

**Edna Township**  
**Special Hearing**  
**November 18, 2025**  
**Dent Community Center, 201 Birch St, Dent MN 56528**

The hearing was called to order at 7 pm and began with the Pledge of Allegiance.

Ben Bucholz, Kenny Moenkedick, Karen Marthaler and Echo Dockter were present. Keith Brokke attended via phone. Other attendees are listed on the attached sign-in page.


The proposed cartway vacation was reviewed. It was noted that this petition for vacation of the cartway only covers the portion of the cartway on these 2 properties. There were no objections to the vacation.

Moenkedick motioned to proceed with this vacation by passing the attached Resolution. Brokke seconded the motion.

Moenkedick voted yes and signed the resolution. Brokke verbally consented. Bucholz abstained. The resolution passed.

The resolution called for the Order to be executed. This was done. Moenkedick and Dockter signed the Order. A copy of the Order was made and certified and handed to Paul Lehmkuhl.

The Special hearing was adjourned at 7:07 pm.

  
12-16-25

Hearing to Vocate a Town Road Nov 18, 2025 7pm  
Followed by regular November Monthly Meeting

Paul Schepkahl  
Katherine Schepkahl

Paul Lake Drive, Perham, MN

Sally Robbin

Jim Schepkahl

John O'Brien

Vern Roy Berub

SS

Russ Bentz  
Lang

## **RESOLUTION VACATING A TOWN ROAD**

**WHEREAS**, the Town Board of Edna Township, Otter Tail County, Minnesota received a petition calling for the vacation of the following described road pursuant to Minn. Stat. § 164.07:

See petition for the description.

**WHEREAS**, said petition was signed by not less than eight voters of the town who own real estate, or occupy real estate under the homestead or preemption laws or under contract with the state, within three miles of the road;

**WHEREAS**, the road passes over the following described tracts of land in Otter Tail County, Minnesota, owned by the following named owners:

See petition for the list of land owners.

**WHEREAS**, the town board conducted a public hearing on the petition on the 18<sup>th</sup> day of November 18, 2025, after personal and posted notice provided by the petitioners pursuant to Minn. Stat. § 164.07, subd. 2, and published notice provided by the town board;

**WHEREAS**, the petitioners presented the town board with affidavits at the hearing as proof the required notice was given;

**WHEREAS**, the town board examined the road, heard the interested parties, and considered the matter;

**WHEREAS**, the town board determined the petitioned for action is consistent with the public interest;

**WHEREAS**, the town board has examined the ditches lateral to the road and determined said ditches are not essential for surface drainage of adjacent lands or highways in support of the general health and welfare of the public;

**WHEREAS**, the owners waived any damages and the Town Board has determined that there were no damages sustain by said vacation.

**NOW, THEREFORE, BE IT RESOLVED**, the town board of Edna Township, Otter Tail County, Minnesota hereby vacates a town road legally described in the petition.

**BE IT FURTHER RESOLVED**, the Kenny Moenkedick, a town board supervisor, and the town clerk are hereby authorized and directed to execute and record a town road order vacating said town road and to record the same with the county recorder of Otter Tail County;

**BE IT FINALLY RESOLVED**, the town clerk is authorized and directed to provide a copy of this resolution to each of the affected owners listed above.

Adopted this 18th day of November, 2025 by the following vote:

<u>Town Supervisor</u>	<u>Yes / No</u>
Ben Bucholz	<u>Abstain</u>
Keith Brokke _____	<u>Yes (phone)</u>
Kenny Monekedick _____	<u>Yes</u>

Attest: Eow Dacht

[Signature]  
Town Board Supervisor

TOWN CLERK



## PETITION TO VACATE TOWN ROAD

### EDNA TOWNSHIP TOWN ROAD T-1245

TO: The Town Board of Edna Township, Otter Tail County, Minnesota:

The undersigned Petitioners are not less than 8 voters within Edna Township who own and occupy real property within three (3) miles of the Township Road located in Edna Township, Otter Tail County, Minnesota known as Town Road T-1245, as established by Town Board Resolution dated August 19, 1985 recorded on September 5, 1985 as document number 641082 in the office of the County Recorder in and for Otter Tail County, Minnesota.

Town Road T-1245, as established by Town Board Resolution dated August 19, 1985 recorded on September 5, 1985 as document number 641082 in the office of the County Recorder in and for Otter Tail County, Minnesota and any other public road or public road right of way previously established has been replaced by the relocated "East Paul Lake Drive" public right of way, as established, located and described by Township Road Resolution dated April 16, 2019 recorded April 18, 2019 as document number 1219807 in the office of the County Recorder in and for Otter Tail County, Minnesota.

