

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 1,
SECTION 17, TOWNSHIP 140 NORTH, RANGE 28 WEST,
CASS COUNTY, MINNESOTA

Woman Lake

General Development Classification
LAKE ELEVATION = 1322.85 (08-07-2017)
ORDINARY HIGH WATER ELEVATION = 1323.6
BASED ON NGVD29.

EXISTING DESCRIPTION:

OBTAINED FROM THE CASS COUNTY RECORDERS OFFICE.

MINNESOTA DEED RECORDS - DEED (117)

37378
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
date of November 30, A.D. 1925
at 11:30 O'clock A.M. and was duly
recorded in 37378
County Recorder

STATE DEED TAX DUE HERON: \$ 132.00
Date: November 30, 1925

FOR VALUABLE CONSIDERATION, Tabaka Company Limited Partnership, under the laws of
Minnesota, Owner, hereby conveys and warrants to Joseph T. Erickson and Dawn L. Erickson, husband and wife, Grantees
as joint tenants, real property in Cass County, Minnesota, described as follows:

see legal description attached hereto

TOGETHER WITH ALL ENCUMBRANCES AND APPURTENANCES BELONGING THERETO, SUBJECT TO THE FOLLOWING EXCEPTIONS:
I am familiar with the property described in this instrument, and I certify that the
status and number of sales on the described real property have not changed since the
last previously filed and recorded Certificate.

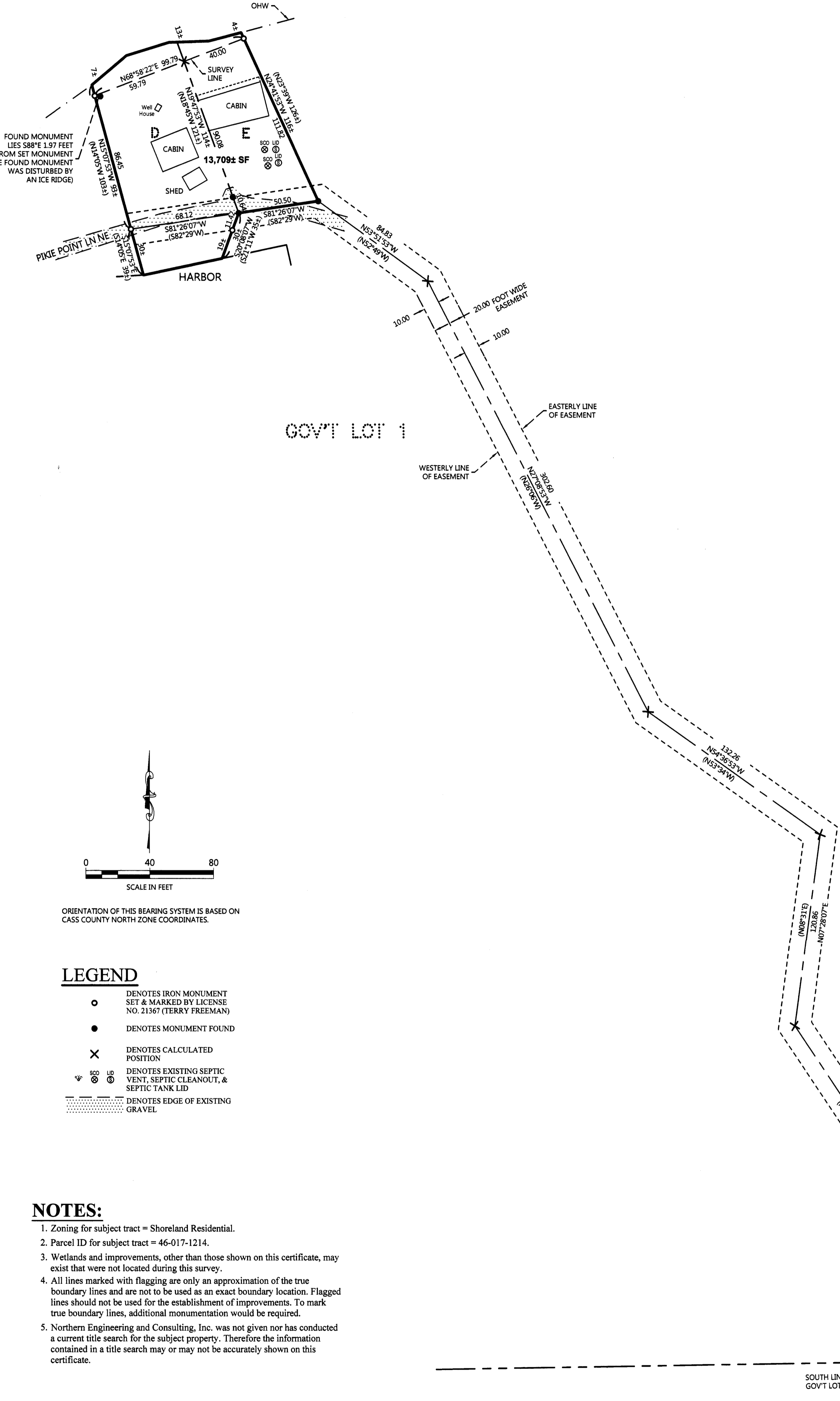
UNLESS OTHERWISE SPECIFIED, THIS DEED IS TO BE CONSIDERED AS A GENERAL WARRANTY
DEED Tax 132.00 By Joseph T. Erickson and Dawn L. Erickson
Date: 11/30/25 In GENERAL WARRANTY

STATE OF MINNESOTA }
COUNTY OF Cass }
The foregoing was acknowledged before me this 30th day of November, 1925,
by Joseph T. Erickson and Dawn L. Erickson,
of Minnesota, under the laws of Minnesota,
on behalf of the limited partnership
of Tabaka Company Limited Partnership,
as General Warranty Deed.

