

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 5,
SECTION 34, TOWNSHIP 140 NORTH, RANGE 29 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:

A000594726
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
7/23/2013 11:30:19 AM
AS DOC #: A000594726
PAGES: 2
REC FEES: 46.00
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY KF Dep

51-034-4313
No delinquent taxes and transfer entered;
Certificate of Real Estate Value
() filed (X) not required
July 23, 2013
Kathryn M. Norby
County Auditor
by: David Bergsven, Deputy

(Top 3 inches reserved for recording data)

QUIT CLAIM DEED
Individual(s) to Individual(s)

The consideration for this transaction is \$500.00 or less.

DEED TAX DUE: \$1.65

DATE: July 5, 2013

FOR VALUABLE CONSIDERATION, David A. Bergsven and Constance I. Bergsven, husband and wife ("Grantors"), hereby convey and quitclaim to David A. Bergsven, Trustee of the David A. Bergsven Revocable Trust, dated April 25, 2013 ("Grantee"), real property in Cass County, Minnesota, legally described as follows:

The North 240 feet of Government Lot Five (5), Section Thirty-four (34), Township One Hundred Forty (140), Range Twenty-nine (29), Cass County, Minnesota.

Together with a permanent easement for ingress and egress to said premises over the roadway as now laid out and constructed, to the public road, and subject to any easement for any access roadway across the premises.

Subject to mineral reservations and County ordinance regulations of record, if any, and subject to and together with easements, restrictions and reservations of record, if any.

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.

