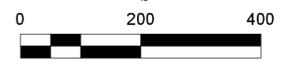
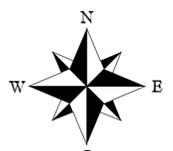


Certificate of Survey

Part of the Gov't Lot 7 & SE 1/4 - SE 1/4
Section 31 Township 139 North Range 29 West
Cass County, Minnesota



LEGEND

- Denotes Set 5/8 Rebar Survey Cap 15294
- Denotes Found Survey Monument
- Structure Setback Lines Typical
- P.O.B. Point of Beginning
- P.O.C. Point of Commencement

Surveyors Notes:

- a) This survey was completed to the Deeds of Record Document No. A000672907 and A000672907. No Title Opinion or current Title Commitment have been provided for this survey.
- b) No underground utilities have been identified for purposes of this survey. Land Design Solution LLC assumes no responsibility in the location, or identification of any utilities over, under and across the project site in preparation of this plan. The owner, or contractor assumes all responsibility in the location of said utilities. Contact "GOPHER ONE-CALL" prior to any construction. 1-800-252-1166
- c) No wetland delineations have been provided for this survey. (Wetlands are indicated by National Wetland Inventory Mapping) Additional wetland mapping may be required prior to further development
- d) Steep Slopes and Bluffs are present on the property. Approval from the local governing authority must be completed prior to any development activities. Additional bluff identification may be required for development purposes.
- e) 2' Contour elevations provided from MN Topo Lidar data.

Property Identification No. 32-031- 4300
Mortgage Deed Doc. No. A000528727
Government Lot 7, and the Southeast 1/4 of the Southeast 1/4, Section 31, Township 139 North, Range 29 West.
LESS
The North 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 31, Township 139, Range 29, according to the plat thereof, Cass County, Minnesota
Property Identification No. 32-031- 4302
Mortgage Deed Doc. No. A000672907
Commitment No. 12-76988

EXHIBIT A LEGAL DESCRIPTION
The West 600.00 feet of the East 800.00 feet of the North 400.00 feet of Government Lot 7, Section 31, Township 139, Range 29, Cass County, Minnesota.
Together with an easement for ingress and egress over and across that part of Government Lot 7 as the driveway now lies.
Abstract Property

