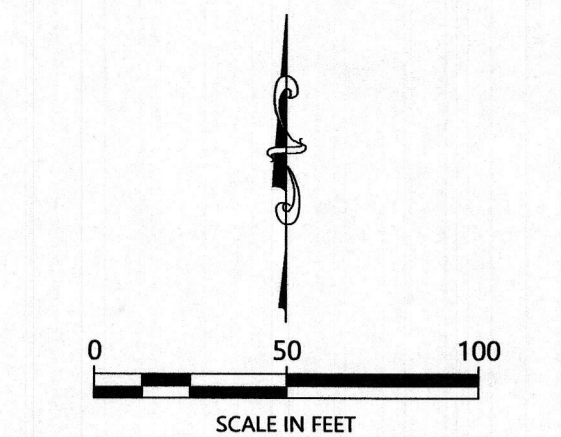


CERTIFICATE OF SURVEY

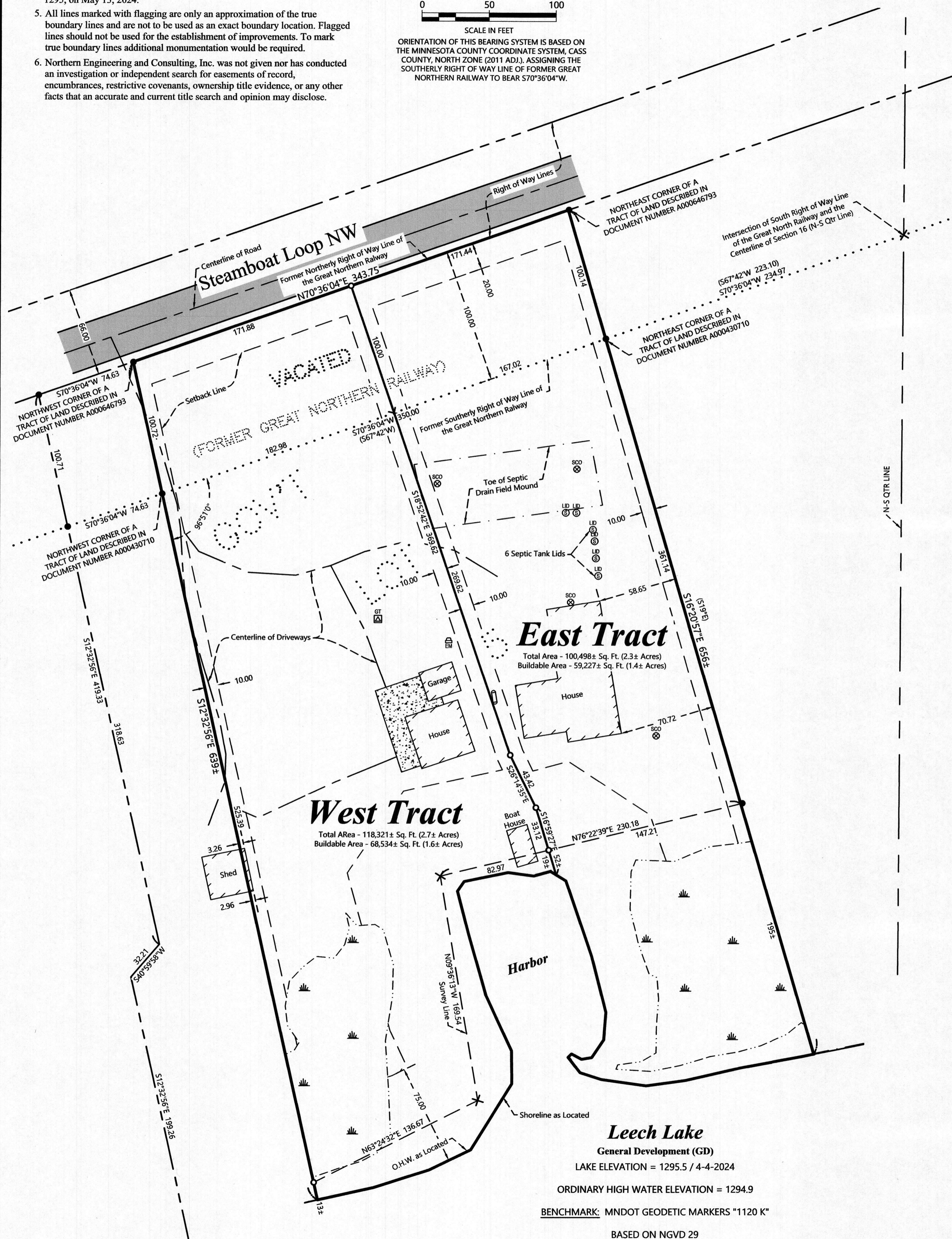
PART OF THE GOVERNMENT LOT 5,
SECTION 16, TOWNSHIP 143 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA

NOTES:

- Zoning for subject tract = Water-Oriented Commercial.
- Parcel ID for subject tract = 20-016-3404.
- 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 Certificate No. 1295, on May 13, 2024.
- 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 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.



