

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 6,
SECTION 5, TOWNSHIP 140 NORTH, RANGE 29 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:



A000666151
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
11/17/2020 9:01:06 AM
AS DOC #: A000666151
PAGES: 2
REC FEES: 46.00
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY KF Dep TX#: 166731

51-005-3109

No delinquent taxes and transfer entered;
Certificate of Real Estate Value
() Filed () Not Required
Date: November 16, 2020
SANDRA MORIKANE
Cass County MN Auditor-Treasurer

By: G. Hoell
Septic Disclosure
(*) Not Required () Received () Not Received

(Top 3 inches reserved for recording data)

QUIT CLAIM DEED 920463

eCRV number: _____

DEED TAX DUE: \$1.65

DATE: November 13, 2020
(month/day/year)

FOR VALUABLE CONSIDERATION, Annette Schmit-Cline and Bradley C. Cline AKA Bradley R. Cline, wife and husband ("Grantor(s)"), hereby convey(s) and quitclaims to Annette Schmit-Cline and Bradley R. Cline ("Grantee(s)"), as

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

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

All that part of Government Lots Five (5) and Six (6), Section Five (5), Township One Hundred Forty (140) North, Range Twenty-nine (29) West, Cass County, Minnesota, lying South of a line drawn parallel with and 2115.88 feet North of the South line of Government Lot 5, said Section 5; EXCEPT the South 1990.88 feet thereof. Subject to and together with a 66 foot wide easement for road, power and telephone line easements.

AND: All that part of Government Lots Five (5) and Six (6), Section Five (5), Township One Hundred Forty (140) North, Range Twenty-nine (29) West, Cass County, Minnesota, lying South of a line drawn parallel with and 2240.88 feet North of the South line of Government Lot 5, said Section 5; EXCEPT the South 2115.88 feet thereof. Subject to and together with a 66 foot wide easement for road, power and telephone line easements.

Shoreline as Located on 7-20-2021

Baby Lake

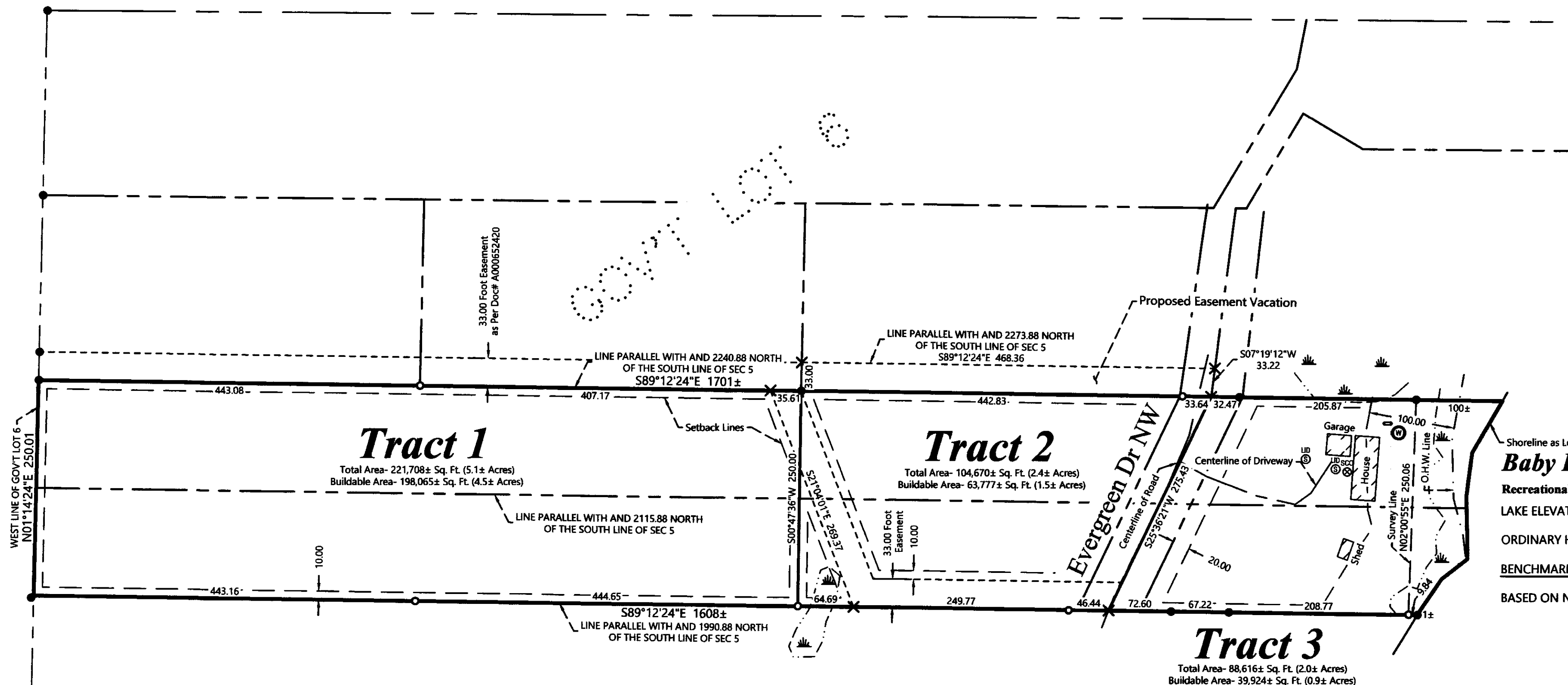
Recreational Development (RD)

