcel D
That part of Government Lot 3, Section 34, Township 142 North, Range 28 West, Cass County, Minnesota described as follows: Commencing at the northwest corner of said Government Lot 3; thence South 89 degrees 24 minutes 30 seconds East along the north line of said Government Lot 3, a distance of 350.00 feet to the Point of Beginning of the parcel to be herein described; thence continue South 89 degrees 24 minutes 30 seconds East along said north line 1015.45 feet to the northeast corner of said Government Lot 3; thence South 00 degrees 20 minutes 18 seconds West, along the east line thereof 243 feet, more or less, to the shoreline of Town Line Lake; thence southwesterly along said shoreline to the intersection with a line bearing South 53 degrees 29 minutes 26 seconds West 717 feet, more or less, to the Point of Beginning. SUBJECT to easements, restrictions and reservations of record. TOGETHER with (see Easement).

NO.	DATE	DESCRIPTION

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IN ACCORDANCE WITH THE LAWS OF THE STATE OF MINNESOTA.

TERRY J. FREEMAN
LIC. NO. 21367

NORTHERN ENGINEERING AND CONSULTING, INC.
P.O. Box 292, Walker, MN, 56484
Phone: 218-547-1296, Fax: 218-547-2272
web: www.necius.com

CERTIFICATE OF SURVEY
Alliant Ventures X, LLC
4655 Nicols Road Suite 106
Eagan, MN 55122

JOB NO. 21-447
DATE: 8-24-2022
SHEET NO. 1 OF 1