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE MINNESOTA COUNTY COORDINATE SYSTEM, CASS COUNTY, NORTH ZONE (2011 ADJ.). ASSIGNING THE SOUTHERLY RIGHT OF WAY LINE OF FORMER GREAT NORTHERN RAILWAY TO BEAR S70°36'04"W.



PROPOSED DESCRIPTIONS:

East Tract
That part of Government Lot 5, Section 16, Township 143 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the intersection of the southerly right of way of former Great Northern Railway with the east line of said Government Lot 5; thence South 70 degrees 36 minutes 04 seconds West, assigned bearing, along said southerly right of way line, 234.97 feet to the northeast corner of a tract of land described in Document Number A000430710, recorded in the office of the County Recorder, said County, also being the Point of Beginning of the tract to be herein described; thence North 16 degrees 20 minutes 57 seconds West 100.14 feet to the northerly right of way of former Great Northern Railway also being the northeast corner of a tract of land described in Document Number A000646793, recorded in said office of County Recorder; thence South 70 degrees 36 minutes 04 seconds West, along said northerly right of way line, 171.44 feet to the point 171.88 feet North 70 degrees 36 minutes 04 seconds East from the northwest corner of said tract of land described in Document Number A000646793; thence South 18 degrees 52 minutes 42 seconds East 369.62 feet; thence South 26 degrees 14 minutes 35 seconds East 43.42 feet; thence South 16 degrees 59 minutes 27 seconds East 52 feet, more or less, to the shoreline of Leech Lake; thence southerly, southwesterly, southeasterly, and easterly, along said shoreline to the intersection with a line that bears South 16 degrees 20 minutes 57 seconds West 556 feet, more or less, to the point of beginning. SUBJECT to easements, restrictions, and reservations of record.

West Tract
That part of Government Lot 5, Section 16, Township 143 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the intersection of the southerly right of way of former Great Northern Railway with the east line of said Government Lot 5; thence South 70 degrees 36 minutes 04 seconds West, assigned bearing, along said southerly right of way line, 584.97 feet to the northwest corner of a tract of land described in Document Number A000430710, recorded in the office of the County Recorder, said County, also being the Point of Beginning of the tract to be herein described; thence North 12 degrees 32 minutes 56 seconds West 100.72 feet to the northerly right of way of former Great Northern Railway also being the northwest corner of a tract of land described in Document Number A000646793; thence North 70 degrees 36 minutes 04 seconds East, along said northerly right of way line, 171.88 feet; thence South 18 degrees 52 minutes 42 seconds East 369.62 feet; thence South 26 degrees 14 minutes 35 seconds East 43.42 feet; thence South 16 degrees 59 minutes 27 seconds East 52 feet, more or less, to the shoreline of Leech Lake; thence southerly, southwesterly, and westerly, along said shoreline to the intersection with a line that bears South 12 degrees 32 minutes 56 seconds East from the point of beginning; thence North 12 degrees 32 minutes 56 seconds West, 539 feet, more or less, to the point of beginning. SUBJECT to easements, restrictions, and reservations of record.

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- ⊙ ⊙ ⊙ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- ⊕ ⊕ ⊕ DENOTES EXISTING GROUND TRANSFORMER
- ⊖ ⊖ ⊖ DENOTES EXISTING ELECTRIC METER
- ⊔ DENOTES EXISTING LP TANK
- ▭ DENOTES EXISTING BUILDING (located at cave corners)
- ▨ DENOTES EDGE OF EXISTING CONCRETE
- ▩ DENOTES EDGE OF EXISTING BITUMINOUS
- ⊖ DENOTES DELINEATED WETLAND(S)

EXISTING DESCRIPTIONS:

WARRANTY DEED - INDIVIDUALS TO INDIVIDUALS
(No delinquent taxes and transfer entered.)
Certificate of Real Estate Value (Not required)
Certificate of Real Estate Value No. Nov 17 2000
Shawn K Anderson
County Auditor
By JLS Deputy

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 17 day of Nov, A.D. 20 20 at 12:42 O'clock P M and was duly recorded as Micro Doc. No. 430710
Christina Kugel
COUNTY RECORDER