The undersigned Petitioners hereby petition the Town Board of Edna Township to Vacate any public road or public road rights that may exist to any part of Town Road T-1245, as established by Resolution dated August 19, 1985 recorded on September 5, 1985 as document number 641082 in the office of the County Recorder in and for Otter Tail County, Minnesota Road or any other previously established public cartway or public roadway that may lie within the real properties described on the attached Exhibit A and Exhibit B, except for the relocated and existing East Paul Lake Drive, as established, located and described by Township Road Resolution dated April 16, 2019 recorded April 18, 2019 as document number 1219807 in the office of the County Recorder in and for Otter Tail County, Minnesota.

Town Road T-1245, as established by Resolution dated August 19, 1985 recorded on September 5, 1985 as document number 641082 in the office of the County Recorder in and for Otter Tail County, Minnesota, as it burdens the real properties described on the attached Exhibit A and Exhibit B, is no longer used by the public for access to any real property, does not abut upon or is adjacent to any public water and does not provide surface drainage for any adjacent land or public highway. No public funds are or have been expended on maintenance of Town Road T-1245, as established by Resolution dated August 19, 1985 recorded on September 5, 1985 as document number 641082 in the office of the County Recorder in and for Otter Tail County, Minnesota within the past 6 years, and the owners of the property where the Road is proposed to be vacated will retain access to their property by East Paul Lake Drive and no damages will be suffered by any landowner. The affected landowners are:

Paul H. Lehmkuhl and Katharine A. Lehmkuhl  
as Trustees of the Paul and Katharine  
Lehmkuhl Revocable Family Trust dated July 25, 2019

Ronald J. Tobkin and Sally E. Tobkin  
as Trustees of the Ronald J. Tobkin Revocable Trust  
Agreement dated February 7, 2007

Sally E. Tobkin and Ronald J. Tobkin  
as Trustees of the Sally E. Tobkin Revocable Trust  
Agreement dated February 7, 2007

PETITIONERS

Sally Pabon

43555 E. Paul Lake Dr.  
Address

Jane Whijn

43609 E. Paul Lake Drive  
Address

Teresa DeVries

43647 East Paul Lake Dr.  
Address

El Dr

43647 E Paul Lake DR  
Address

Carolyn Meyer

43661 E Paul Lake Dr  
Address

Katherine Schunkel

43561 E. Paul Lake Dr  
Address

Paul Schunkel

43561 E. Paul Lake Dr.  
Address

Cindy Heston

43669 E. Paul Lake DR  
Address

## EXHIBIT A

Lehmkuhl – Composite tract after acquisition from Tobkin

That part of Government Lot 2 in Section 14, Township 136 North, Range 40 West of the Fifth Principal Meridian in Otter Tail County, Minnesota, as shown on Meadowland Surveying, Inc.'s Certificate of Survey 10842-15 dated October 7, 2025, described as follows:

Commencing at a steel fence post which designates the north quarter corner of said Section 14; thence South 00 degrees 39 minutes 45 seconds East 1616.48 feet on an assumed bearing along the east line of said Government Lot 2; thence South 76 degrees 39 minutes 49 seconds West 1588.21 feet to an iron monument; thence South 36 degrees 27 minutes 45 seconds West 52.41 feet to an iron monument, said point is the point of beginning; thence South 38 degrees 04 minutes 44 seconds East 32.51 feet to an iron monument; thence continuing South 38 degrees 04 minutes 44 seconds East 43.79 feet to an iron monument; thence continuing South 38 degrees 04 minutes 44 seconds East 17.22 feet to the centerline of East Paul Lake Drive as described in Township Road Resolution Document No. 1219807, on file and of record in the office of the Recorder in said County; thence South 30 degrees 33 minutes 03 seconds West 92.70 feet along said centerline of East Paul Lake Drive; thence North 81 degrees 32 minutes 19 seconds West 16.73 feet to an iron monument; thence continuing North 81 degrees 32 minutes 19 seconds West 62.94 feet to an iron monument; thence North 71 degrees 09 minutes 08 seconds West 22.62 feet to an iron monument; thence continuing North 71 degrees 09 minutes 08 seconds West 98.89 feet to an iron monument; thence continuing North 71 degrees 09 minutes 08 seconds West 37.01 feet to an iron monument; thence continuing North 71 degrees 09 minutes 08 seconds West 17 feet, more or less, to the water's edge of Paul Lake; thence northeasterly along the water's edge of said Paul Lake to the intersection with a line which bears North 38 degrees 04 minutes 44 seconds West from the point of beginning; thence South 38 degrees 04 minutes 44 seconds East 15 feet, more or less, to an iron monument; thence continuing South 38 degrees 04 minutes 44 seconds East 137.03 feet to the point of beginning. The above described tract contains 43,500 square feet, more or less.

