

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 3,
SECTION 8, TOWNSHIP 139 NORTH, RANGE 26 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:
OBTAINED FROM THE CASS COUNTY RECORDERS OFFICE.

Form No. 55-M-WARRANTY DEED, Minnesota Uniform Conveying Blanks (1978)

Individual to John Tenants
12-0011-230 P split

No delinquent taxes and transfer charges: Certificate of Real Estate Value (X) filed () not required
Certificate of Real Estate Value No. 10-077

by James T. Pettersen County Auditor
by JLS Deputy

STATE DED TAX DUB HRRBORN: \$ 87.45

Date: October 13, 1924 (reserved for recording date)

FOR VALUABLE CONSIDERATION, James T. Pettersen, single

Grantor(s)
I hereby convey (s) and warrant (s) to Kyle J. Bendt and April J. Bendt, husband and wife, as joint tenants, as to an undivided one-half interest, and Frank Thompson and Gary Thompson, as joint tenants, real property in Cass County, Minnesota, described as follows:
Mary Ann Thompson, husband and wife, as joint tenants as to an undivided one-half interest.

Seller certifies that Seller does not know of any wells on the described real property.

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

CASS COUNTY MINNESOTA
Deed Tax \$ 87.45
Date: 10/13/24

STATE OF MINNESOTA
COUNTY OF CASS

The foregoing instrument was acknowledged before me this 13 day of October, 1924, by James T. Pettersen, single

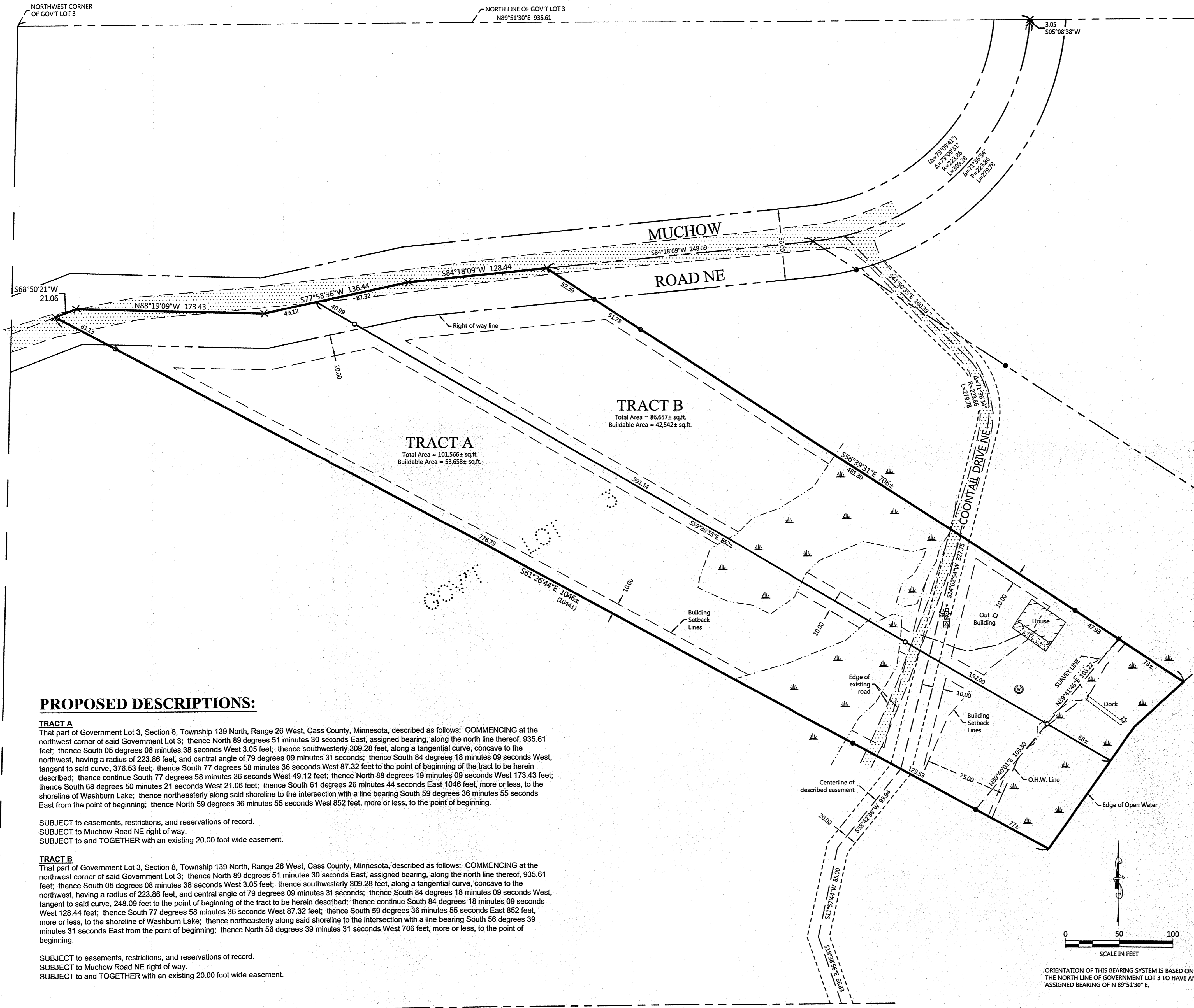
Signature of Person Taking Acknowledgment
Kyle J. Bendt, et al
1670 Harding Avenue
Apple Valley, MN 55124

