

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 14,
SECTION 3, TOWNSHIP 141 NORTH, RANGE 29 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:

OBTAINED FROM THE CASS COUNTY RECORDERS OFFICE.

30-003-1207
No delinquent taxes and transfer entered:
Certificate of Real Estate Value
() filed (v) not required
April 9 2015
Sharon K. Anderson
Cass County MN Auditor-Treasurer
by: E. Anell, Deputy

A000610775
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
4/9/2015 1:08:36 PM
AS DOC #: A000610775
PAGES: 4
REC FEES: 46.00
KATHRYN M. HOBBS
CASS COUNTY RECORDER
BY: SR Dep TX#: 122001

TRUSTEE'S DEED
by Individual Trustee

eCRV number:

DEED TAX DUE: \$1.85

DATE: 04/01/2015

FOR VALUABLE CONSIDERATION, Mark A. Benson, as Trustee of the Richard H. Acker Trust Under Agreement dated September 13, 1989, as amended, ("Grantor"), hereby conveys and quitclaims to Mark A. Benson, a single person, ("Grantee"), real property in Cass County, Minnesota, legally described as follows.

See Attached Schedule A.

Schedule A

All that portion of Government Lot Fourteen (14), Section Three (3), Township One Hundred Forty-one (141), Range Twenty-nine (29), Cass County, Minnesota, described as follows, to-wit: Commencing at the southwest corner of said Lot 14; thence East a distance of 429 feet to an iron monument; thence North at right angles a distance of 100.7 feet to an iron monument, which point shall be designated as Point A; thence East at right angles a distance of 468.52 feet to an iron monument near the shoreline of Leech Lake; thence in a northerly direction along the water's edge of Leech Lake a distance of 100 feet to a point marked by an iron monument; thence continue along the shoreline of Leech Lake in a northerly direction a distance of 100 feet to an iron monument, the same being the northeast corner of that tract conveyed to Harold Woods and Zieta Woods by deed of record in Book 134 of Deeds, page 74, which point shall be known as the point of beginning; thence West to a point due north of the said Point A, said point being the northwesterly corner of the tract conveyed to Harold Woods and Zieta Woods; thence North to a point 288.59 feet north of said Point A; thence East 339.87 feet to an iron monument; thence South 12.89 feet to an iron monument; thence North 86°19' East a distance of 200.7 feet to an iron monument along the shoreline of Leech Lake; thence in an Southerly direction along the shoreline of Leech Lake to the place of beginning. Together with all lands lying between the above described premises and the water's edge of Leech Lake. The above premises are subject to mineral reservations and flowage rights, if any, of record and any easements. The west line of said Government Lot 14 is called a true north and south line for the purposes of this description.

