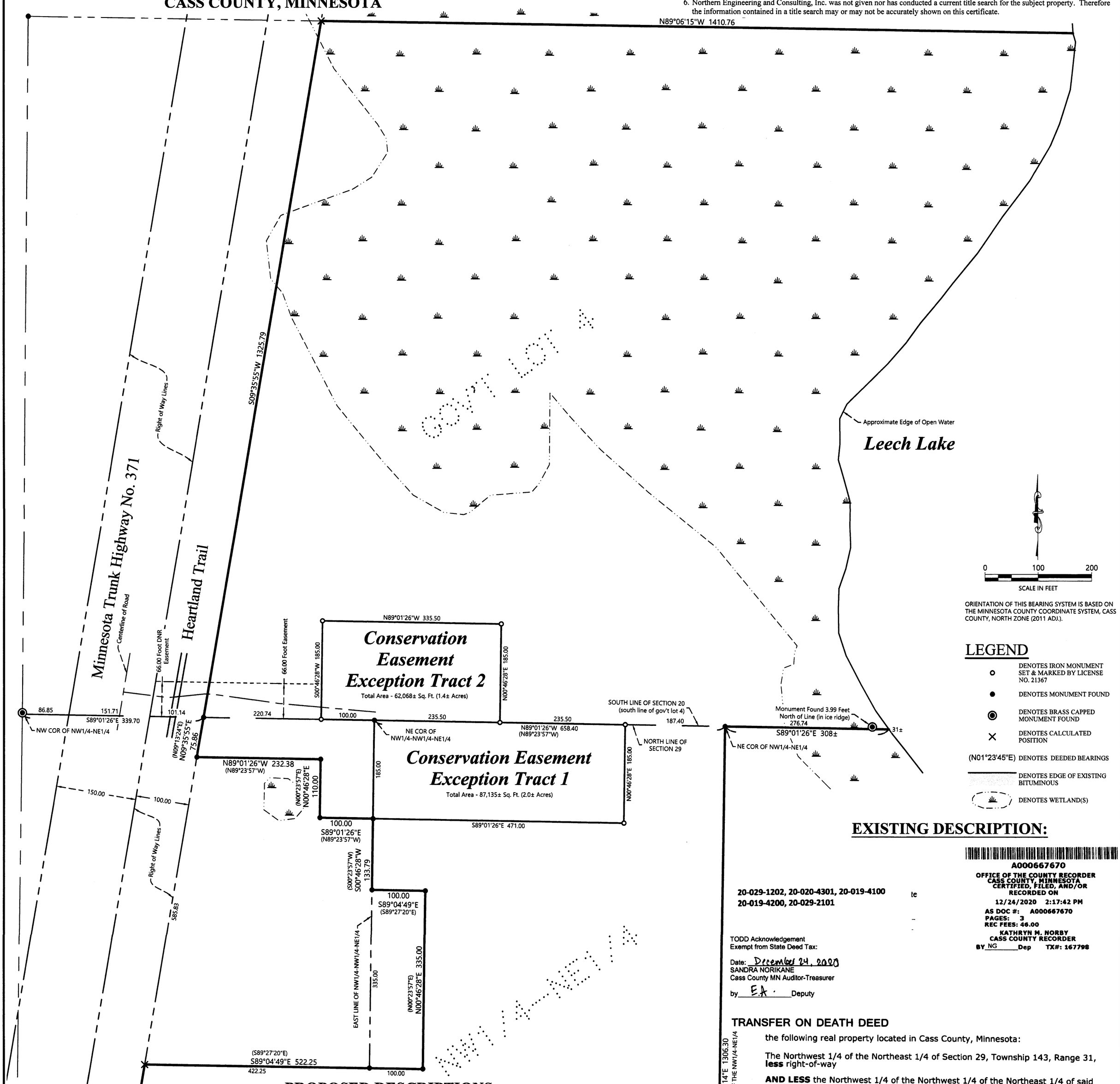
CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 4, SECTION 20, AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 29, TOWNSHIP 143 NORTH, RANGE 31 WEST, CASS COUNTY, MINNESOTA

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 20-029-1202 & 20-20-4301.
3. Improvements other than those shown on this certificate, may exist that were not located during this survey. Wetlands as shown drawn from County Wetland Inventory Maps.
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 County Aerial Photography, not the Ordinary High Water Elevation (OHW).
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.



LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- DENOTES BRASS CAPPED MONUMENT FOUND
- DENOTES CALCULATED POSITION
- (N01°23'45"E) DENOTES DEEDED BEARINGS
- DENOTES EDGE OF EXISTING BITUMINOUS
- DENOTES WETLAND(S)

PROPOSED DESCRIPTIONS:

Conservation Easement Exception Tract 1
That part of the Northwest Quarter of the Northeast Quarter, Section 29, Township 143 North, Range 31 West, Cass County, described as follows: COMMENCING at the northeast corner of the said Northwest Quarter of the Northeast Quarter; thence North 89 degrees 01 minutes 26 seconds West, assigned bearing, along the north line thereof, 658.40 feet to the northeast corner of the Northwest Quarter of said Northwest Quarter of the Northeast Quarter and the Point of Beginning of the tract to be herein described; thence South 00 degrees 46 minutes 28 seconds West, along the east line of said Northwest Quarter of the Northwest Quarter of the Northeast Quarter, 185.00 feet; thence South 89 degrees 01 minutes 26 seconds East 471.00 feet; thence North 00 degrees 46 minutes 28 seconds East 185.00 feet to said north line; thence North 89 degrees 01 minutes 26 seconds West, along said north line, 471.00 feet to the point of beginning.