SUBJECT TO the easement for public road purposes for East Paul Lake Drive as described in said Document No. 1219807.

Identified as Otter Tail County Tax Parcel No. 20.000.14.0080.022



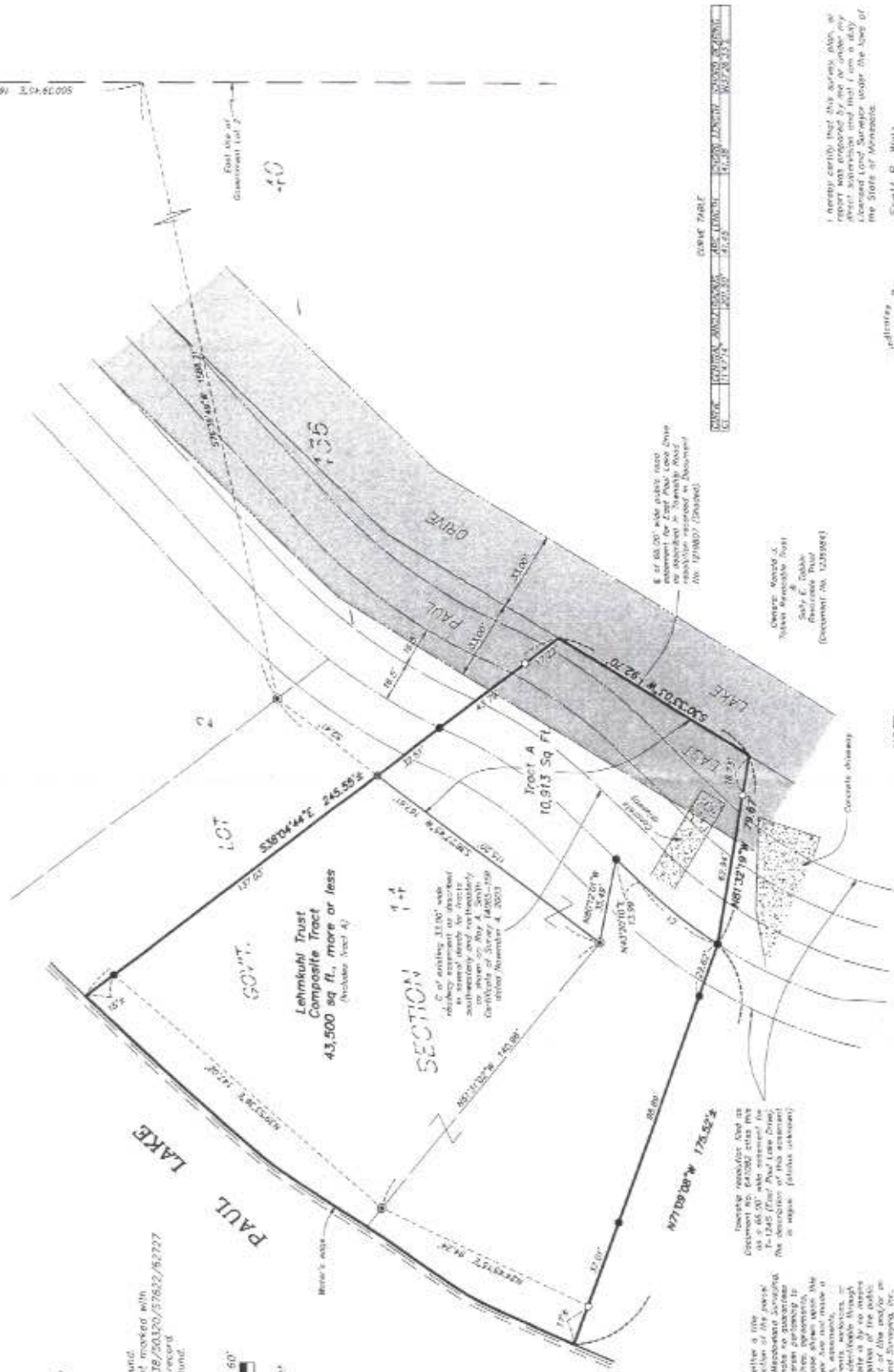
IN GOVERNMENT LOT 2  
SECTION 14-136-40  
OTTER TAIL COUNTY, MINNESOTA



- Denotes box monuments found.
- Denotes box monuments not marked with Minnesota License No. 46518/50120/57622/57227
- Denotes box monument of record
- Denotes steel fence post found