Cygnature Title & Abstract, Inc.
Professional Mail, P3
P. O. Box 38
Longville, MN 56655

TRACT D - That part of Government Lot 1, Section 17, Township 140 North, Range 28 West, described as follows: Commencing at the southeast corner of said lot 1; thence north 09 degrees 38 minutes west 166.83 feet along the south line of said lot 1; thence north 8 degrees 55 minutes west 150.34 feet; thence north 32 degrees 38 minutes west 150.34 feet; thence north 8 degrees 31 minutes east 120.86 feet; thence north 53 degrees 34 minutes west 132.26 feet; thence north 26 degrees 06 minutes west 302.60 feet; thence north 32 degrees 49 minutes west 84.83 feet; thence south 82 degrees 29 minutes west 50.50 feet to the point of beginning of the tract to be described; thence south 82 degrees 29 minutes west 68.12 feet; thence north 14 degrees 05 minutes west 103 feet, more or less, to the shore of Woman Lake; thence northeasterly 60 feet, more or less, along said shore to the point on said shore which is north 18 degrees 45 minutes west from the point of beginning; thence south 18 degrees 45 minutes east 131 feet, more or less, to the point of beginning; and that part of said lot 1 described as follows: Commencing at the southeast corner of said lot 1; thence north 09 degrees 38 minutes west 166.83 feet along the south line of said lot 1; thence north 8 degrees 35 minutes west 82.69 feet; thence north 32 degrees 38 minutes west 150.34 feet; thence north 8 degrees 31 minutes east 120.86 feet; thence north 53 degrees 34 minutes west 132.26 feet; thence north 26 degrees 06 minutes west 302.60 feet; thence north 32 degrees 49 minutes west 84.83 feet; thence south 82 degrees 29 minutes west 50.50 feet to the point of beginning of the tract to be described; thence south 82 degrees 29 minutes west 68.12 feet; thence north 14 degrees 05 minutes east 39 feet, more or less, to the shore of the existing harbor; thence northeasterly 47 feet, more or less, along the shore of said harbor to the point on said shore which is south 21 degrees 11 minutes east 35 feet, more or less, to the point of beginning. Together with and subject to an easement for roadway purposes, 20 feet wide, the centerline of which is described as follows: Commencing at the southeast corner of said lot 1; thence north 09 degrees 38 minutes west 166.83 feet along the south line of said lot 1 to the point of beginning of the centerline to be described; thence north 8 degrees 55 minutes west 85.69 feet; thence north 32 degrees 38 minutes west 150.34 feet; thence north 8 degrees 31 minutes east 120.86 feet; thence north 53 degrees 34 minutes west 132.26 feet; thence north 26 degrees 06 minutes west 302.60 feet; thence north 32 degrees 49 minutes west 84.83 feet; thence south 82 degrees 29 minutes west 305.19 feet; thence south 52 degrees 04 minutes west 76.50 feet; thence south 13 degrees 03 minutes east 40.67 feet and there ending.

TRACT E - That part of Govt Lot 1, Sec 17-140-28, described as follows: commencing at the southeast corner of said lot 1; thence north 09 deg 38' west 166.83 ft along the south line of said lot 1; thence north 8 deg 55' west 85.69 ft; thence north 32 deg 38' west 150.34 ft; thence north 8 deg 31' east 120.86 ft; thence north 53 deg 34' west 132.26 ft; thence north 26 deg 06' west 302.60 ft; thence north 32 deg 49' west 84.83 ft; thence south 82 deg 29' west 50.50 ft; thence north 14 deg 05' west 103 ft., more or less, to the shore of Woman Lake; thence northeasterly 60 ft., more or less, along said shore to the point on said shore which is north 18 deg 45' west from the point of beginning; thence south 18 deg 45' east 131 ft., more or less, to the point of beginning. Together with and subject to an easement for roadway purposes, 20 ft wide, the centerline of which is described as follows: Commencing at the southeast corner of said lot 1; thence north 09 deg 38' west 166.83 ft along the south line of said lot 1 to the point of beginning of the centerline to be described; thence north 8 deg 55' west 85.69 ft; thence north 32 deg 38' west 150.34 ft; thence north 8 deg 31' east 120.86 ft; thence north 53 deg 34' west 132.26 ft; thence north 26 deg 06' west 302.60 ft; thence north 32 deg 49' west 84.83 ft; thence south 82 deg 29' west 305.19 ft; thence south 52 deg 04' west 76.50 ft; thence south 13 deg 03' east 40.67 ft and there ending.



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON CASS COUNTY NORTH ZONE COORDINATES.

- ### LEGEND
- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367 (TERRY FREEMAN)
 - DENOTES MONUMENT FOUND
 - × DENOTES CALCULATED POSITION
 - ⊕ DENOTES EXISTING SEPTIC VENT, SEPTIC CLEANOUT, & SEPTIC TANK LID
 - ▨ DENOTES EDGE OF EXISTING GRAVEL

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 46-017-1214.
3. Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey.
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. 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.

JOB NO. 17-191
DATE 08-07-2017
SHEET NO. 1 OF 1

CERTIFICATE OF SURVEY
DAWN ERICKSON
902 RUTH ST. N.
ST. PAUL, MN 55119

NORTHERN ENGINEERING & CONSULTING, INC.
P.O. Box 292, Walker, MN, 56484
Phone: 218-547-1296, Fax: 218-547-2272
web: www.necusa.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.

Dennis J. Warner
DENNIS J. WARNER LIC. NO. 42656

REVISIONS:			
NO.	DATE	DESCRIPTION	BY