Signature of Person Making Acknowledgment
James T. Pettersen

Notary Public for the State of Minnesota
Terry L. Freeman
P.O. Box 28
Longville, MN 56555

I hereby certify that facts set out hereon are true to the best of my knowledge and belief, and that I am a duly licensed land surveyor under the laws of the State of Minnesota.

Exhibit "A"



PROPOSED DESCRIPTIONS:

TRACT A
That part of Government Lot 3, Section 8, Township 139 North, Range 26 West, Cass County, Minnesota, described as follows: COMMENCING at the northwest corner of said Government Lot 3; thence North 89 degrees 51 minutes 30 seconds East, assigned bearing, along the north line thereof, 935.61 feet; thence South 05 degrees 08 minutes 38 seconds West 3.05 feet; thence southwest 309.28 feet, along a tangential curve, concave to the northwest, having a radius of 223.86 feet, and central angle of 79 degrees 09 minutes 31 seconds; thence South 84 degrees 18 minutes 09 seconds West, tangent to said curve, 376.53 feet; thence South 77 degrees 58 minutes 36 seconds West 87.32 feet to the point of beginning of the tract to be herein described; thence continue South 77 degrees 58 minutes 36 seconds West 49.12 feet; thence North 88 degrees 19 minutes 09 seconds West 173.43 feet, more or less, to the shoreline of Washburn Lake; thence northeasterly along said shoreline to the intersection with a line bearing South 59 degrees 36 minutes 55 seconds East from the point of beginning; thence North 59 degrees 36 minutes 55 seconds West 852 feet, more or less, to the point of beginning.

SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to Muchow Road NE right of way.
SUBJECT to and TOGETHER with an existing 20.00 foot wide easement.

TRACT B
That part of Government Lot 3, Section 8, Township 139 North, Range 26 West, Cass County, Minnesota, described as follows: COMMENCING at the northwest corner of said Government Lot 3; thence North 89 degrees 51 minutes 30 seconds East, assigned bearing, along the north line thereof, 935.61 feet; thence South 05 degrees 08 minutes 38 seconds West 3.05 feet; thence southwest 309.28 feet, along a tangential curve, concave to the northwest, having a radius of 223.86 feet, and central angle of 79 degrees 09 minutes 31 seconds; thence South 84 degrees 18 minutes 09 seconds West, tangent to said curve, 376.53 feet; thence South 77 degrees 58 minutes 36 seconds West 87.32 feet; thence South 59 degrees 36 minutes 55 seconds East 852 feet, more or less, to the shoreline of Washburn Lake; thence northeasterly along said shoreline to the intersection with a line bearing South 56 degrees 39 minutes 31 seconds East from the point of beginning; thence North 56 degrees 39 minutes 31 seconds West 706 feet, more or less, to the point of beginning.

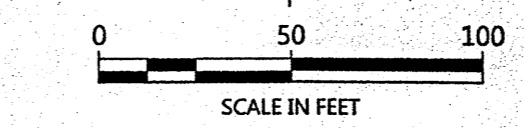
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to Muchow Road NE right of way.
SUBJECT to and TOGETHER with an existing 20.00 foot wide easement.