Sample 1:  $\ln(10) = 2.30$

[illegible]

NOTE: The purpose of this survey is to survey and describe the area between the Lehmkuhl Trust's land and the centerline of the public road, shown as Tract A, to be acquired from the Record J and Salye to Tabor Revocable Trusts.

heretofore certify that this survey plan, as reported 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.

Sept 19 Nov?

10108

*James*

50320  
Avenue #

DRAWING NUMBER 10842-15

COMP FILE:	14561.DRAW(CEL)
S/V/R:	14-130-40
DWG FILE:	14561.DRAW_m_CdS
COMP BY:	ADD
DRAWN BY:	ADD

**CLIENT:**

PAUL AND MARGARET  
1101 27th AVE. NW  
PETROLIA, WY 82437

MEADOWLAND SURVEYING, INC.

118 HWY 59 SOUTH, DETROIT LAKES, MN 56501  
EMAIL: [frontdesk@meadowlandsurveying.com](mailto:frontdesk@meadowlandsurveying.com)  
[www.meadowlandsurveying.com](http://www.meadowlandsurveying.com)

219-847-4289



## EXHIBIT B

Tobkin composite tract:

That part of Government Lot 2 in Section 14, Township 136 North, Range 40 West of the Fifth Principal Meridian in Otter Tail County, Minnesota, as shown on Meadowland Surveying, Inc.'s Certificate of Survey 10854-15 dated November 3, 2025, described as follows:

Commencing at a steel fence post which designates the north quarter corner of said Section 14; thence South 00 degrees 39 minutes 45 seconds East 1616.48 feet on an assumed bearing along the east line of said Government Lot 2; thence South 76 degrees 39 minutes 49 seconds West 1588.21 feet to an iron monument; thence South 36 degrees 27 minutes 45 seconds West 52.41 feet to an iron monument; thence South 38 degrees 04 minutes 44 seconds East 32.51 feet to an iron monument; thence continuing South 38 degrees 04 minutes 44 seconds East 43.79 feet to an iron monument; thence continuing South 38 degrees 04 minutes 44 seconds East 17.22 feet to the centerline of East Paul Lake Drive as described in Township Road Resolution Document No. 1219807, on file and of record in the office of the Recorder in said County; thence South 30 degrees 33 minutes 03 seconds West 92.70 feet along said centerline of East Paul Lake Drive; thence North 81 degrees 32 minutes 19 seconds West 16.73 feet to an iron monument; thence continuing North 81 degrees 32 minutes 19 seconds West 62.94 feet to an iron monument, said point is the point of beginning; thence South 81 degrees 32 minutes 19 seconds East 62.94 feet to an iron monument; thence continuing South 81 degrees 32 minutes 19 seconds East 16.73 feet to said centerline of East Paul Lake Drive; thence South 23 degrees 48 minutes 14 seconds West 171.90 feet to an iron monument; thence South 14 degrees 33 minutes 40 seconds West 64.17 feet to an iron monument; thence South 86 degrees 18 minutes 26 seconds West 23.01 feet to an iron monument; thence continuing South 86 degrees 18 minutes 26 seconds West 148.79 feet to an iron monument; thence continuing South 86 degrees 18 minutes 26 seconds West 8 feet, more or less, to the water's edge of Paul Lake; thence northerly along the water's edge of said Paul Lake to the intersection with a line which bears North 71 degrees 09 minutes 08 seconds West from the point of beginning; thence South 71 degrees 09 minutes 08 seconds East 17 feet, more or less, to an iron monument; thence continuing South 71 degrees 09 minutes 08 seconds East 37.01 feet to an iron monument; thence continuing South 71 degrees 09 minutes 08 seconds East 98.89 feet to an iron monument; thence continuing South 71 degrees 09 minutes 08 seconds East 22.62 feet to the point of beginning. The above described tract contains 59,000 square feet, more or less.

SUBJECT TO the easement for public road purposes for East Paul Lake Drive as described in said Document No. 1219807.