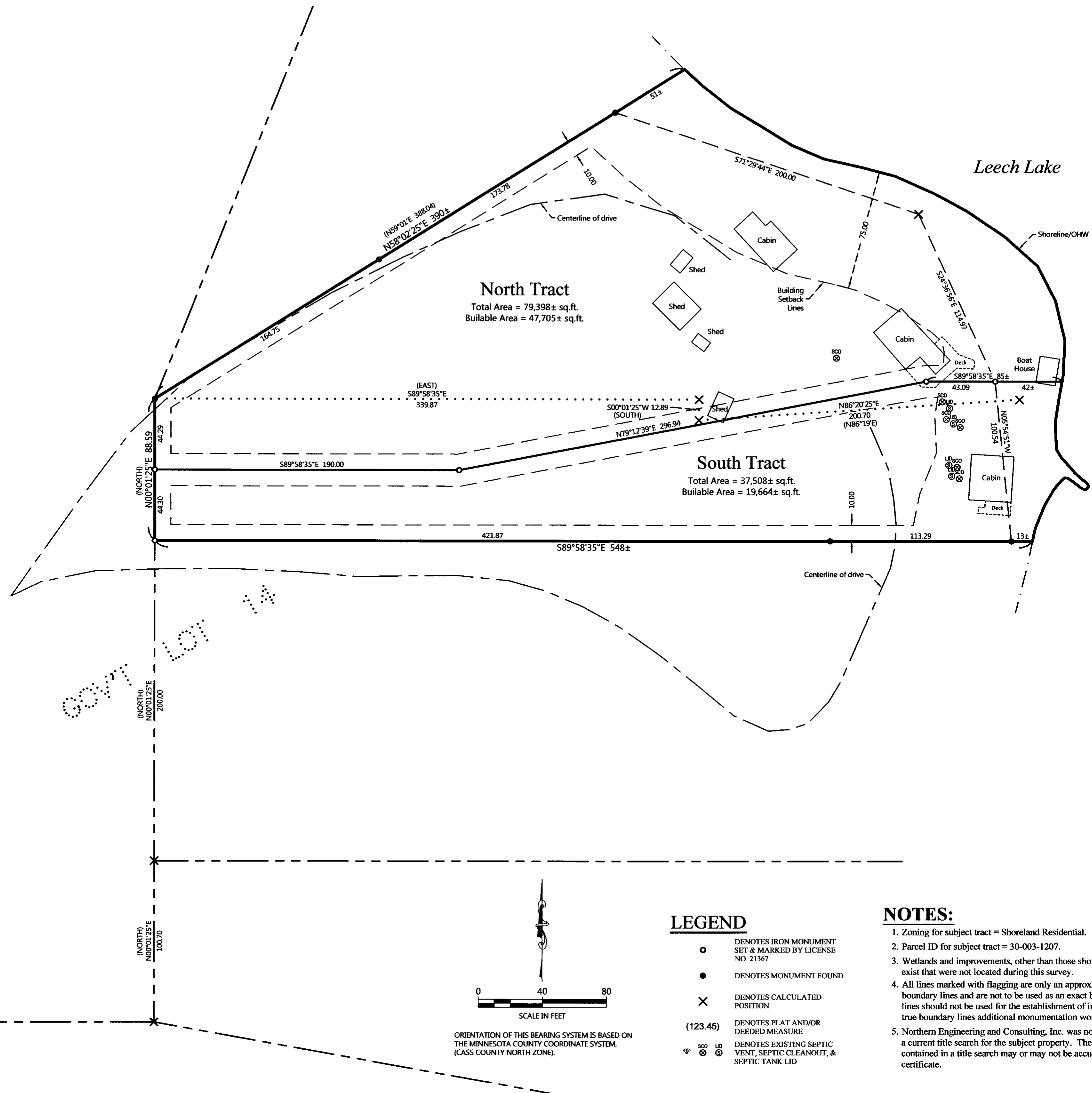
AND

All that portion of Government Lot Fourteen (14) of Section Three (3), Township one hundred forty-one(141), Range Twenty-nine (29), described as follows, to-wit: Commencing at the southwest corner of said Lot 14; thence east 429 feet to an iron monument; thence north 100.7 feet to an iron monument and continue north 288.59 feet to an iron monument; thence east 339.87 feet to an iron monument; thence south 12.89 feet to an iron monument; thence north 86°19' east a distance of 200.7 feet to an iron monument near the shore line of Leech Lake, which point shall be known as the point of beginning; thence south 86°19' West a distance of 200.7 feet to an iron monument; thence north 12.89 feet to an iron monument; thence west 339.87 feet to an iron monument; thence north 59°01' east a distance of 338.04 feet to an iron monument near the shore line of Leech Lake; thence in an easterly and southerly direction along the shore line of Leech Lake; to the place of beginning. Together with all lands lying between the above described premises and the shore line of Leech Lake. Subject to mineral reservations and flowage rights, if any, of record.

The West boundary line of said Lot 14 is deemed a true north and south boundary line for the purpose of this description.

AND

That certain permanent easement or easements conveyed by Warranty Deed dated May 8, 1964, by and between Charles M. Fairbanks and Ruth N. Fairbanks, as Grantors, and Donald C. Benson and Richard Acker, as Grantees, recorded in the Cass County Recorder's Office as Document Number 176115 on May 28, 1964.



LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- (123.45) DENOTES PLAT AND/OR DEEDED MEASURE
- ⊕ DENOTES EXISTING SEPTIC VENT, SEPTIC CLEANOUT, & SEPTIC TANK LID

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 30-003-1207.
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.

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 REQUIREMENTS OF THE LAWS OF THE STATE OF MINNESOTA.

Terry L. Freeman
TERRY L. FREEMAN
7/12/19
LIC. NO. 21367

NORTHERN ENGINEERING & CONSULTING, INC.
P.O. Box 492, Walker, MN, 56484
Phone: 218-547-1296, Fax: 218-547-2272
web: www.necusa.com

CERTIFICATE OF SURVEY
Christine Benson
8412 Haeg Dr.
Bloomington, MN 55431

JOB NO. 19-135
DATE: 07-12-2019

SHEET NO.
1 OF 1