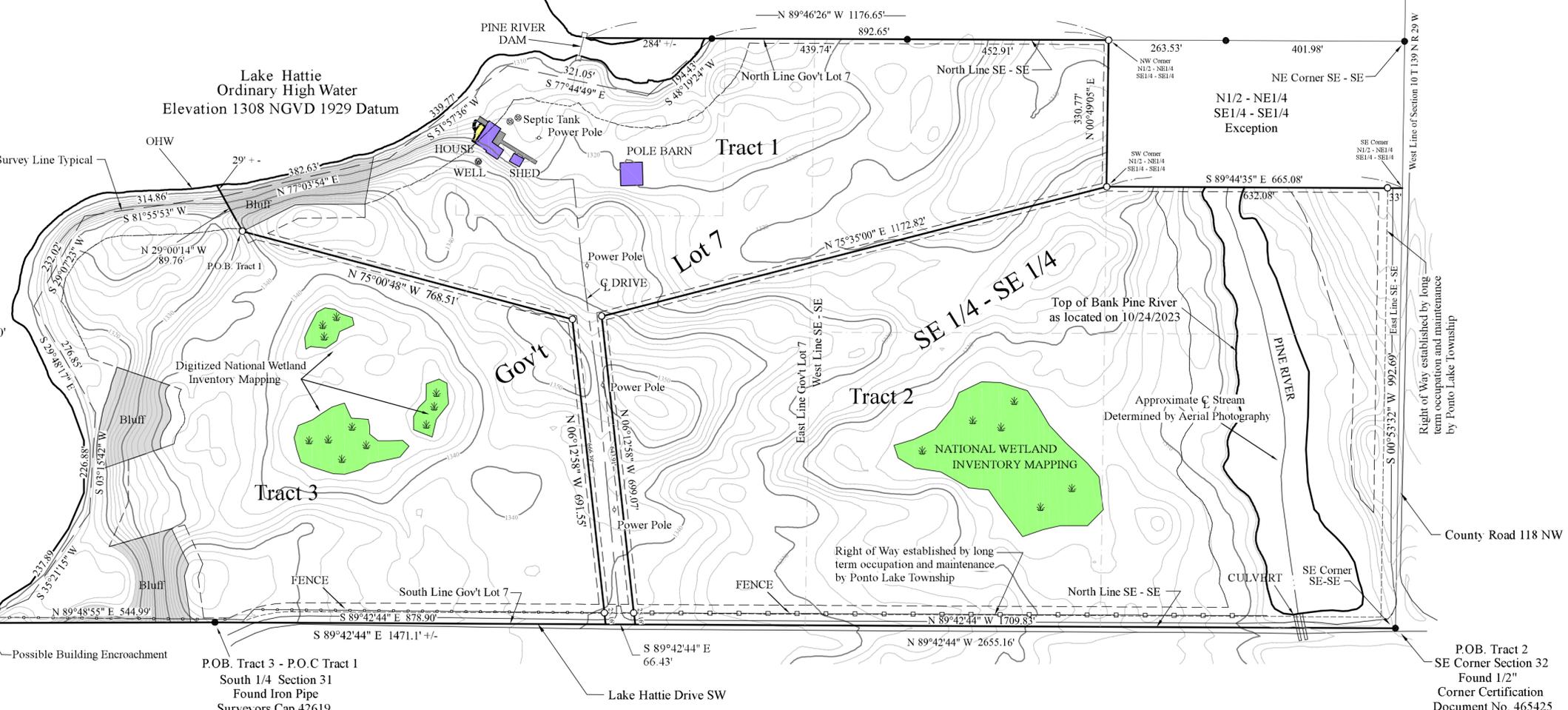
Tract 1 Description
That part of Government Lot 7 and the southeast quarter of the southeast quarter of Section 31 Township 139 North Range 29 West Cass County Minnesota, more particularly described as follows:
Commencing at the South Quarter corner of said section 31; thence South 89 degrees 42 minutes 44 seconds East assumed bearing along the south line of said section 31 a distance of 878.90 feet; thence North 06 degrees 12 minutes 58 seconds West 691.55 feet; thence North 75 degrees 00 minutes 48 seconds West 768.51, to the point of beginning of the tract to be described; thence South 75 degrees 00 minutes 48 seconds East 768.51 feet; thence South 06 degrees 12 minutes 58 seconds East 691.55 feet, to the south line of said section 31; thence South 89 degrees 42 minutes 44 seconds East along said south line of said section 31, a distance of 66.43 feet; thence North 06 degrees 12 minutes 58 seconds West 699.07 feet; thence North 75 degrees 35 minutes 00 seconds East 1172.82 feet, more or less, to the southwest corner of the North 1/2 of the northeast quarter of the southeast quarter of the southeast quarter; thence North 00 degrees 49 minutes 05 seconds East, along the West line of said North 1/2 of the northeast quarter of the southeast quarter of the southeast quarter 330.77 feet to the North line of said southeast quarter of the southeast quarter; thence North 89 degrees 46 minutes 26 seconds West 1176.65, more or less to the shore of Lake Hattie; thence southwest and southeast, along said shoreline to the intersection with a line bearing North 29 degrees 00 minutes 14 seconds West from the point of beginning; thence South 29 degrees 00 minutes 14 seconds East 119 feet, more or less, to the point of beginning.
Subject to easements, restrictions, and reservations of record.

Tract 2 Description
That part of Government Lot 7 and the southeast quarter of the southeast quarter of Section 31 Township 139 North Range 29 West Cass County Minnesota, more particularly described as follows:
Beginning at the southeast corner of said southeast quarter of said southeast quarter of the southeast quarter; thence North 89 degrees 42 minutes 44 seconds West 1709.83 feet; thence North 06 degrees 12 minutes 58 seconds West 699.07 feet; thence North 75 degrees 35 minutes 00 seconds East 1172.82 feet, to the southwest corner of the North 1/2 of the northeast quarter of the southeast quarter of the southeast quarter; thence South 89 degrees 45 minutes 35 seconds East, along the south line of said North 1/2 of the northeast quarter of the southeast quarter of the southeast quarter a distance of 665.08 feet, to the East line of said southeast quarter of the southeast quarter; thence South 00 degrees 53 minutes 32 seconds West along the East line of said southeast quarter of the southeast quarter 992.69 feet, to the point of beginning.
Subject to easements, restrictions, and reservations of record.