Identified as Otter Tail County Tax Parcel No. 20.000.14.0080.001

# CERTIFICATE OF SURVEY

IN GOVERNMENT LOT 2  
SECTION 14-136-40  
OTTER TAIL COUNTY, MINNESOTA

North quarter corner  
of Section 14-136-40



Orientation of bearing  
system is assumed

## LEGEND

- = Denotes iron monuments found.
- = Denotes iron monuments set marked with  
Minnesota License Nos. 46538/50320/57622/62727.
- ⊕ = Denotes iron monument of record.
- ◆ = Denotes steel fence post found.



PAUL LAKE

Tabkin Revocable Living Trust  
Composite Tract  
59,000 sq. ft., more or less  
(includes tract A)

Tract A  
12,311 Sq. Ft.

General: Ronald J.  
Tabkin Revocable Trust  
&  
Sally E. Tabkin  
Revocable Trust  
(Document No. 1239284)

NOTE:  
The purpose of this survey is to  
survey and describe a boundary  
adjustment area between the  
Tabkin Trust's two properties.

CURVE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	CHORD BEARING
C1	S71°09'08"E	175.52'	13.80'	S71°32'19"E
C2	S71°32'19"E	78.87'	62.94'	S71°32'19"E

**SURVEY DISCLAIMER:**  
This survey was prepared without the benefit of water table commitment, or an opinion of title, or an abstraction of the parcel for  
interests in mineral and/or rights of way. Meadowland Surveying, Inc., and the undersigned professional surveyor make no  
guarantee or representation regarding information shown herein pertaining to easements, reservations, rights of way, setback lines,  
agreements, undivided, or other similar matters other than those shown upon this survey or noted upon it. The undersigned surveyor  
has not made a search of the public records for any titles, deeds, easements, reservations, rights of way, setback lines, agreements,  
easements, or other similar matters other than what is readily identifiable through the County website. The use of the County website  
is by no means to be construed as a proper or thorough investigation of the public records or would be accomplished by an abstract  
of title and/or an opinion of title by an attorney at law. Meadowland Surveying, Inc., and the undersigned surveyor make no  
representation as to the status of title or easements on the property described herein.

**MEADOWLAND SURVEYING, INC.**  
1118 HWY 59 SOUTH, DETROIT LAKES, MN 56501  
EMAIL: [frontdesk@meadowlandsurveying.com](mailto:frontdesk@meadowlandsurveying.com)  
[www.meadowlandsurveying.com](http://www.meadowlandsurveying.com)  
218-847-4289

## CLIENT:

RONALD TOBIN  
43555 EAST PAUL LAKE DRIVE  
PERHAM, MN 56573

COMP FILE: 14SECTION(0)  
S/T/R: 14-136-40  
DWG FILE: 14Tabkin\_C03  
COMP BY: AGG  
DRAWN BY: AGG

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.

Scott R. Walz  
Professional  
Surveyor  
Signature

November 3, 2025  
Date

50320  
License #

DRAWING NUMBER 10854-15



## ORDER VACATING TOWN ROAD

### EDNA TOWNSHIP ROAD

#### **The Town Board of Edna Township, Otter Tail County, Minnesota:**

The above entitled matter came on for hearing before the Town Board of Edna Township, Otter Tail County Minnesota on November 18, 2025 at 7:00 p.m. pursuant to a Petition of eight voters within Edna Township who own and occupy real property within three (3) miles of the Township Road located in Edna Township, Otter Tail County, Minnesota known as Town Road T-1245, as established by Town Board Resolution dated August 19, 1985 recorded on September 5, 1985 as document number 641082 in the office of the County Recorder in and for Otter Tail County, Minnesota to vacate portions of said Township Road pursuant Minn. Stat. 164.07. After hearing, the Town Board makes the following findings of fact:

#### **FINDINGS OF FACT**

1. Town Road T-1245, as established by Town Board Resolution dated August 19, 1985 recorded on September 5, 1985 as document number 641082 in the office of the County Recorder in and for Otter Tail County, Minnesota and any other public road or public road right of way previously established has been replaced by the relocated "East Paul Lake Drive" public right of way, as established, located and described by Township Road Resolution dated April 16, 2019 recorded April 18, 2019 as document number 1219807 in the office of the County Recorder in and for Otter Tail County, Minnesota
2. Town Road T-1245, as established by Resolution dated August 19, 1985 recorded on September 5, 1985 as document number 641082 in the office of the County Recorder in and for Otter Tail County, Minnesota Road burdens the real properties described on the attached Exhibit A and Exhibit B.
3. On or about November 4, 2025 the Town Board of Edna Township received for filing a Petition to Vacate any public road or public road rights that may exist to any part of Town Road T-1245, as established by Resolution dated August 19, 1985 recorded on September 5, 1985 as document number 641082 in the office of the County Recorder in and for Otter Tail County, Minnesota Road or any other previously established public cartway or public roadway that may lie within the real properties described on the attached Exhibit A and Exhibit B, except for the relocated and existing East Paul Lake Drive, as established, located and described by Township Road Resolution dated April 16, 2019 recorded April 18, 2019 as document number 1219807 in the office of the County Recorder in and for Otter Tail County, Minnesota pursuant to Minn. Stat. 164.07.

