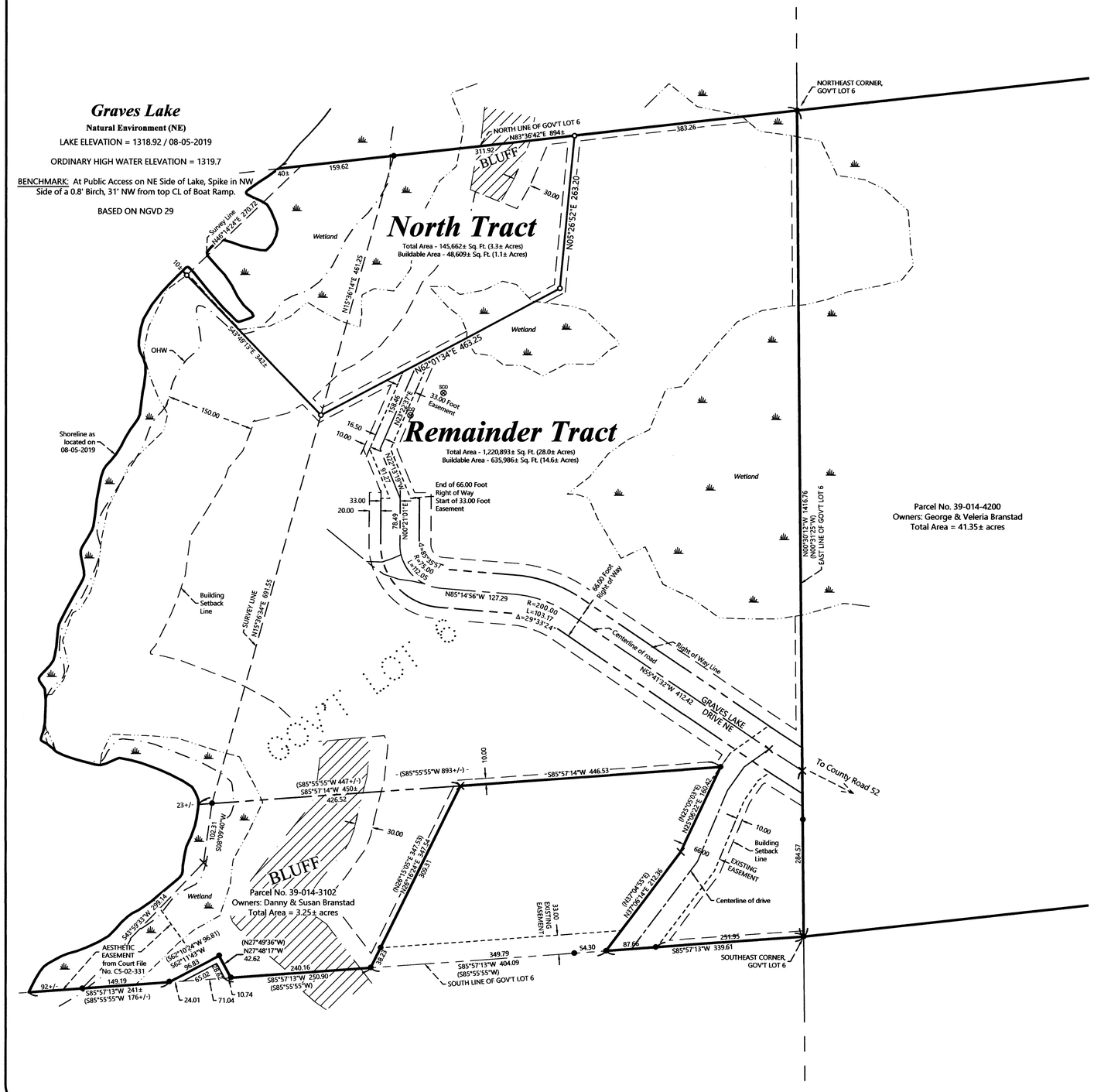
CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 6 AND THE NW1/4-SE1/4, SECTION 14, TOWNSHIP 142 NORTH, RANGE 26 WEST, CASS COUNTY, MINNESOTA



EXISTING DESCRIPTIONS:

39-014-3100
39-014-4200
No delinquent taxes and transfer entered;
Certificate of Real Estate Value
( ) filed (X) not required
Dated this 21 day of July, 2011
Sharon B. Anderson
Cass County Auditor
by: _____ Deputy

A000572113
OFFICE OF COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR RECORDED ON
07/21/2011 11:52:00 AM
AS DOC # A000572113
PAGES: 3 REC FEES: 46.00
KATHRYN M. NORBY
COUNTY RECORDER

(Reserved for recording data)

Form No. 1-M- WARRANTY DEED Individual(s) to Individual(s)

