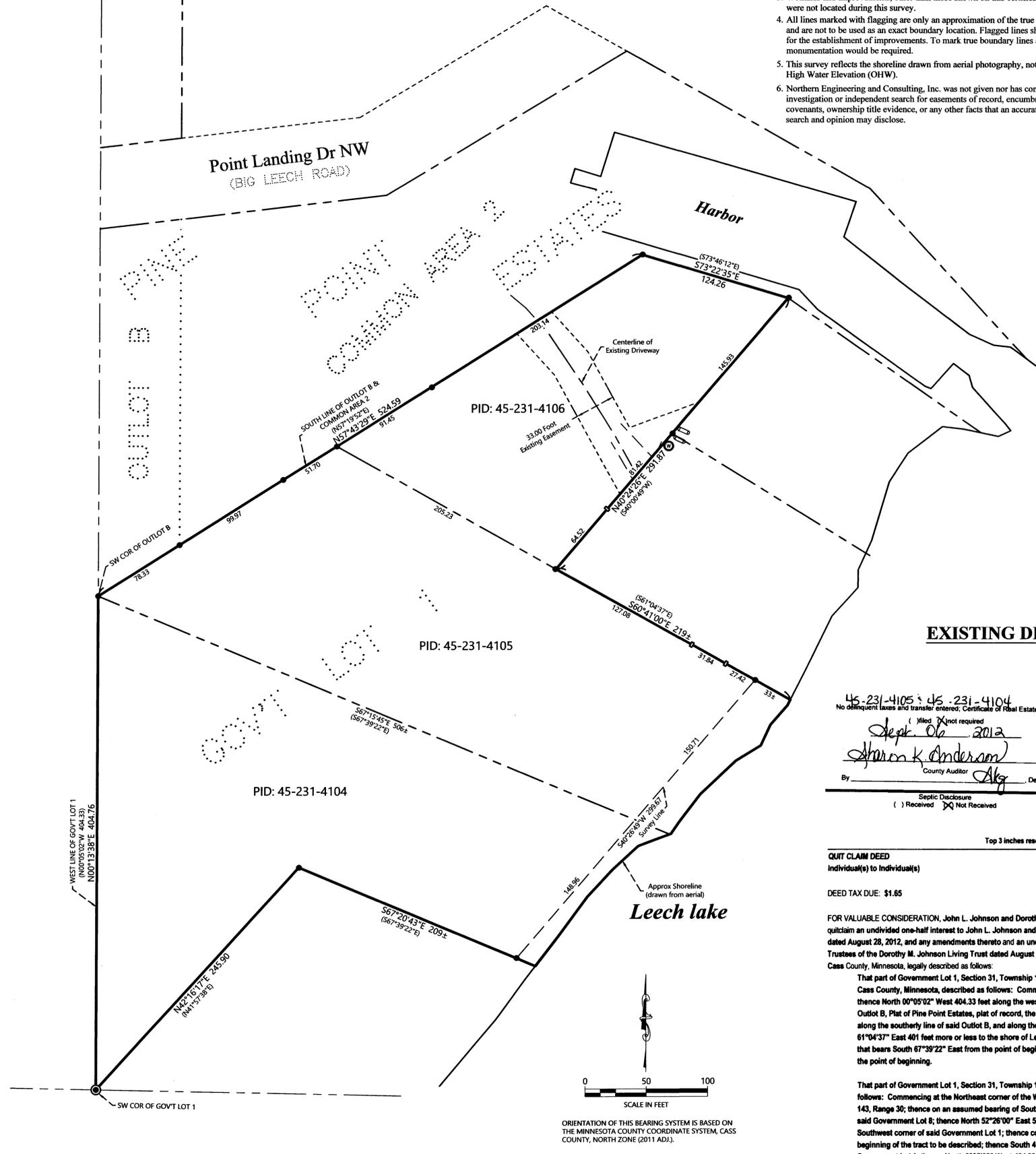


CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 1,
SECTION 31, TOWNSHIP 143 NORTH, RANGE 30 WEST,
CASS COUNTY, MINNESOTA

NOTES:

1. Zoning for subject tract = Shoreland Residential & Shoreland Oriented Commercial.
2. Parcel ID for subject tract = 45-231-4104, 45-231-4105, & 45-231-4106.
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. This survey reflects the shoreline drawn from aerial photography, not the Ordinary High Water Elevation (OHWE).
6. Northern Engineering and Consulting, Inc. was not given nor has conducted an investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search and opinion may disclose.