Conservation Easement Exception Tract 2
That part of Government Lot 4, Section 20, Township 143 North, Range 31 West, Cass County, described as follows: COMMENCING at the northeast corner of the Northwest Quarter of the Northeast Quarter, Section 29, said Township; thence North 89 degrees 01 minutes 26 seconds West, assigned bearing, along the south line of said Government Lot 4, a distance of 422.90 feet to the Point of Beginning of the tract to be herein described; thence North 00 degrees 46 minutes 28 seconds East 185.00 feet; thence North 89 degrees 01 minutes 26 seconds West 335.50 feet; thence South 00 degrees 46 minutes 28 seconds West 185.00 feet to said south line; thence South 89 degrees 01 minutes 26 seconds East 335.50 feet to the Point of beginning.

66.00 Foot Easement
An easement 66.00 feet in width for ingress and egress purposes over, under, and across that part of Government Lot 4, Section 20, Township 143 North, Range 31 West, Cass County, the southerly line of which is described as follows: COMMENCING at the northeast corner of the Northwest Quarter of the Northeast Quarter, Section 29, said Township; thence North 89 degrees 01 minutes 26 seconds West, assigned bearing, along the south line of said Government Lot 4, a distance of 758.40 feet to the Point of Beginning of said southerly line; thence continue North 89 degrees 01 minutes 26 seconds West 220.74 feet to the easterly right of way line of the Heartland Trail and said southerly line there terminating. The northerly line of said easement shall be prolonged or shortened to terminate on a line that bears North 00 degrees 46 minutes 28 seconds East from the point of beginning and said easterly right of way line.

66.00 Foot DNR Easement
An easement 66.00 feet in width for ingress and egress purposes over, under, and across that part of Government Lot 4, Section 20, Township 143 North, Range 31 West, Cass County, the southerly line of which is described as follows: COMMENCING at the northeast corner of the Northwest Quarter of the Northeast Quarter, Section 29, said Township; thence North 89 degrees 01 minutes 26 seconds West, assigned bearing, along the south line of said Government Lot 4, a distance of 979.14 feet to the easterly right of way line of Heartland Trail also the Point of Beginning of said southerly line to be herein described; thence continue North 89 degrees 01 minutes 26 seconds West, along said south line, 101.14 feet to the westerly right of way of Heartland Trail and said southerly line there terminating. The northerly line of said easement shall be prolonged or shortened to terminate on said easterly and westerly right of way lines.

EXISTING DESCRIPTION:

A000667670
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR RECORDED ON
12/24/2020 2:17:42 PM
AS DOC #: A000667670
PAGES: 3
REC FEES: 46.00
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY NG Dep TX#: 167798

20-029-1202, 20-020-4301, 20-019-4100
20-019-4200, 20-029-2101

TODD Acknowledgement
Exempt from State Deed Tax:

Date: December 24, 2020
SANDRA NORIKANE
Cass County MN Auditor-Treasurer

by E.A. Deputy

TRANSFER ON DEATH DEED

the following real property located in Cass County, Minnesota:

The Northwest 1/4 of the Northeast 1/4 of Section 29, Township 143, Range 31, **less** right-of-way

AND LESS the Northwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of said section township and range

AND LESS That part of the Northwest Quarter of the Northeast Quarter, Section 29, Township 143, Range 31, Cass County, Minnesota, described as follows: Commencing at the Northeast corner of said Northwest Quarter of the Northeast Quarter; thence North 89 degrees 23 minutes 57 seconds West, assumed bearing along the north line thereof 658.40 feet to the Northeast corner of the Northwest Quarter of said Northwest Quarter of the Northeast Quarter; thence South 0 degrees 23 minutes,57 seconds West along the east line of said Northwest Quarter of the Northwest Quarter of the Northeast Quarter 318.79 feet to the point of beginning of the tract to be herein described; thence continue South 0 degrees 23 minutes 57 seconds West along said east line 335.00 feet; thence South 89 degrees 27 minutes 20 seconds East 100.00 feet; thence North 0 degrees 23 minutes 57 seconds East 335.00 feet; thence North 89 degrees 27 minutes 20 seconds West 100.00 feet to the point of beginning.

BUT INCLUDING That part of the Northwest Quarter of the Northeast Quarter, Section 29, Township 143 North, Range 31 West, Cass County, Minnesota, described as follows: Commencing at the Northeast corner of said Northwest Quarter of the Northeast Quarter; thence North 89 degrees 23 minutes 57 seconds West, assumed bearing along the north line thereof 658.40 feet to the Northeast corner of the Northwest Quarter of said Northwest Quarter of the Northeast Quarter, the point of beginning of the tract to be herein described; thence South 0 degrees 23 minutes 57 seconds West along the east line of said Northwest Quarter of the Northwest Quarter of the Northeast Quarter, 185.00 feet; thence North 89 degrees 23 minutes 57 seconds West 100.00 feet; thence North 0 degrees 23 minutes 57 seconds East 110.00 feet; thence North 89 degrees 23 minutes 57 seconds West 232.38 feet to the easterly right-of-way line of the Heartland Trail; thence North 9 degrees 13 minutes 24 seconds East along said easterly right-of-way line 75.86 feet, more or less, to said north line; thence South 89 degrees 23 minutes 57 seconds East along said north line 320.75 feet to the point of beginning; **AND**

Government Lot 4, Section 20, Township 143, Range 31, **less** railroad right of way and **less** that part of said lot lying and being West of Highway No. 371; **AND**

JOB NO. 22-242
DATE: 1-11-2023
SHEET NO. 1 OF 1

CERTIFICATE OF SURVEY
Hal Solem
10353 State 371 NW
Walker, MN 56484

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

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.

12/8/23
TERRY L. FREEMAN LIC. NO. 21367

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1.	12-8-2023	Descriptions and Easements	G.A.Y.