LAKE ELEVATION = 1327.52 / 7-20-2021

ORDINARY HIGH WATER ELEVATION = 1327.9

BENCHMARK: MNDOT Geodetic marker "HAZEL MNDT"

BASED ON NGVD29



PROPOSED DESCRIPTIONS:

Tract 1

That part of Government Lot 6, Section 5, Township 140 North, Range 29 West, Cass County, Minnesota, described as follows: BEGINNING at the intersection with the west line of said Government Lot 6 and a line drawn parallel with and 2240.88 feet North of the South line of said Section 5; thence South 89 degrees 12 minutes 24 seconds East, assigned bearing, along said parallel line, 885.86 feet; thence South 00 degrees 47 minutes 36 seconds West 250.00 feet to a line drawn parallel with and 1990.88 feet North of said South line of Section 5; North 89 degrees 12 minutes 24 seconds West, along last said parallel line 887.81 feet, to said west line; thence North 01 degrees 14 minutes 24 seconds East, along said west line 250.01 feet to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to and TOGETHER with 33.00 foot Easement.

Tract 2

That part of Government Lot 6, Section 5, Township 140 North, Range 29 West, Cass County, Minnesota, described as follows: COMENCING at the intersection with the west line of said Government Lot 6 and a line drawn parallel with and 2240.88 feet North of the South line of said Section 5; thence South 89 degrees 12 minutes 24 seconds East, assigned bearing, along said parallel line 885.86 feet to the Point of Beginning of the tract to be herein described; thence continue South 89 degrees 12 minutes 24 seconds East, along said parallel line 476.47 feet to the centerline of Evergreen Drive Northwest; thence South 25 degrees 36 minutes 21 seconds West, along said centerline, 275.43 feet to a line drawn parallel with and 1990.88 feet North of said South line; thence North 89 degrees 12 minutes 24 seconds, along last said parallel line, 360.90 feet to the intersection with a line bearing South 00 degrees 47 minutes 36 seconds West from the point of beginning; thence North 00 degrees 47 minutes 36 seconds East 250.00 feet to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to and TOGETHER with 33.00 foot Easement.
SUBJECT to Evergreen Dr. NW.

