CERTIFICATE OF SURVEY

PART OF THE GOVERNMENT LOT 4, SECTION 4 TOWNSHIP 138 NORTH, RANGE 30 WEST, AND PART OF GOVERNMENT LOT 8, SECTION 33, TOWNSHIP 139 NORTH, RANGE 30 WEST, CASS COUNTY, MINNESOTA

Bowen Lake

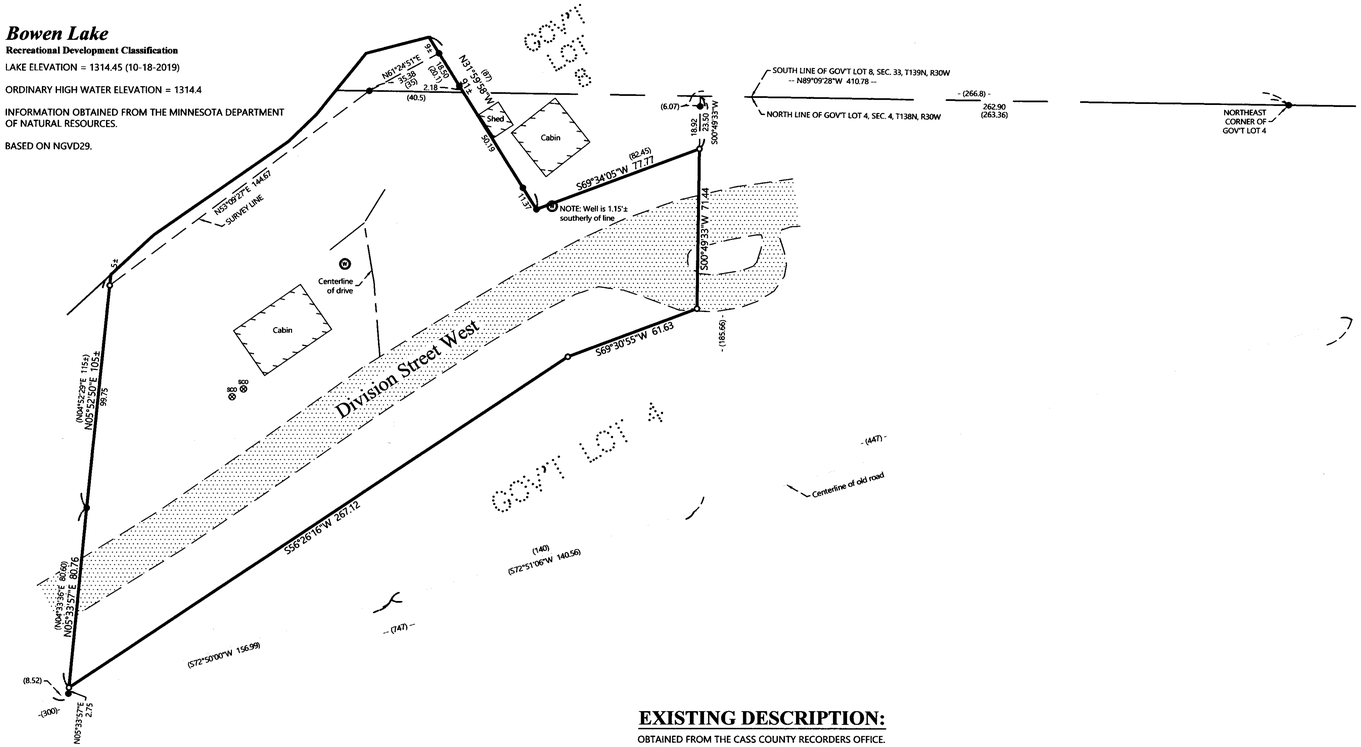
Recreational Development Classification

LAKE ELEVATION = 1314.45 (10-18-2019)

ORDINARY HIGH WATER ELEVATION = 1314.4

INFORMATION OBTAINED FROM THE MINNESOTA DEPARTMENT OF NATURAL RESOURCES.

BASED ON NGVD29.



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE MINNESOTA COUNTY COORDINATE SYSTEM, (CASS COUNTY SOUTH ZONE).

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- (123.45) DENOTES PLAT AND/OR DEEDED MEASURE
- DENOTES EXISTING SEPTIC CLEANOUT
- DENOTES EXISTING WELL
- DENOTES EDGE OF EXISTING BITUMINOUS

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 31-004-2202 and 34-033-3407.
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. This survey reflects the located shoreline at the time of this survey, not the Ordinary High Water Elevation (OHW).
6. 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.