4. Landowners affected by the Petition are:  
  
Paul H. Lehmkuhl and Katharine A. Lehmkuhl  
as Trustees of the Paul and Katharine  
Lehmkuhl Revocable Family Trust dated July 25, 2019  
  
Ronald J. Tobkin and Sally E. Tobkin  
as Trustees of the Ronald J. Tobkin Revocable Trust  
Agreement dated February 7, 2007  
  
Sally E. Tobkin and Ronald J. Tobkin  
as Trustees of the Sally E. Tobkin Revocable Trust  
Agreement dated February 7, 2007
5. Pursuant to Minn. Stat. 164.07 Subd. 2 the Town Board, within 30 days of the filing of the Petition, by **NOTICE AND ORDER FOR HEARING ON PETITION TO VACATE TOWNSHIP ROAD** dated November 7, 2025 set a hearing for **November 18, 2025 at 7:00 p.m.** at the Edna Town Hall to consider and act upon the Petition.
6. The record shows that the above described Notice and Order for Hearing and Petition were properly posted on the Town of Edna Message Board at least 10 days prior to the hearing as required by Minn. Stat. 164.07 Subd. 2.
7. The record shows acknowledgments of service of the Petition and Notice and Order for Hearing on Petition to Vacate Township Road by each owner or occupant of affected land signed at least 10 days prior to the hearing. These acknowledgments meet the requirements of Minn. Stat. 164.07 Subd. 2.
8. Town Road T-1245, as established by Resolution dated August 19, 1985 recorded on September 5, 1985 as document number 641082 in the office of the County Recorder in and for Otter Tail County, Minnesota, as it burdens the real properties described on the attached Exhibit A and Exhibit B, is no longer used by the public for access to any real property, does not abut upon or is adjacent to any public water and does not provide surface drainage for any adjacent land or public highway. No public funds are or have been expended on maintenance of Town Road T-1245, as established by Resolution dated August 19, 1985 recorded on September 5, 1985 as document number 641082 in the office of the County Recorder in and for Otter Tail County, Minnesota within the past 6 years, and the owners of the property where the Road is proposed to be vacated will retain access to their property by East Paul Lake Drive and no damages will be suffered by any landowner.
9. There are no lateral ditches of said road, and no such ditches are essential for surface drainage of adjacent lands or public highways.
10. Vacation of any public road or public rights that may exist within the real properties described on the attached Exhibit A and Exhibit B, except for the relocated and existing East Paul Lake Drive, as established, located and described by Township Road Resolution dated April 16, 2019 recorded April 18, 2019 as document number 1219807 in the office of the County Recorder in and for Otter Tail County, Minnesota pursuant to Minn. Stat. 164.07, is in the public interest.
11. Any interest held by the Township in that land within the real properties described on the attached Exhibit A and Exhibit B, is not a fee interest.



## ORDER

Pursuant to Minn. Stat. 164.07 the Town Board of Edna Township hereby **Vacates** any public road or public road rights that may exist to any part of Town Road T-1245, as established by Resolution dated August 19, 1985 recorded on September 5, 1985 as document number 641082 in the office of the County Recorder in and for Otter Tail County, Minnesota Road or any other previously established public cartway or public roadway that may lie within the real properties described on the attached Exhibit A and Exhibit B, except for the relocated and existing East Paul Lake Drive, as established, located and described by Township Road Resolution dated April 16, 2019 recorded April 18, 2019 as document number 1219807 in the office of the County Recorder in and for Otter Tail County, Minnesota.

This Order shall be recorded by the town clerk in the records of Edna Township, and a certified copy thereof shall be recorded with the Otter Tail County Recorder.

Dated this 18th day of November, 2025.



Kenny Moenkedick, Supervisor  
Edna Township Board

Attest:



Echo Dockter, Clerk  
Edna Township

Certified as true and correct this 18th day of November, 2025.