WARRANTY DEED

STATE DEED TAX DUE HEREON: $1.65

CASS COUNTY, MN # 1097
Deed tax $ 1.65
Date 7/21/2011 By CMJ

Date: July 8, 2011

FOR VALUABLE CONSIDERATION, George D. Branstad and Veleria A. Branstad, individually and as husband and wife, Grantors, hereby convey and warrant an undivided one-half (½) interest in the following described real estate to George D. Branstad, as Trustee of the George D. Branstad Revocable Trust U/A July 8, 2011; and an undivided one-half (½) interest in the following described real estate to Veleria A. Branstad, as Trustee of the Veleria A. Branstad Revocable Trust U/A July 8, 2011, Grantees, said real property being located in Cass County, Minnesota, and described as follows:

Lot Six (6), Section Fourteen (14), Township One Hundred Forty-two (142), Range Twenty-Six (26), LESS than that part of Government Lot Six (6), Section Fourteen (14), Township One Hundred Forty-two (142) North, Range Twenty-six (26) West, Cass County, Minnesota, described as follows: Commencing at the Southeast corner of said Government Lot 6; thence South 85 degrees 55 minutes 55 seconds West, assumed bearing along the South line thereof, 339.61 feet; thence North 37 degrees 04 minutes 55 seconds East 212.38 feet; thence North 25 degrees 06 minutes 22 seconds East 180.42 feet to the point of beginning of the tract to be herein described; thence South 25 degrees 06 minutes 03 seconds West 180.42 feet; thence South 25 degrees 15 minutes 05 seconds West 347.53 feet to said South line; thence South 85 degrees 55 minutes 55 seconds West 240.16 feet; thence North 27 degrees 49 minutes 36 seconds West 28.62 feet; thence South 62 degrees 10 minutes 24 seconds West 96.81 feet to said South line; thence South 85 degrees 55 minutes 55 seconds West along said South line 250.90 feet, more or less, to the shoreline of Graves Lake; thence Northeasterly along said shoreline to the intersection with a line bearing South 85 degrees 55 minutes 55 seconds West from the point of beginning; thence North 85 degrees 55 minutes 55 seconds East 893 feet to the point of beginning.

ALSO LESS

All that part of Government Lot Six (6), Section Fourteen (14), Township One Hundred Forty-two (142) North, Range Twenty-six (26) West of the 5th Principal Meridian which lies South of the following described line: Beginning at the southeast corner of Government Lot 6; thence South 85°55'54" West along the South line of said Government Lot 6 a distance of 339.61 feet to the point of beginning; thence North 27°49'36" West a distance of 42.62 feet; thence South 62° 10'24" West a distance of 80.81 feet to the South line of Government Lot 6 and there terminating.

Together with a non-exclusive easement described in the Court's Order dated August 13, 2003, which has been recorded as Document No. A000491087.

AND
Northwest Quarter of Southeast Quarter (NW¼ of SE ¼), less roads, Section Fourteen (14), Township One Hundred Forty-two (142), Range Twenty-six.

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39-014-3102
A000634015
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR RECORDED ON
9/1/2017 3:30:58 PM
REC FEES: 46.00
PAGES: 3
KATHRYN M. NORBY
COUNTY RECORDER
BY: ELECTRONICALLY RECORDED

E-CRV No: 712575
DEED TAX DUE: $193.05

Form No. 1-M-WARRANTY DEED
Individual(s) to Individual(s)

Date: August 31, 2017

FOR VALUABLE CONSIDERATION, **Michael S. Kelly and Mary J. Kelly, husband and wife** Grantor, hereby conveys and warrants an undivided 1/3 interest to **Danny B. Branstad and Susan L. Branstad, husband and wife as joint tenants, and an undivided 1/3 interest to David G. Branstad** Grantee, real property in Cass County, Minnesota, described as follows:

Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

EXHIBIT 'A'

That part of Government Lot 6, Section 14, Township 142 North, Range 26 West, Cass County, Minnesota, described as follows: Commencing at the Southeast corner of said Government Lot 6; thence South 85 degrees 55 minutes 55 seconds West, assumed bearing along the South line thereof 743.79 feet; thence North 26 degrees 15 minutes 05 seconds East 347.53 feet to the point of beginning of the tract to be herein described; thence South 25 degrees 15 minutes 05 seconds West 347.53 feet to said South line; thence South 85 degrees 55 minutes 55 seconds West along said South line 240.16 feet; thence North 27 degrees 49 minutes 36 seconds West 42.62 feet; thence South 62 degrees 10 minutes 24 seconds West 96.81 feet to said South line; thence South 85 degrees 55 minutes 55 seconds West along said South line 176 feet, more or less, to the shoreline of Graves Lake; thence Northeasterly and Northerly along said shoreline to the intersection with a line bearing South 85 degrees 55 minutes 55 seconds West from the point of beginning; thence North 85 degrees 55 minutes 55 seconds East 447 feet, more or less, to the point of beginning.