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) DENOTES PLAT AND/OR DEEDED BEARING
- ⊕ DENOTES EXISTING WELL
- ⊔ DENOTES EXISTING LP TANK

Page 1 of 3 A000678024



A000678024
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
10/18/2021 11:07:53 AM
REC FEES: 46.00
PAGES: 3
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY KF DEP TX#: 176224
RECORDED ELECTRONICALLY

CERTIFICATE OF TRUST and AFFIDAVIT OF TRUSTEE

State of Minnesota
ss.
County of Cass

Being first duly sworn, on oath, John L. Johnson and Dorothy M. Johnson, Trustees in that certain Trust known as the Dorothy M. Johnson Living Trust dated August 28, 2012, hereby certify, pursuant to Minnesota Statutes §501C.1013 and §501C.1014, as follows:

1. The name of the Trust is: Dorothy M. Johnson Living Trust;
2. The date of the Trust instrument is: August 28, 2012;
3. The name of each Grantor of the Trust is: John L. Johnson and Dorothy M. Johnson;
4. The name of each original Trustee is: John L. Johnson and Dorothy M. Johnson;
5. The name and address of each Trustee empowered to act under the Trust instrument at the time of execution of this Certificate is:

John L. Johnson 225 West 5th Street Gibson, MN 55335	Dorothy M. Johnson 225 West 5th Street Gibson, MN 55335
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6. The Trustees who have executed the Trust Deed between John L. Johnson and Dorothy M. Johnson as Trustees of the Dorothy M. Johnson Living Trust dated August 28, 2012, Grantor and The Mark L. Johnson and Jennifer L. Johnson Living Trust, Grantee, dated September 3, 2021 relating to the following real property in Cass County described as:

SEE ATTACHED EXHIBIT A

EXHIBIT A

That part of Government Lot 1, Section 31, Township 143 North, Range 30 West of the Fifth Principal Meridian in Cass County, Minnesota, described as follows: Commencing at the Southwest corner of said Government Lot 1; thence North 00 degrees 05 minutes 02 seconds West assumed bearing on the west line of said Government Lot 1 a distance of 404.33 feet to the Southwest corner of Outlot B, plat of PINE POINT ESTATES, plat of record said County; thence North 57 degrees 19 minutes 52 seconds East along the southerly line of said Outlot B, and along the southerly line of Common Area 2 of said plat 230.00 feet to the point of beginning of the tract to be herein described; thence North 57 degrees 19 minutes 52 seconds East along the southerly line of said Common Area 2 a distance of 294.59 feet; thence South 73 degrees 46 minutes 12 seconds East along the southerly line of said Common Area 2 a distance of 124.26 feet; thence South 40 degrees 00 minutes 49 seconds West 291.87 feet, more or less, to the intersection with a line bearing South 61 degrees 04 minutes 37 seconds East from the point of beginning; thence North 61 degrees 04 minutes 37 seconds West 205.23 feet to the point of beginning.