Tract 3 Description
That part of Government Lot 7 Section 31 Township 139 North Range 29 West Cass County Minnesota, more particularly described as follows:
Beginning at the South Quarter corner of said section 31; thence South 89 degrees 42 minutes 44 seconds East assumed bearing along the south line of said section 31 a distance of 878.90 feet; thence North 06 degrees 12 minutes 58 seconds West 691.55 feet; thence North 75 degrees 00 minutes 48 seconds West 768.51; thence North 29 degrees 00 minutes 14 seconds West 119 feet, more or less to the shore of Lake Hattie; thence southwest and southeast, along said shoreline to the intersection with a line bearing South 89 degrees 48 minutes 55 seconds West, from the point of beginning; thence North 89 degrees 48 minutes 55 seconds East 560.59 feet, more or less, to the point of beginning.
Subject to easements, restrictions, and reservations of record.

1121.1 Bluff Impact Zones and Steep Slopes
No trees or shrubs shall be removed within a bluff, bluff impact zone, or slopes greater than 24% (within the structure setback) except to accommodate the placement of stairways, landings, lifts*, or access paths. Clearing width shall not exceed eight feet. Mechanized equipment shall not be used in bluff impact zones or slopes greater than 24% except as authorized by ESD.

- Existing Zoning is Shoreland
- Structure setback from sideline 10'
- Structure setback from Township road 20'
- Structure setback from Top / Toe of bluff 30'
- Structure setback from Recreational Development Lake and Pine River 100'



West Corner Section 31
Found Iron Pipe
Corner Certification
Document No. A000583971

Southwest Corner Section 31
Found Iron Pipe / Brass Cap
Corner Certification
Document No. A000583971

| | | |
|---|---|---|
| <p>Tract 1 Boundary 20.2 Acres +/- Boundary Excluding Occupied Right of Way 20 Acres +/- Approximate Buildable Area 15.8 Acres +/-</p> | <p>Tract 2 Boundary 36.3 Acres +/- Boundary Excluding Occupied Right of Way 35.8 Acres +/- Approximate Buildable Area 22.5 Acres +/-</p> | <p>Tract 3 Boundary 23.9 Acres +/- Boundary Excluding Occupied Right of Way 22.4 Acres +/- Approximate Buildable Area 16.5 Acres +/-</p> |
|---|---|---|

Revision Date 01 09 2024 Revised Tract 1 & 2 boundary, legal description

Land Design Solutions
Complete Plan & Consultation Services
11821 Lake Trail Crosslake Minnesota 56442
218-820-0854
landdesignsolutions.co

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE EAST LINE OF THE SOUTH EAST QUARTER SECTION LINE TO HAVE AN ASSUMED BEARING OF S 00° 53' 32" W

John J. Hainey Jr.
John J. Hainey Jr. Registration No. 8524

I hereby certify that this survey was completed by me, or under my direct supervision and that I am a duly licensed Land Surveyor of the State of Minnesota.

Certificate of Survey
Survey Prepared for: Theresa Brandt
2128 Lake Hattie Dr. SW
Backus, MN 56435

DATE 01 08 2024 SCALE 1" = 200' PROJECT NO. 23-039

Found 1" Iron Pipe
E 1/4 Section 31
Corner Certification
Document No. 465200

West Line of Section 10 T 139 N R 29 W
S 00° 53' 32" W 1225.57'

Right of Way established by long term occupation and maintenance by Ponto Lake Township

County Road 118 NW

P.O.B. Tract 2
SE Corner Section 32
Found 1/2"
Corner Certification
Document No. 465425