And

Together with an easement for ingress, egress and utilities 33.00 feet in width, over, under and across part of said Government Lot 6, the South line of which is described as follows: Commencing at the Southeast corner of said Government Lot 6; thence South 85 degrees 55 minutes 55 seconds West, assumed bearing along the South line thereof 339.61 feet to the point of beginning of the line to be described; thence North 27 degrees 49 minutes 36 seconds West 42.62 feet; thence South 62 degrees 10 minutes 24 seconds West along said South line 404.09 feet and said line there terminating. The North line of said easement shall be prolonged or shortened to intersect a line which bears North 37 degrees 04 minutes 55 seconds East from the point of beginning and a line which bears North 26 degrees 15 minutes 05 seconds East from the point of termination.

And

Together with an easement 66.00 feet in width for ingress and egress over and across Government Lot 6, Section 14, Township 142 North, Range 26 West, Cass County, Minnesota, the centerline of which is described as follows: Commencing at the Southeast corner of said Government Lot 6; thence North 0 degrees 31 minutes 25 seconds West, assumed bearing along the east line thereof 284.57 feet to the point of beginning of the centerline to be herein described; thence North 57 degrees 12 minutes 09 seconds West 67.82 feet; thence South 54 degrees 47 minutes 51 seconds West 112.05 feet; thence South 35 degrees 38 minutes 34 seconds West 49.71 feet; thence South 23 degrees 34 minutes 15 seconds West 132.04 feet; thence South 37 degrees 04 minutes 55 seconds West 187.66 feet to the south line of said Government lot 6 and said centerline there terminating.

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- DENOTES CALCULATED POSITION
- BLUFF — DENOTES BLUFF AREA
- DENOTES WETLAND(S)
- DENOTES EXISTING BUILDING
- SEPTIC / LID — DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID

PROPOSED DESCRIPTIONS:

North Tract
That part of Government Lot 6, Section 14, Township 142 North, Range 26 West, Cass County, Minnesota, described as follows: COMMENCING at the northeast corner of said Government Lot 6; thence South 83 degrees 36 minutes 42 seconds West, assigned bearing, along the north line of said Government Lot 6, a distance of 383.26 feet to the Point of Beginning of the tract to be herein described; thence South 05 degrees 26 minutes 52 seconds West 263.20 feet; thence South 62 degrees 01 minutes 34 seconds West 463.25 feet; thence North 43 degrees 49 minutes 13 seconds West 342 feet, more or less, to the shoreline of Graves Lake; thence northeasterly along said shoreline to the intersection with said north line; thence North 83 degrees 36 minutes 42 seconds East, along said north line, 511 feet, more or less, to the point of beginning.

66.00 Foot Right of Way and 33.00 Foot Easement
A 66.00 foot wide right of way for public use on Graves Lake Drive NE over, under, and across that part of Government Lot 6, Section 14, Township 142 North, Range 26 West, Cass County, Minnesota the centerline of which is described as follows: COMMENCING at the southeast corner of said Government Lot 6; thence North 00 degrees 30 minutes 12 seconds West, assigned bearing, along the east line thereof, 284.57 feet to the centerline of said Graves Lake Drive NE also being the Point of Beginning of the centerline to be herein described; thence North 55 degrees 41 minutes 32 seconds West, along said centerline, 412.42 feet; thence northwesterly 103.17 feet along said centerline being a tangential curve, concave to the southwest, having a radius of 200.00 feet, and a central angle of 29 degrees 33 minutes 24 seconds; thence North 85 degrees 14 minutes 56 seconds West, along said centerline and tangent to last described curve, 127.29 feet; thence northeasterly 112.05 feet along said centerline being a tangential curve, concave to the northeast, having a radius of 75.00 feet, and a central angle of 85 degrees 35 minutes 57 seconds; thence North 00 degrees 21 minutes 01 seconds East, along said centerline being tangent to last described curve, 78.49 feet to the Point of Termination of the centerline of said 66.00 foot right of way AND the BEGINNING of a 33.00 foot wide easement for ingress and egress purposes over, under, and across that part of said Government Lot 6 the centerline of which is described as follows; thence North 22 degrees 13 minutes 19 seconds West, along said centerline, 91.27 feet; thence North 23 degrees 22 minutes 37 seconds East 158.46 feet to the Point of Termination of said 33.00 foot easement.
The sidelines of said 66.00 foot right of way shall be prolonged or shortened to terminate on said east line. The sidelines of said 33.00 foot easement shall be prolonged or shortened to terminate on lines that bear South 62 degrees 01 minutes 34 seconds West and North 62 degrees 01 minutes 34 seconds East from the point of termination.

0 100 200
SCALE IN FEET

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

NOTES:

1. Zoning for subject tract = Water-Oriented Commercial in Gov't Lot 6.
2. Parcel ID for subject tract = 39-014-3100 & 39-014-3102.
3. Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey.
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	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.

12/27/22
TERRY L. FREEMAN — LIC. NO. 21367

NORTHERN ENGINEERING & CONSULTING, INC.
P.O. Box 252, Walker, MN. 56484
Phone: 218-547-1395, Fax: 218-547-2272
web: www.ncsusa.com

CERTIFICATE OF SURVEY
Paul Branstad
6123 Jonathan Lane NW
Rochester, MN 55901

JOB NO. 21-400
DATE: 12-22-2021

SHEET NO.
1 OF 1