TRACT D. That part of Government Lot 3, Section 8, Township 139 North, Range 26 West, Cass County, Minnesota, described as follows:
Commencing at the Northwest corner of said Government Lot 3; thence North 89 degrees 51 minutes 30 seconds East assumed bearing along the north line thereof 935.61 feet; thence South 05 degrees 08 minutes 38 seconds West 3.05 feet; thence Southwesterly 309.28 feet along a tangential curve concave to the north-west having a radius of 223.86 feet and a central angle of 79 degrees 09 minutes 31 seconds; thence South 84 degrees 18 minutes 09 seconds West tangent to said curve 376.53 feet to the point of beginning of the tract to be herein described; thence South 77 degrees 58 minutes 36 seconds West 87.32 feet; thence South 59 degrees 36 minutes 55 seconds West 173.43 feet; thence South 56 degrees 39 minutes 31 seconds West 21.06 feet; thence South 61 degrees 26 minutes 44 seconds East 1046 feet, more or less to the shoreline of Washburn Lake; thence Northeasterly along said shoreline to the intersection with a line bearing South 56 degrees 39 minutes 31 seconds East from the point of beginning; thence North 56 degrees 39 minutes 31 seconds West 706 feet more or less to the point of beginning. Subject to Crooked Lake Zwon Road.
Subject to easements, restrictions and reservations of record.

Subject to and together with an easement described as follows: A 20 foot wide easement for ingress, egress and utility purposes over, under and across that part of Government Lot 3, Section 8, Township 139 North, Range 26 West, Cass County, Minnesota, the centerline of said easement being described as follows:
Commencing at the Northwest corner of said Government Lot 3; thence North 89 degrees 51 minutes 30 seconds East assumed bearing along the north line thereof 935.61 feet; thence South 05 degrees 08 minutes 38 seconds West 3.05 feet; thence Southwesterly 279.78 feet along a tangential curve concave to the Northwest having a radius of 223.86 feet and a central angle of 71 degrees 36 minutes 34 seconds to the point of beginning of the centerline to be herein described; thence South 05 degrees 08 minutes 38 seconds East not tangent to the last described curve 160.39 feet; thence Southerly 72.82 feet along a tangential curve concave to the west having a radius of 70.86 feet and a central angle of 58 degrees 53 minutes 28 seconds; thence South 14 degrees 02 minutes 54 seconds West tangent to said curve 327.75 feet; thence South 38 degrees 42 minutes 38 seconds West 93.94 feet; thence South 11 degrees 57 minutes 44 seconds West 85.00 feet; thence South 18 degrees 38 minutes 56 seconds East 66.83 feet to the North line of the South 400 feet of said Government Lot 3 and said centerline there terminating.
The sidelines of said easement are to be prolonged or shortened to terminate on the Southerly right of way line of Crooked Lake Township Road and the North line of the South 400.00 feet of said Government Lot 3.

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- ⊕ DENOTES EXISTING PHONE PEDESTAL
- ⊖ DENOTES EXISTING UTILITY POLE
- ⊗ DENOTES EXISTING ELECTRIC METER
- ⊙ DENOTES EXISTING WELL
- ☆ DENOTES EXISTING MOUNTED LIGHT
- ⊕ DENOTES EXISTING GROUND TRANSFORMER
- ⊗ DENOTES WETLAND(S)
- ⊖ DENOTES EDGE OF EXISTING GRAVEL
- ⊗ DENOTES EDGE OF EXISTING CONCRETE



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTH LINE OF GOVERNMENT LOT 3 TO HAVE AN ASSIGNED BEARING OF N 89°51'30" E

REVISIONS	Added Survey Line	DATE	DESCRIPTION
1			

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.

TERRY L. FREEMAN
LIC. NO. 21367

NORTHERN ENGINEERING & CONSULTING, INC.
P.O. Box 282, Walker, MN 56484
Phone: 218-547-1295 Fax: 218-547-2272
web: www.necusa.com

CERTIFICATE OF SURVEY
Kyle Bendt
18870 Kanabec Trail
Lakeville, MN 55044

JOB NO. 14-074
DATE: 06-05-2014
SHEET NO. 1 OF 1