DEED TAX DUE: \$ 293.70
Dated: September 15, 2000
20-016-3404
West Certificate Record 11/16/20

FOR VALUABLE CONSIDERATION, Stanley K. Jacobson, s/k/a Stanley Jacobson, and Millicent M. Jacobson, s/k/a Millicent Jacobson, husband and wife, and Larry R. Jacobson, s/k/a Larry Jacobson and s/k/a Larry Reed Jacobson, and Susan L. Jacobson, s/k/a Susan Lynn Jacobson, husband and wife, Grantors, convey and warrant to Benjamin Jacobson, Grantee, real property in Cass County, Minnesota, described as follows:

A part of Government Lot Five (5), Section Sixteen (16), Township One Hundred Forty-three (143), Range Thirty-one (31), described as follows: COMMENCING at the intersection of the South right-of-way line of the Great Northern Railway right-of-way with the center line of Section 16; thence South 67°42' West along said right-of-way line a distance of 223.10 feet to a second iron monument herein designated as Point No. 1; thence South 19° East 353.2 feet to an iron monument and continuing South 19° East 180 feet, more or less, to the shore of Leech Lake, which place shall be known as the point of beginning; thence North 19° West to Point No. 1; thence westerly along the right-of-way line of the Great Northern Railway right-of-way a distance of 350 feet to an iron monument; thence deflect left on an interior angle of 96°51' and proceed through two iron monuments and extend to the shore line of Leech Lake; thence in an easterly direction along the shore line of Leech Lake to the place of beginning. Subject to flowage rights of record.

SPLIT From 20-004-0004 Comb To 20-016-3404
No delinquent taxes and transfer entered; Certificate of Real Estate Value (Not required)
December 17, 2018
SANDRA NORIKANE
Cass County MN Auditor-Treasurer

A000646793
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR RECORDED ON
12/18/2018 11:18:19 AM
AS DOC #: A000646793
PAGES: 3
REC FEES: 46.00
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY SF Dep TX#: 151057

By M.L. Jacobson
Septic Disclosure () Not Required () Received () Not Received
(Top 3 inches reserved for recording data)
QUIT CLAIM DEED Business Entity to Individual(s) Minnesota Uniform Conveyancing Blanks Form 10.3.4 (2016)
DEED TAX DUE: \$165 DATE: 12-14-18
(month/day/year)

FOR VALUABLE CONSIDERATION, Steamboat Loop Property Owners Association, LLC a Limited Liability Company under the laws of the State of Minnesota ("Grantor"), hereby conveys and quitclaims to Benjamin L. Jacobson ("Grantee"), as

(Check only one box.) tenants in common, (If more than one Grantee is named above and either no box is checked or both boxes are checked, this conveyance is made to the named Grantee as tenants in common.)
 joint tenants,
real property in Cass County, Minnesota, legally described as follows:
SEE EXHIBIT "A" ATTACHED HERETO

Page 3 of 3 Minnesota Uniform Conveyancing Blanks Form 10.3.4

EXHIBIT "A" LEGAL DESCRIPTION

The property conveyed herein is standard in size and may not be treated as a separate parcel. Therefore, it must at all times be part of an adjoining parcel # 20-016-3404

That part of Government Lot 5, Section 16, Township 143 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the intersection of the southerly right of way of former Great Northern Railway with the east line of said Government Lot 5; thence South 70 degrees 36 minutes 04 seconds West, assigned bearing, along said southerly right of way, 234.97 feet to the northeast corner of the tract of land described in Document Number 430710, recorded in the office of the County Recorder, said County, also being the point of beginning of the tract to be herein described; thence continue South 70 degrees 36 minutes 04 seconds West, along said southerly right of way, 350.00 feet to the northwest corner of said tract described in Document Number 430710; thence North 12 degrees 32 minutes 56 seconds West 100.72 feet to the northerly right of way of said former Great Northern Railway; thence North 70 degrees 36 minutes 04 seconds East, along said northerly right of way, 343.75 feet, to the intersection with a line bearing North 16 degrees 05 minutes 56 seconds West from the point of beginning; thence South 16 degrees 05 minutes 56 seconds East 100.17 feet to the point of beginning. SUBJECT to easements, restrictions, and reservations of record

Consideration is less than \$500.00

REVISIONS:	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 L. Freeman
TERRY L. FREEMAN
5/21/24
LIC. NO. 21367



CERTIFICATE OF SURVEY
Ben Jacobson
10930 Steamboat Loop NW
Walker, MN 56484

JOB NO. 24-048
DATE: 4-12-2024
SHEET NO.
1 OF 1