EXISTING DESCRIPTION:

OBTAINED FROM THE CASS COUNTY RECORDERS OFFICE.

A00068717
OFFICE OF COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR RECORDED ON
3/28/2019 4:04:30 PM
AS DOC. # A00068717
PAGES: 4
REC FEES: 99.00
KATHRYN M. BOBBY
CASS COUNTY RECORDER
BY: Deep TAX: 192622
Well Cert Rec'd X

31-004-2202 34-033-3407
No delinquent taxes and transfer entered. Certificate of Real Estate Value
( ) filed ( ) not required
March 22, 2019
SANDRA NORRANE
County MN Auditor-Treasurer
By
Deputy
( ) Not Required ( ) Not Received
(Top 3 inches reserved for recording data)

TRUSTEE'S DEED
by Individual Trustee
Minnesota Uniform Conveyancing Blanks
Form 10.4.1 (2016)

eCRV number: 931712

DEED TAX DUE: $462.00 DATE: March 22, 2019 (month/day/year)

FOR VALUABLE CONSIDERATION, Joel A. Eiffmann and Mary Ann Eiffmann, as Trustees of the Joel A. Eiffmann 2006 Revocable Trust dated December 4, 2006; and Mary Ann Eiffmann and Joel A. Eiffmann, as Trustees of the Mary Ann Eiffmann 2006 Revocable Trust dated December 4, 2006 ("Grantor(s)"), hereby convey and quitclaim to Alan Ernst and Tara Ernst, husband and wife ("Grantee"), as

(Check only one box.) ☐ tenants in common, ☒ joint tenants, (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 as tenants in common.)

real property in Cass County, Minnesota, legally described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

Check here if all or part of the described real property is Registered (Torrens)

together with all hereditaments and appurtenances belonging thereto.

Check applicable box:
☐ The Seller certifies that the Seller does not know of any wells on the described real property.
☒ A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number:)
☐ I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

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Grantor

CASS COUNTY, MN # 223
Deed tax $ 462.00
Date 3-22-19 By KD

Joel A. Eiffmann
(signature of trustee) Joel A. Eiffmann

Mary Ann Eiffmann
(signature of Trustee) Mary Ann Eiffmann

State of Minnesota, County of Crow Wing

This instrument was acknowledged before me on 22 day of March, 2019, by Joel A. Eiffmann and Mary Ann Eiffmann as Trustees of the Joel A. Eiffmann 2006 Revocable Trust dated December 4, 2006, and Mary Ann Eiffmann and Joel A. Eiffmann, as Trustees of the Mary Ann Eiffmann 2006 Revocable Trust dated December 4, 2006.

(Stamp)
Morgan Jane Erickson
Notary Public
Minnesota
My Commission Expires January 31, 2021

(signature of notarial officer)

Title (and Rank)

My commission expires:

THIS INSTRUMENT WAS DRAFTED BY:
(insert name and address)
Krista A. Fogarty
Noble Escrow & Title, Inc.
31094 Government Drive
Pequot Lakes, MN 56472

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:
(insert name and residential or business address of Grantee)
Alan Ernst
Tara Ernst
29597 663rd Ave.
Gibbon, MN 55335

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EXHIBIT "A"
LEGAL DESCRIPTION

All that portion of Government Lot 4, Section 4, Township 138, Range 30, described as follows, to-wit: Starting at the Northeast Corner of Lot 3, Section 4, Township 138, Range 30, thence running south a distance of 160 rods to the southeast corner of Lot 6 of Section 4, Township 138, Range 30; thence west a distance of 77 rods; thence north on a straight line a distance of 155 rods to the township road running in an easterly and westerly direction; thence in a southwesterly direction along the said township road a distance of 447 feet to a point; thence north parallel to the east boundary line of said Lot 4 to the shore of Bowen Lake, which point shall be known as the point of beginning; thence south parallel to the east boundary line of said Lot 4 to the said Township road; thence in an easterly direction along the said township road a distance of 148 feet to a point; thence north parallel to the east boundary line of said Lot 4 to the shore of Bowen Lake; thence in a westerly direction along the shore of said Bowen Lake to the point of beginning.