Grantor

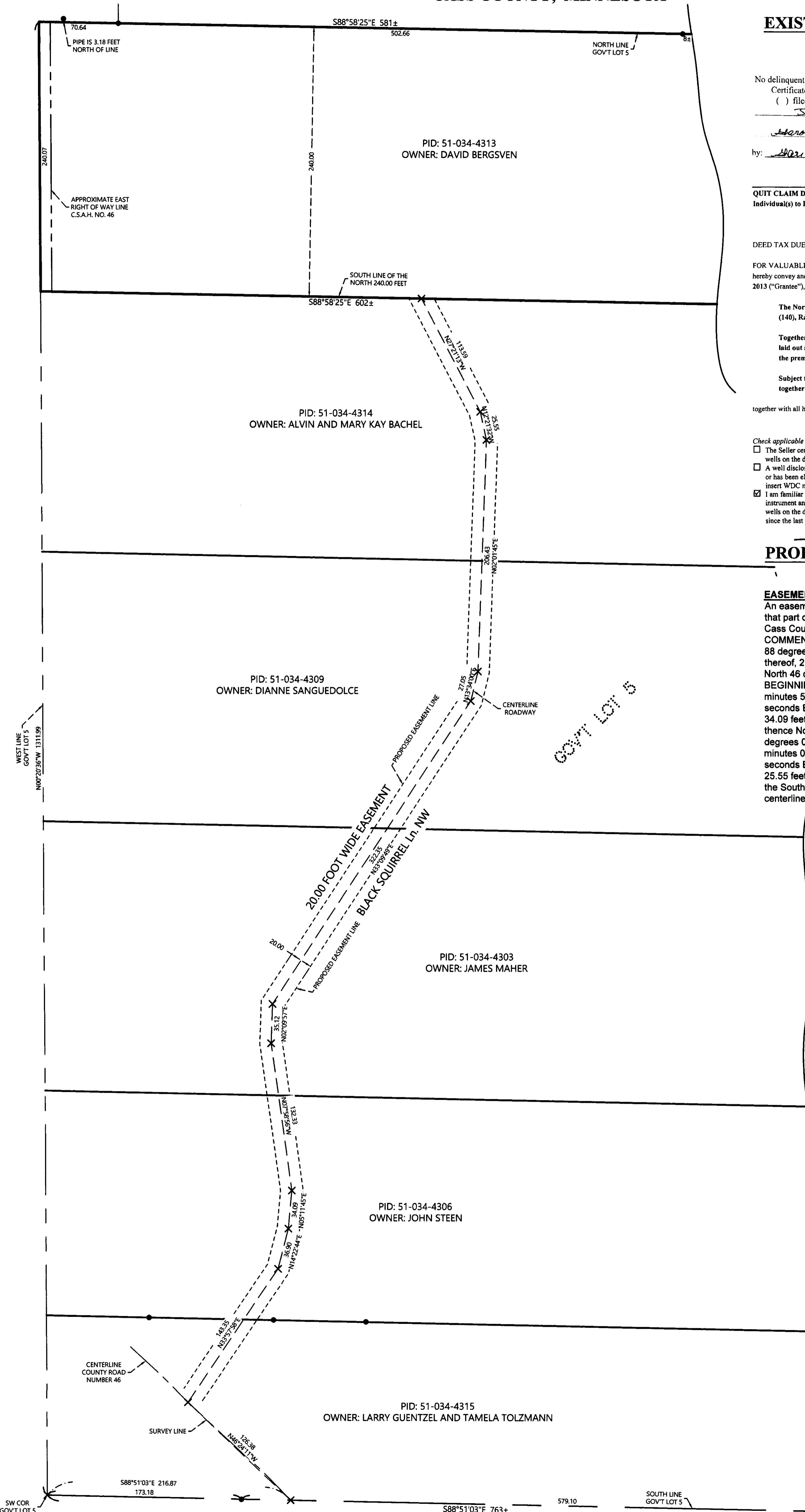
David Bergsven
David A. Bergsven

Constance Bergsven
Constance I. Bergsven

PROPOSED DESCRIPTION:

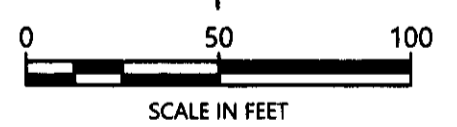
EASEMENT

An easement for ingress and egress 20.00 feet in width over, under and across that part of Government Lot 5, Section 34, Township 140 North, Range 29 West, Cass County, Minnesota, the centerline of which is described as follows: COMMENCING at the Southwest corner of said Government Lot 5; thence South 88 degrees 51 minutes 03 seconds East, assigned bearing, along the south line thereof, 216.87 feet to the intersection with the centerline of CSAH No. 46; thence North 46 degrees 24 minutes 11 seconds West 126.38 feet to the POINT OF BEGINNING of the centerline to be herein described; thence North 33 degrees 57 minutes 58 seconds East 143.35 feet; thence North 14 degrees 22 minutes 44 seconds East 36.90 feet; thence North 05 degrees 11 minutes 45 seconds East 34.09 feet; thence North 07 degrees 58 seconds 56 minutes West 132.33 feet; thence North 02 degrees 09 minutes 57 seconds East 35.12 feet; thence North 33 degrees 09 minutes 49 seconds East 322.35 feet; thence North 13 degrees 34 minutes 00 seconds East 27.05 feet; thence North 02 degrees 01 minutes 45 seconds East 206.43 feet; thence North 12 degrees 21 minutes 32 seconds West 25.55 feet; thence North 27 degrees 21 minutes 13 seconds West 113.59 feet to the South line of the North 240.00 feet of said Government Lot 5 and said centerline there terminating.



ISLAND LAKE

Approximate Shoreline



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE MINNESOTA COUNTY COORDINATE SYSTEM, CASS COUNTY NORTH ZONE (2011 ADJ.).

NOTES:

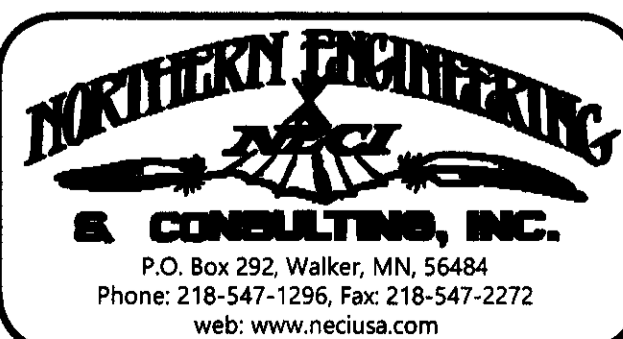
- Zoning for subject tract = Shoreland Residential.
- Parcel ID for subject tract = 51-034-4313.
- Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey.
- All lines marked with flagging are only an approximation of the true boundary 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.
- This survey reflects the shoreline drawn with an aerial, not the Ordinary High Water Elevation (OHWE).
- 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.

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION

CERTIFICATE OF SURVEY

David and Connie Bergsven
2494 Black Squirrel Ln. NW
Backus, MN 56453



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.

Terry L. Freeman 11/18/19
TERRY L. FREEMAN LIC. NO. 21367

REVISIONS:

NO.	DATE	DESCRIPTION	BY

11/20/2019, 9086