CERTIFICATE OF SURVEY

**LOTS 29, 30, 75, 76, TINGDALE BROS' LAKE ROOSEVELT SHORES,
SECTION 23, TOWNSHIP 139 NORTH, RANGE 26 WEST,
CASS COUNTY, MINNESOTA**

EXISTING DESCRIPTION:

Form No. S-M—WARRANTY DEED — Minnesota Uniform Conveyancing Blanks (1978)
Individual(s) to Joint Tenants

218210-500290 +500750

No delinquent taxes and transfer entered; Certificate of Real Estate Value (X) filed ( ) not required
Certificate of Real Estate Value No. _____
March 24, 19 88
Sharon K. Anderson
County Auditor
by _____ Deputy

303336
OFFICE OF COUNTY RECORDER
State of Minnesota, County of Cass
I hereby certify that the within instrument was filed in this office for record on the 24 day of March A.D. 19 88 at 1:30 O'clock P. M. and was duly recorded as Micro Doc. No. 303336
Marlene Krogh
COUNTY RECORDER

STATE DEED TAX DUE HEREON: $ 59.40
Date: March 18, 19 88

(reserved for recording data)

FOR VALUABLE CONSIDERATION, Lyman H. Armstrong and Elsie M. Armstrong husband and wife (married status), Grantor (s),
hereby convey (s) and warrant (s) to Robert N. Childs and Lois B. Childs, Grantees as joint tenants, real property in Cass County, Minnesota, described as follows:

Lots Twenty-nine (29), Thirty (30), Seventy-five (75), and Seventy-six (76), "Tingdale Bros. Lake Roosevelt Shores", subject to restrictions and reservations of record, if any;

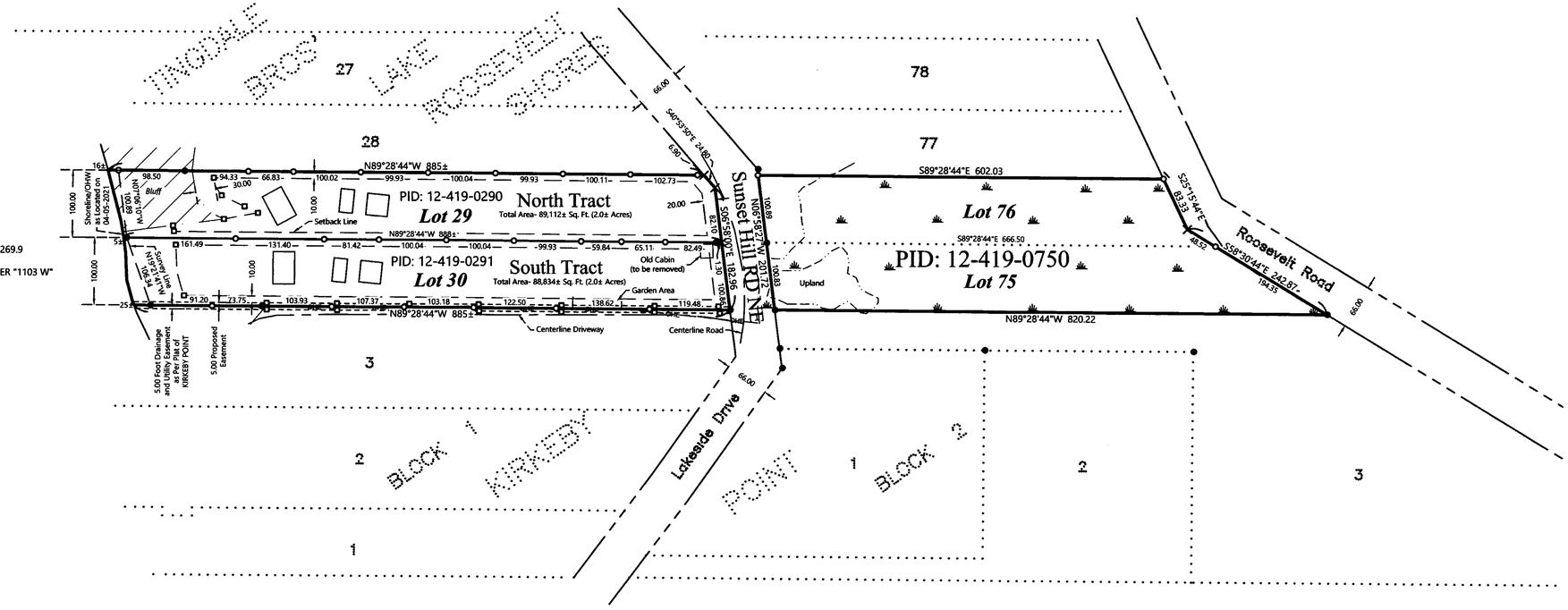
PROPOSED DESCRIPTION:

North Tract
Lot 29, TINGDALE BROS LAKE ROOSEVELT SHORES, plat of record, Cass County, Minnesota.
SUBJECT to easements, restrictions, and reservations of record.

South Tract
Lot 30, TINGDALE BROS LAKE ROOSEVELT SHORES, plat of record, Cass County, Minnesota.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to Proposed Easement.

Proposed Easement
A 5.00 foot wide easement for drainage and utility purposes over, under, and across the south 5.00 feet of Lot 30, TINGDALE BROS LAKE ROOSEVELT SHORES, plat of record, Cass County, Minnesota.

Roosevelt Lake
General Development (GD)
LAKE ELEVATION = 1269.9 / 04-15-2021
ORDINARY HIGH WATER ELEVATION = 1269.9
BENCHMARK: MNDOT GEODETIC MARKER "1103 W"
BASED ON NGVD 29



LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES SET LATH
- DENOTES MONUMENT FOUND
- DENOTES CALCULATED POSITION
- DENOTES BLUFF AREA
- DENOTES PROPOSED BUILDING
- DENOTES OVERHEAD ELECTRIC LINE
- DENOTES DELINEATED WETLAND(S)

0 100 200
SCALE IN FEET

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

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 12-419-0290 and 12-419-0750.
3. Improvements other than those shown on this certificate, may exist that were not located during this survey. Wetlands as shown delineated by Patrick Reardon, Wetland Certification No. 1295, dated September 2021.
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:				BY
NO.	DATE	DESCRIPTION		
1.	9-20-2021	Add Easement and Points for Setback		GAY
2.	10-5-2021	Add Delineated Wetlands		GAY

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.

10/5/21

TERRY L. FREEMAN — LIC. NO. 21367

NORTHERN ENGINEERING & CONSULTING, INC.
P.O. Box 292, Walker, MN, 56484
Phone: 218-547-1096, Fax: 218-547-2272
web: www.necsaa.com

CERTIFICATE OF SURVEY
John Williams
30892 103rd St NW
Princeton, MN 55371

JOB NO. 21-269
DATE: 04-29-2021

SHEET NO.
1 OF 1