Tract 3

That part of Government Lot 6, Section 5, Township 140 North, Range 29 West, Cass County, Minnesota, described as follows: COMENCING at the intersection with the west line of said Government Lot 6 and a line drawn parallel with and 2240.88 feet North of the South line of said Section 5; thence South 89 degrees 12 minutes 24 seconds East, assigned bearing, along said parallel line, 1362.33 feet to the centerline of Evergreen Drive Northwest and being the Point of Beginning of the tract to be herein described; thence South 25 degrees 36 minutes 21 seconds West, along said centerline, 275.43 feet to a line drawn parallel with and 1990.88 feet North of the South line of said Section 5; thence South 89 degrees 12 minutes 24 seconds East, along last said parallel line, 359 feet, more or less, to the shoreline of Baby Lake; thence northeasterly along said shoreline to said line drawn parallel with and 2240.88 feet North of the South line of Section 5; thence South 89 degrees 12 minutes 24 seconds West, along last said parallel line, 339 feet, more or less, to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to Evergreen Dr. NW.

33.00 foot Easement

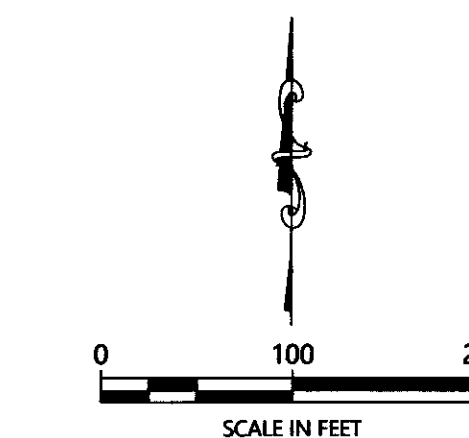
A 33.00 foot wide easement for ingress and egress purposes over, under, and across that part of Government Lot 6, Section 5, Township 140 North, Range 29 West, Cass County, Minnesota, the westerly and southerly lines of which are described as follows: COMMENCING at the intersection with the west line of said Government Lot 6 and a line drawn parallel with and 2240.88 feet North of the South line of said Section 5; thence South 89 degrees 12 minutes 24 seconds East, assigned bearing, along said parallel line, 850.25 feet to the Point of Beginning of the westerly and southerly lines to be herein described; thence South 21 degrees 04 minutes 01 seconds East 269.37 feet, to a line drawn parallel with and 1990.88 feet North of the South line of said Section 5; thence South 89 degrees 12 minutes 24 seconds East, along last said parallel line, 296.21 feet and said westerly and southerly line there terminating. The sidelines of said easement shall be prolonged or shortened to terminate on a line that bears North 25 degrees 36 minutes 21 seconds East from the point of terminus.

Proposed Easement Vacation

That part of the easement for drainage, utility and ingress and easement purposes over and across that part of Government Lot 6, Section 5, Township 140 North, Range 29 West, Cass County, Minnesota, lying easterly of the following described line: COMENCING at the intersection with the west line of said Government Lot 6 and a line drawn parallel with and 2240.88 feet North of the South line of said Section 5; thence South 89 degrees 12 minutes 24 seconds East, assigned bearing, along said parallel line, 885.86 feet to the Point of Beginning of the line to be herein described; thence North 00 degrees 47 minutes 36 seconds East 33.00 feet to a line drawn parallel with and 2273.88 feet North of the South line of said Section 5 and said line there terminating.

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- ⊙ DENOTES EXISTING WELL
- ⊞ DENOTES EXISTING LP TANK
- ⊞ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- ⊞ DENOTES DELINEATED WETLAND(S)
- ▭ DENOTES EXISTING BUILDING



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

NOTES:

- Zoning for subject tract = Shoreline Residential.
- Parcel ID for subject tract = 51-005-3109.
- Improvements other than those shown on this certificate, may exist that were not located during this survey. Wetlands as shown were delineated by Patrick Reardon, Wetland Certification No. 1295, in July 2021.
- 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.
- 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.

CERTIFICATE OF SURVEY

Bud Lutterman
4545 Evergreen Dr NW
Hackensack, MN 56452

JOB NO. 21-213
DATE: 8-04-2021

SHEET NO.

1 OF 1

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
LIC. NO. 21367

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