Echo Dockter, Clerk  
Edna Township

STATE OF MINNESOTA     )  
  ) ss.  
COUNTY OF BECKER     )

The foregoing instrument was certified as a true and correct copy of the Order of the Town Board of Edna Township in Otter Tail County, Minnesota dated November 18, 2025 before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, the Clerk of Edna Township, a political subdivision of the State of Minnesota.

NOTARIAL STAMP OR SEAL

\_\_\_\_\_  
Notary Public  
My commission expires:

THIS INSTRUMENT WAS DRAFTED BY:  
RAMSTAD, SKOYLES & WINTERS, P.A.  
Charles J. Ramstad  
114 Holmes Street West  
Detroit Lakes, MN 56501  
(218) 847-5653

## EXHIBIT A

Lehmkuhl – Composite tract after acquisition from Tobkin

That part of Government Lot 2 in Section 14, Township 136 North, Range 40 West of the Fifth Principal Meridian in Otter Tail County, Minnesota, as shown on Meadowland Surveying, Inc.'s Certificate of Survey 10842-15 dated October 7, 2025, described as follows:

Commencing at a steel fence post which designates the north quarter corner of said Section 14; thence South 00 degrees 39 minutes 45 seconds East 1616.48 feet on an assumed bearing along the east line of said Government Lot 2; thence South 76 degrees 39 minutes 49 seconds West 1588.21 feet to an iron monument; thence South 36 degrees 27 minutes 45 seconds West 52.41 feet to an iron monument, said point is the point of beginning; thence South 38 degrees 04 minutes 44 seconds East 32.51 feet to an iron monument; thence continuing South 38 degrees 04 minutes 44 seconds East 43.79 feet to an iron monument; thence continuing South 38 degrees 04 minutes 44 seconds East 17.22 feet to the centerline of East Paul Lake Drive as described in Township Road Resolution Document No. 1219807, on file and of record in the office of the Recorder in said County; thence South 30 degrees 33 minutes 03 seconds West 92.70 feet along said centerline of East Paul Lake Drive; thence North 81 degrees 32 minutes 19 seconds West 16.73 feet to an iron monument; thence continuing North 81 degrees 32 minutes 19 seconds West 62.94 feet to an iron monument; thence North 71 degrees 09 minutes 08 seconds West 22.62 feet to an iron monument; thence continuing North 71 degrees 09 minutes 08 seconds West 98.89 feet to an iron monument; thence continuing North 71 degrees 09 minutes 08 seconds West 37.01 feet to an iron monument; thence continuing North 71 degrees 09 minutes 08 seconds West 17 feet, more or less, to the water's edge of Paul Lake; thence northeasterly along the water's edge of said Paul Lake to the intersection with a line which bears North 38 degrees 04 minutes 44 seconds West from the point of beginning; thence South 38 degrees 04 minutes 44 seconds East 15 feet, more or less, to an iron monument; thence continuing South 38 degrees 04 minutes 44 seconds East 137.03 feet to the point of beginning. The above described tract contains 43,500 square feet, more or less.

SUBJECT TO the easement for public road purposes for East Paul Lake Drive as described in said Document No. 1219807.

Identified as Otter Tail County Tax Parcel No. 20.000.14.0080.022





## EXHIBIT B

Tobkin composite tract:

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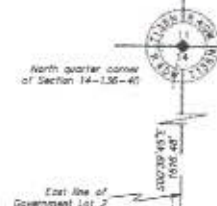
SUBJECT TO the easement for public road purposes for East Paul Lake Drive as described in said Document No. 1219807.