AND

The East 150 feet of the following described land, to-wit: All that portion of Government Lot 4, Section 4, Township 138, Range 30, described as follows: Starting at the northeast corner of Lot 3, Section 4, Township 138, Range 30, thence running south a distance of 160 rods to the Southeast corner of Government Lot 6, Section 4, Township 138, Range 30; thence west a distance of 77 rods; thence north on a straight line a distance of 155 rods to the township road running in an easterly and westerly direction; thence in a southwesterly direction along the said township road a distance of 747 feet; thence north parallel to the east boundary line of said Lot 4 to the shore of Bowen Lake, which point shall be known as the point of beginning; then south parallel to the east boundary line of said Lot 4 to the township road thence in an easterly direction along the said township road a distance of 300 feet to a point; thence north parallel to the east boundary line of said Lot 4 to the shore of said Bowen Lake; thence in a westerly direction along the shore of Bowen Lake to the point of beginning.

AND

A tract or parcel of land situated in Government Lot 8, Section 33, Township 139, Range 30, described as follows: Beginning at the meander corner on the east side of Bowen Lake being the southwest corner of said Lot 8 and running thence north 66 degrees 14 minutes east along the bank of said Bowen Lake a distance of 36 feet to a 1/2 inch iron pipe; thence south 29 degrees, 25 minutes east, 20.1 feet to an iron pipe on the township line being the southline of said Lot 8, thence west along said township line 40.50 feet to the place of beginning. The land herein described extends to the water's edge of said Bowen Lake and contains 1/100 of an acre as near as may be. The township line is considered a true east-westline in this description.

LESS

That portion of Government Lot 4, Section 4, Township 138, Range 30 described as follows, to-wit: Commencing at the northeast corner of said Government Lot 4, thence south 0 degrees 20 minutes 14 seconds east along the east line of said Government Lot 4 to a point where said east line intersects with the southerly right-of-way of the township road, the point of beginning of the tract to be described herein; thence continue south 0 degrees 20 minutes 14 seconds east along said east line to a point located 50.48 feet from the northeast corner of said Government Lot 4; thence south 68 degrees 39 minutes 55 seconds west to a point where said line intersects the southerly right-of-way of the township road; thence northerly, northeasterly and easterly along the southerly right-of-way line of the township road to the point of beginning.

EXCEPT

That part of Government Lot Eight (8), Section Thirty-three (33), Township One Hundred Thirty-nine (139) North, Range Thirty (30) West of the 5th P.M., Cass County, Minnesota, and that part of Government Lot Four (4), Section Four (4), Township One Hundred Thirty-eight (138) North, Range Thirty (30) West of the 5th P.M., Cass County, Minnesota, described as follows: Commencing at the Northeast corner of said Government Lot Four (4); running thence West 266.80 feet along the North line of said Government Lot Four (4) to the point of

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beginning; thence South 39°57'56" East 6.07 feet; thence South 18.92 feet; thence South 67°45'06" West 62.45 feet; thence North 29°25'00" West 87.00 feet, more or less, to the shore of Bowen Lake; thence northerly along said shore to a point that bears North 68°02'02" West from the point of beginning; thence South 68°02'02" East 96.28 feet, more or less, to the point of beginning.

ALSO EXCEPT

That part of Government Lot 4, Section 4, Township 138 North, Range 30 West, Cass County, Minnesota, described as follows: Commencing at the Northeast corner of said Government Lot 4, as monumented; thence South 89 degrees 56 minutes 33 seconds West, assumed bearing along the monumented north line of said Government Lot 4, a distance of 263.36 feet; thence on a bearing of South 185.68 feet; thence South 72 degrees 51 minutes 06 seconds West 140.56 feet; thence south 72 degrees 50 minutes 00 seconds West 156.99 feet to the point of beginning of the tract to be herein described; Bence North 56 degrees 25 minutes 32 seconds East 8.52 feet; thence North 4 degrees 33 minutes 36 seconds East 80.60 feet; thence North 4 degrees 52 minutes 29 seconds east 115 feet, more or less, to the shoreline of Bowen Lake, thence Southwesterly along said shoreline to its intersection with a line that bears North from the point of beginning; thence on a bearing of South 183 feet, more or less, to the point of beginning. Subject to Powers Township Road.

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REVISIONS:

NO.	DATE	DESCRIPTION	BY

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.

10/30/19
TERRY E. FREEMAN LIC. NO. 21367

NORTHERN ENGINEERING & CONSULTING, INC.
P.O. Box 232, Walker, MN 56484
Phone: 218-547-1928 Fax: 218-547-2272
Web: www.neandc.com

CERTIFICATE OF SURVEY
Alan Ernst
29597 663rd Ave
Gibbon, MN 55335

JOB NO. 19-285
DATE: 10-30-2019

SHEET NO.
1 OF 1

10/30/2019, 9079