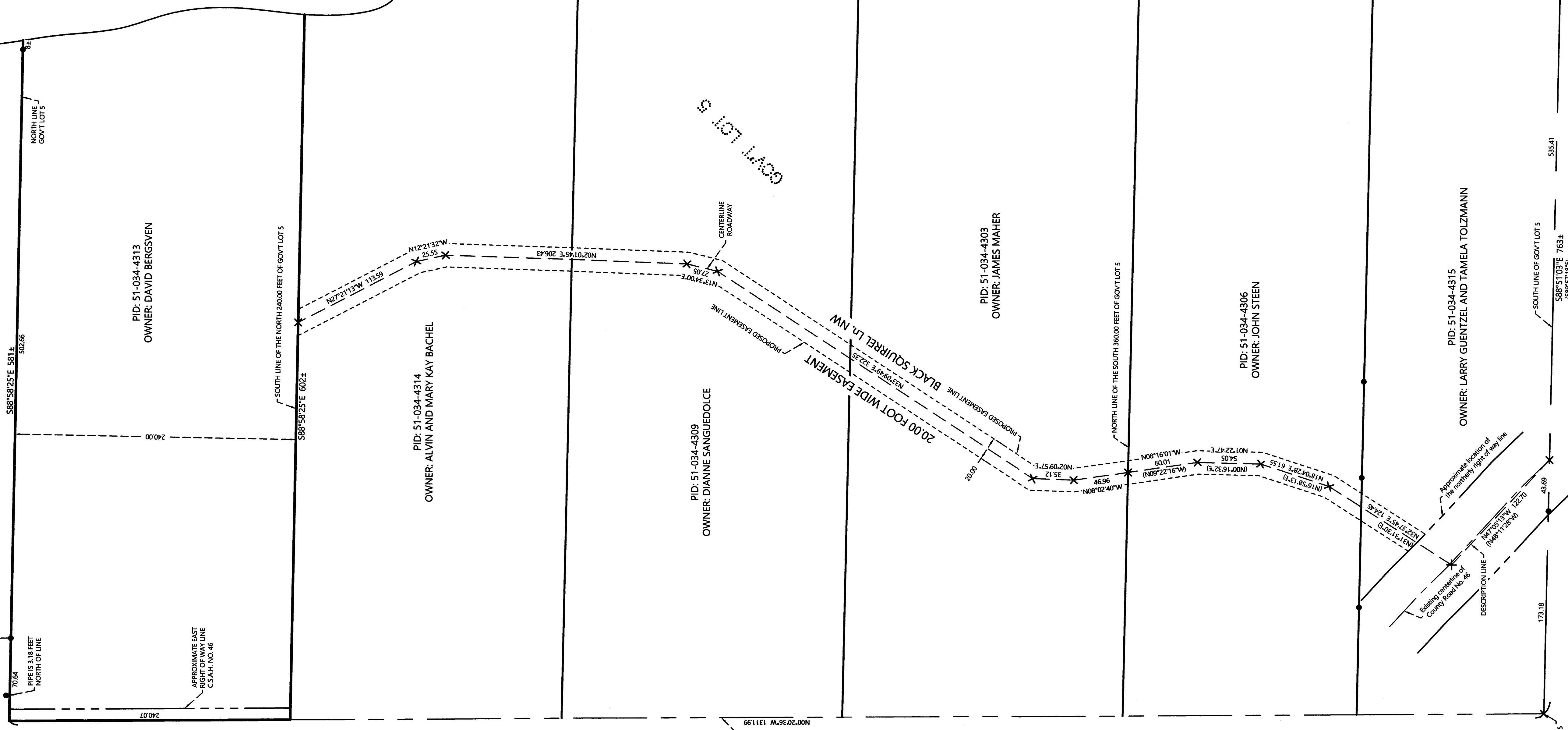


CERTIFICATE OF SURVEY

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



EXISTING DESCRIPTION:

AD000594726
OFFICE OF THE COUNTY RECORDER
CERTIFIED, FILED, AND/OR
RECORDED ON
7/17/2019 10:49 AM
AS DOC # 2, A000594726
PAGES: 2
REC FEES: 46.00
BY ME MORRY
CASS COUNTY RECORDER

No delinquent taxes and transfer entered;
Certificate of Real Estate Value
() filed (X) not required
July 23, 2019

by *Sharon K. Conley* County Auditor
Sharon K. Conley Deputy

(Top 3 inches reserved for recording data)

QUIT CLAIM DEED

Individual(s) to Individual(s)

DEED TAX DUE: \$1.45

DATE: July 5, 2019

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.

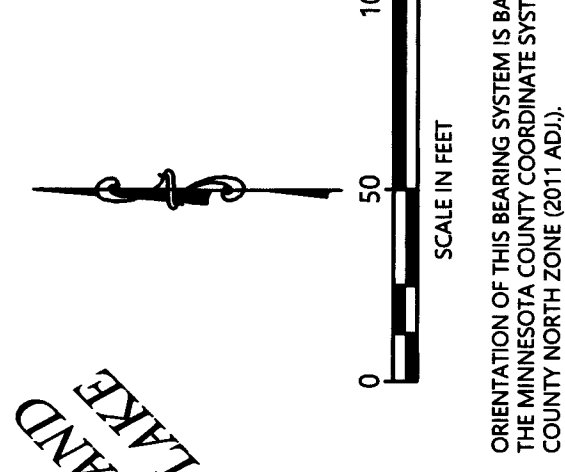
Subject to mineral reservations and County ordinance regulations of record, if any, and subject to and together with easements, restrictions and reservations of record, if any.

Together with all hereditaments and appurtenances belonging thereto.

PROPOSED DESCRIPTION:

20.00 FOOT WIDE 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 C.S.A.H. No. 46; thence North 47 degrees 05 minutes 13 seconds West 122.70 feet to the POINT OF BEGINNING of the centerline to be herein described; thence North 32 degrees 37 minutes 45 seconds East 124.45 feet; thence North 18 degrees 04 minutes 28 seconds East 61.55 feet; thence North 01 degrees 22 minutes 47 seconds East 54.05 feet; thence North 08 degrees 16 seconds 01 minutes 47 seconds East 54.05 feet; thence North 02 degrees 40 seconds West 46.96 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.

The sidelines of said 20.00 foot wide easement shall be prolonged or shortened to terminate on said south line of the North 240.00 feet and on the northerly right of way line of C.S.A.H. No. 46.



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
- (123.45) DENOTES PLAT AND/OR DEEDED MEASURE

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	12-17-2019	Proposed easement description	WAG

CERTIFICATE OF SURVEY

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
TERRY L. FREEMAN
12/17/19
LIC. NO. 21367



CERTIFICATE OF SURVEY

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