Identified as Otter Tail County Tax Parcel No. 20.000.14.0080.001



# CERTIFICATE OF SURVEY

IN GOVERNMENT LOT 2  
SECTION 14-136-40  
OTTER TAIL COUNTY, MINNESOTA

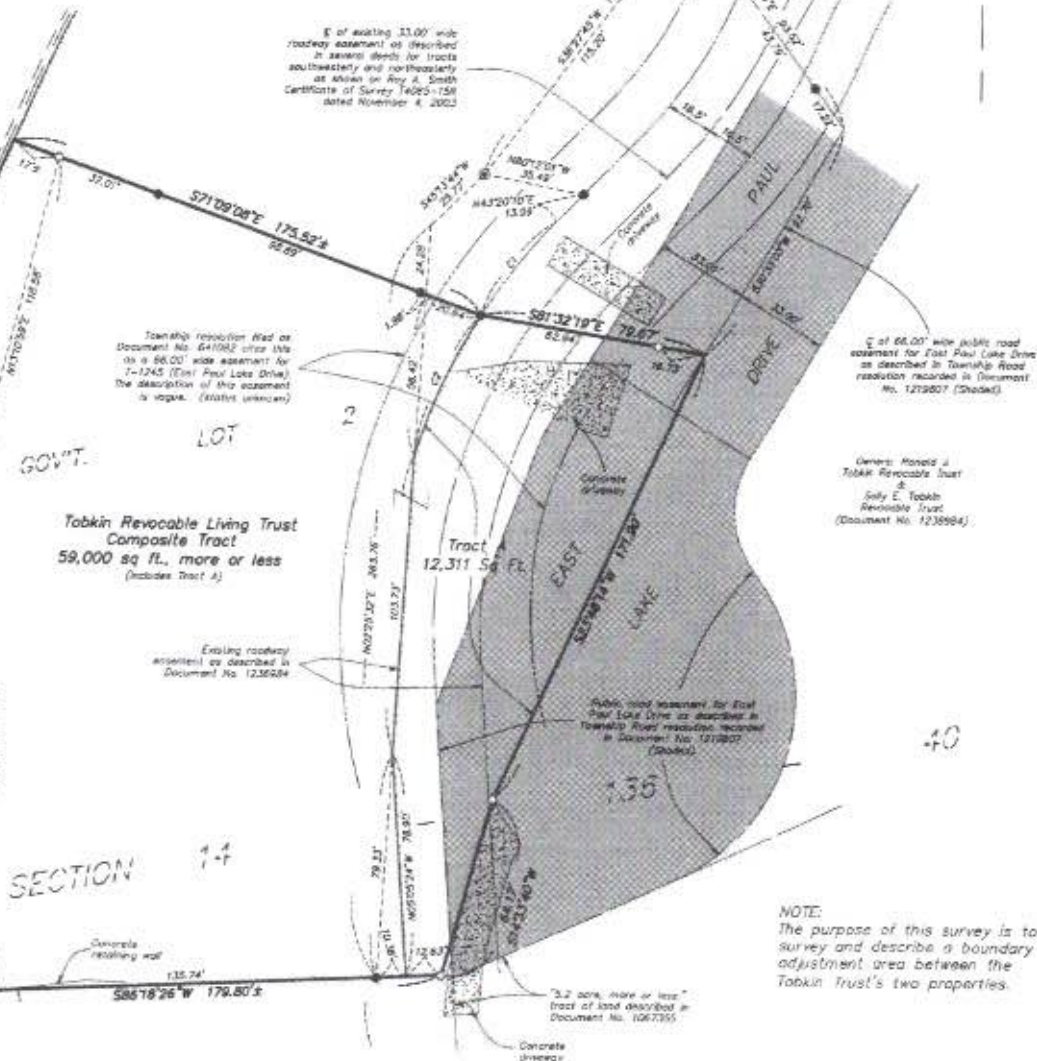


## LEGEND

- = Denotes iron monuments found.
- = Denotes iron monuments set marked with Minnesota License Nos. 46538/50320/57622/62727.
- ⊙ = Denotes iron monument of record.
- ◆ = Denotes steel fence post found.

0' 30' 60'  
Graphic Scale  
Scale: 1 inch = 30 feet

PAUL LAKE



CURVE	CHORDAL ANGLE (DEG)	ARC LENGTH (FT)	CHORD LENGTH (FT)	CHORD BEARING
C1	114.214	200.40	161.43	133°29'33\"
C2	173.2915	200.40	161.43	202°44'09\"

NOTE:  
The purpose of this survey is to survey and describe a boundary adjustment area between the Tobkin Trust's two properties.

**SURVEY DISCLAIMER:**  
This survey was prepared without the benefit of either a title commitment, or an opinion of title, or an abstraction of the period for easements of record and/or rights of way. Meadowland Surveying, Inc., and the undersigned professional surveyor make no warranties or representations regarding information shown herein pertaining to easements, reservations, rights of way, setback lines, agreements, variances, or other similar matters other than those shown upon this survey or noted upon it. The undersigned surveyor has not made a search of the public records for any liens, debts, judgments, reservations, rights of way, setback lines, agreements, or other similar matters other than what is readily identifiable through the County website. The use of the County website in any way means to be construed as a proper or thorough investigation of the public records so would be accomplished by an abstract of title and/or an opinion of title by an attorney at law. Meadowland Surveying, Inc., and the undersigned surveyor make no representation as to the status of title or easements on the property described herein.

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.

Scott R. Walz  
P.L.S.  
Signature: *[Signature]*  
Date: November 3, 2025  
License #: 50320

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