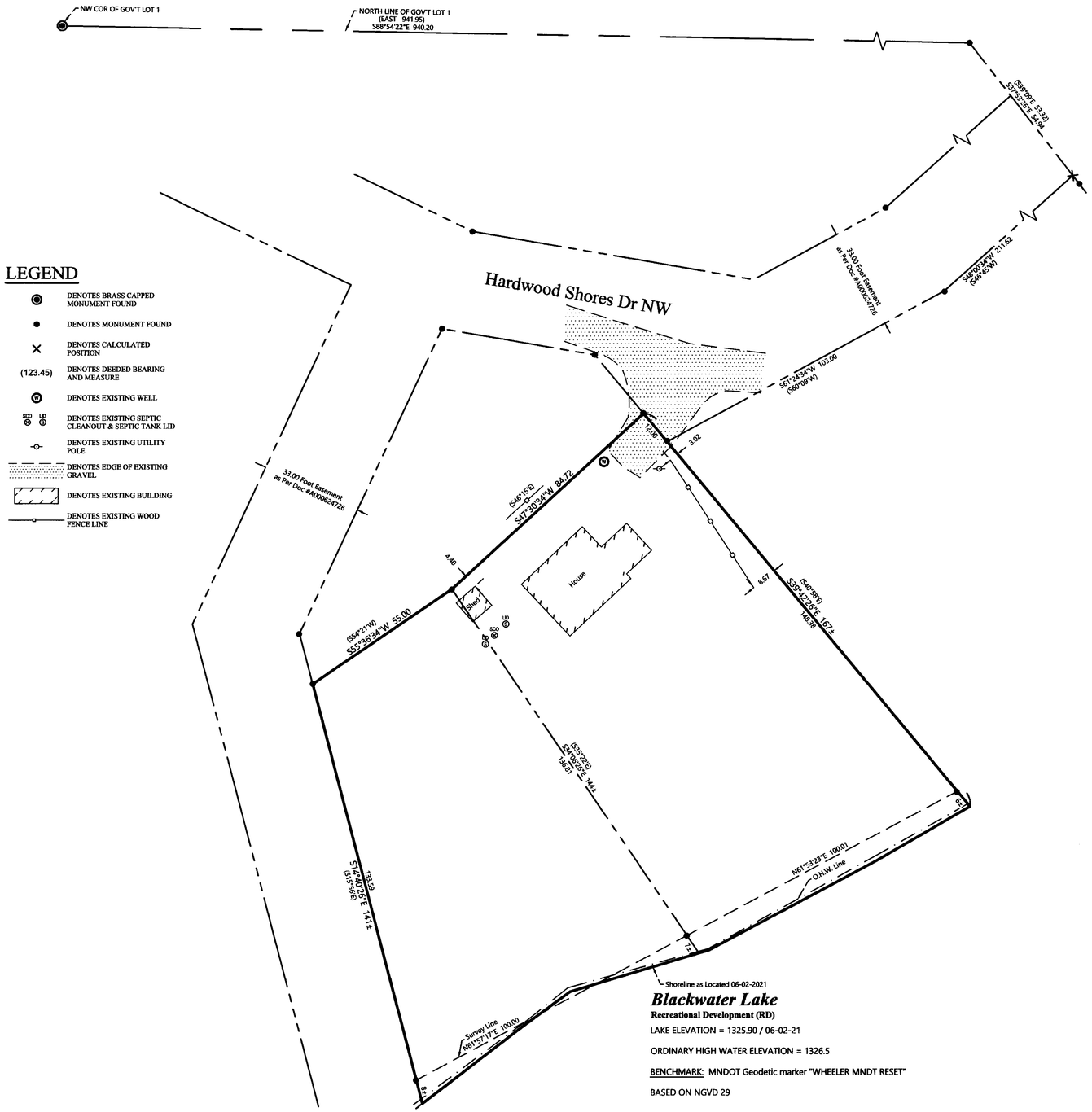
CERTIFICATE OF SURVEY

PART OF THE GOVERNMENT LOT 1, SECTION 35, TOWNSHIP 140 NORTH, RANGE 29 WEST, CASS COUNTY, MINNESOTA



LEGEND

- DENOTES BRASS CAPPED MONUMENT FOUND
- DENOTES MONUMENT FOUND
- DENOTES CALCULATED POSITION
- (123.45) DENOTES DEEDED BEARING AND MEASURE
- DENOTES EXISTING WELL
- DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- DENOTES EXISTING UTILITY POLE
- DENOTES EDGE OF EXISTING GRAVEL
- DENOTES EXISTING BUILDING
- DENOTES EXISTING WOOD FENCE LINE

Blackwater Lake

Recreational Development (RD)

LAKE ELEVATION = 1325.90 / 06-02-21

ORDINARY HIGH WATER ELEVATION = 1326.5

BENCHMARK: MNDOT Geodetic marker "WHEELER MNDT RESET"

BASED ON NGVD 29

0 20 40

SCALE IN FEET

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

EXISTING DESCRIPTION:

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PID # 51-035-2206

No delinquent taxes and transfer entered; Certificate of Real Estate Value

Exempt ( ) not required

SEPTEMBER 19, 2016

Sharon K. Anderson

County Auditor

By EA Deputy

Exempt Declaration

(X) Received ( ) Not Received

A000624726

OFFICE OF THE COUNTY RECORDER

CASS COUNTY, MINNESOTA

CERTIFIED, FILED, AND/OR RECORDED ON

9/19/2016 8:30:21 AM

REC FEES: 46.00

PAGES: 3

KATHRYN M. NORBY

CASS COUNTY RECORDER

BY SK DEP TX#: 133371

RECORDED ELECTRONICALLY

(Top 3 inches reserved for recording data)

WARRANTY DEED
Individual(s) to Joint Tenants

Minnesota Uniform Conveyancing Blanks
Form 10.1.5 (2013)

eCRV number: 562844

DEED TAX DUE: $ 396.00 DATE: (month/day/year)

FOR VALUABLE CONSIDERATION, Sharon L. Coyer and Jesse W. Coyer, Married to each other (insert name and marital status of each Grantor) ("Grantor"),

hereby conveys and warrants to Matthew D. Eberts and Deborah E. Eberts, Married to each other (insert name of each Grantee) ("Grantee"), as joint

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

See Attached Exhibit "A"

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EXHIBIT "A"
LEGAL DESCRIPTION

That part of Government Lot One (1), Section Thirty-five (35), Township One Hundred Forty (140) North, Range Twenty-nine (29) West, described as follows: Commencing at the Northwest corner of said Lot 1; thence East 941.95 feet along the North line of said Lot 1; thence South 39 degrees 09 minutes East 53.32 feet; thence South 46 degrees 45 minutes West 211.62 feet; thence South 60 degrees 09 minutes West 103.00 feet to the point of beginning of the tract to be described; thence North 40 degrees 58 minutes West 12.00 feet; thence South 46 degrees 15 minutes West 84.72 feet; thence South 35 degrees 22 minutes East 145 feet, more or less, to the shore of Blackwater Lake; thence Northeasterly 100 feet, more or less, along said shore to the point on said shore which is South 40 degrees 58 minutes East from the point of beginning; thence North 40 degrees 58 minutes West 155 feet, more or less, to the point of beginning;

AND

That part of Government Lot One (1), Section Thirty-five (35), Township One Hundred Forty (140) North, Range Twenty-nine (29) West, described as follows: Commencing at the Northwest corner of said Lot 1; thence East 941.95 feet along the North line of said Lot 1; thence South 39 degrees 09 minutes East 53.32 feet; thence South 46 degrees 45 minutes West 211.62 feet; thence South 60 degrees 09 minutes West 103.00 feet; thence North 40 degrees 58 minutes West 12.00 feet; thence South 46 degrees 15 minutes West 84.72 feet to the point of beginning of the tract to be described; thence South 54 degrees 21 minutes West 55.00 feet; thence South 15 degrees 56 minutes East 145 feet, more or less, to the shore of Blackwater Lake; thence Northeasterly 100 feet, more or less, along said shore to the point on said shore which is South 35 degrees 22 minutes East from the point of beginning; thence North 35 degrees 22 minutes West 145 feet, more or less, to the point of beginning;

Together with an easement for roadway purposes over that part of Government Lot 1, Section 35, Township 140 North, Range 29 West, described as follows: Commencing at the Northwest corner of said Lot 1; thence East 214.73 feet along the North line of said Lot 1; thence South 65 degrees 28 minutes East 454.19 feet; thence South 23 degrees 43 minutes West 122.32 feet to the point of beginning of the tract to be described; thence North 23 degrees 43 minutes East 122.32 feet; thence North 65 degrees 28 minutes West 454.19 feet to the North line of said Lot 1; thence East 79.48 feet along said North line of said Lot 1; thence South 65 degrees 28 minutes East 409.98 feet; thence South 81 degrees 26 minutes East 93.06 feet; thence North 60 degrees 09 minutes East 48.97 feet; thence North 46 degrees 45 minutes East 210.14 feet; thence South 39 degrees 09 minutes East 33.05 feet; thence South 46 degrees 45 minutes West 211.62 feet; thence South 60 degrees 09 minutes West 103.00 feet; thence North 40 degrees 58 minutes West 37.00 feet; thence North 81 degrees 26 minutes West 50.50 feet; thence South 23 degrees 43 minutes West 110.00 feet; thence South 15 degrees 56 minutes East 162 feet, more or less, to the shore of Blackwater Lake; thence Southwesterly 35 feet, more or less, along said shore to the point on said shore which is South 15 degrees 56 minutes East from the point of beginning; thence North 15 degrees 56 minutes West 187 feet, more or less, to the point of beginning, Cass County, Minnesota

Subject to and together with easements of record.

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 51-035-2206.
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.

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.

Terry L. Freeman 7/3/21

TERRY L. FREEMAN LIC. NO. 21367

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

CERTIFICATE OF SURVEY
Deb Eberts
9449 Dianne Dr
Brainerd, MN 56401

JOB NO. 21-146
DATE: 07-02-2021

SHEET NO.
1 OF 1