Subject to a 33.00 foot wide easement for roadway purposes over and across Government Lot 1, Section 31, Township 143 North, Range 30 West of the Fifth Principal Meridian in Cass County, Minnesota, the centerline of which is described as follows: Commencing at the Southwest corner of said Government Lot 1; thence North 00 degrees 05 minutes 02 seconds West assumed bearing along the west line of said Government Lot 1 a distance of 404.33 feet to the Southwest corner of Outlot B, plat of PINE POINT ESTATES, plat of record said County; thence North 57 degrees 19 minutes 52 seconds East along the southerly line of said Outlot B, and along the southerly line of Common Area 2 of said plat 420.25 feet to the point of beginning of the centerline to be herein described; thence South 42 degrees 41 minutes 43 seconds East 44.77 feet; thence South 29 degrees 06 minutes 11 seconds East 83.71 feet to a point hereinafter referred to as Point "A"; thence continue South 29 degrees 06 minutes 11 seconds East 23.70 feet and said centerline there terminating. And from said Point "A"; thence North 69 degrees 24 minutes 08 seconds East 45.12 feet and said centerline there terminating. The sidelines of said 33.00 foot wide easement shall be prolonged or shortened to terminate on lines that bear North 57 degrees 19 minutes 52 seconds East and South 57 degrees 19 minutes 52 seconds West from the point of beginning and North 40 degrees 00 minutes 49 seconds East and South 40 degrees 00 minutes 49 seconds West from the points of termination.

Subject to and together with easements, restrictions and reservations of record.

EXISTING DESCRIPTIONS:



A000583826
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
9/16/2012 2:23:09 PM
AS DOC #: A000583826
PAGES: 2
REC FEES: 46.00
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY SR Dep

45-231-4105 & 45-231-4104
No delinquent taxes and transfer entered; Certificate of Real Estate Value
() Filed (X) Not required
Steph. O. 2012
Sharon K. Anderson
County Auditor Deputy
By _____
Septic Disclosure
() Received (X) Not Received

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

DEED TAX DUE: \$1.65

DATE: August 28, 2012

FOR VALUABLE CONSIDERATION, John L. Johnson and Dorothy M. Johnson, husband and wife, ("Grantors"), hereby convey and quitclaim an undivided one-half interest to John L. Johnson and Dorothy M. Johnson, Trustees of the John L. Johnson Living Trust dated August 28, 2012, and any amendments thereto and an undivided one-half interest to Dorothy M. Johnson and John L. Johnson, Trustees of the Dorothy M. Johnson Living Trust dated August 28, 2012, and any amendments thereto ("Grantees"), real property in Cass County, Minnesota, legally described as follows:

That part of Government Lot 1, Section 31, Township 143 North, Range 30 West of the Fifth Principal Meridian in Cass County, Minnesota, described as follows: Commencing at the southwest corner of said Government Lot 1; thence North 00°05'02" West 404.33 feet along the west line of said Government Lot 1 to the southwest corner of Outlot B, Plat of Pine Point Estates, plat of record, the point of beginning; thence North 57°19'52" East 230.00 feet along the southerly line of said Outlot B, and along the south line of Common Area 2 of said plat; thence South 61°04'37" East 401 feet more or less to the shore of Leech Lake; thence southwesterly along said shore to a point that bears South 67°39'22" East from the point of beginning; thence North 67°39'22" West 494 feet more or less to the point of beginning.

That part of Government Lot 1, Section 31, Township 143, Range 30, Cass County, Minnesota, described as follows: Commencing at the Northeast corner of the West 500.00 feet of Government Lot 8, Section 31, Township 143, Range 30; thence on an assumed bearing of South 777.20 feet along the East line of the West 500.00 feet of said Government Lot 8; thence North 52°26'00" East 550.00 feet; thence North 41°57'38" East 577.60 feet to the Southwest corner of said Government Lot 1; thence continue North 41°57'38" East 245.90 feet to the point of beginning of the tract to be described; thence South 41°57'38" West 245.90 feet to the Southwest corner of said Government Lot 1; thence North 0°05'02" West 404.33 feet along the West line of said Government Lot 1; thence South 67°39'22" East 494 feet, more or less, to the shore of Leech Lake; thence Southwesterly along said shore to the intersection with a line bearing South 67°39'22" East from the point of beginning; thence North 67°39'22" West 200 feet, more or less to the point of beginning.

NO.	DATE	DESCRIPTION

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.
10/17/23
TERRY L. FREEMAN
LIC. NO. 21367



CERTIFICATE OF SURVEY
John Johnson
P.O. Box 26
Gibson, MN 55335

JOB NO. 23-231
DATE: 10-17-2023

SHEET NO.
1 OF 1