

CERTIFICATE OF SURVEY

LOTS 45-57, SHADYWOOD SHORES
SECTION 14, TOWNSHIP 139 NORTH, RANGE 29 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:

32-403-0450
No delinquent taxes and transfer entered;
Certificate of Real Estate Value
(filed) (not required)
April 3, 2022
Kathryn H. Hobery
County Auditor
By: [Signature] Deputy

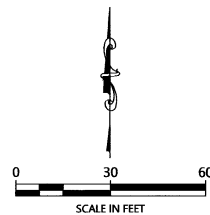
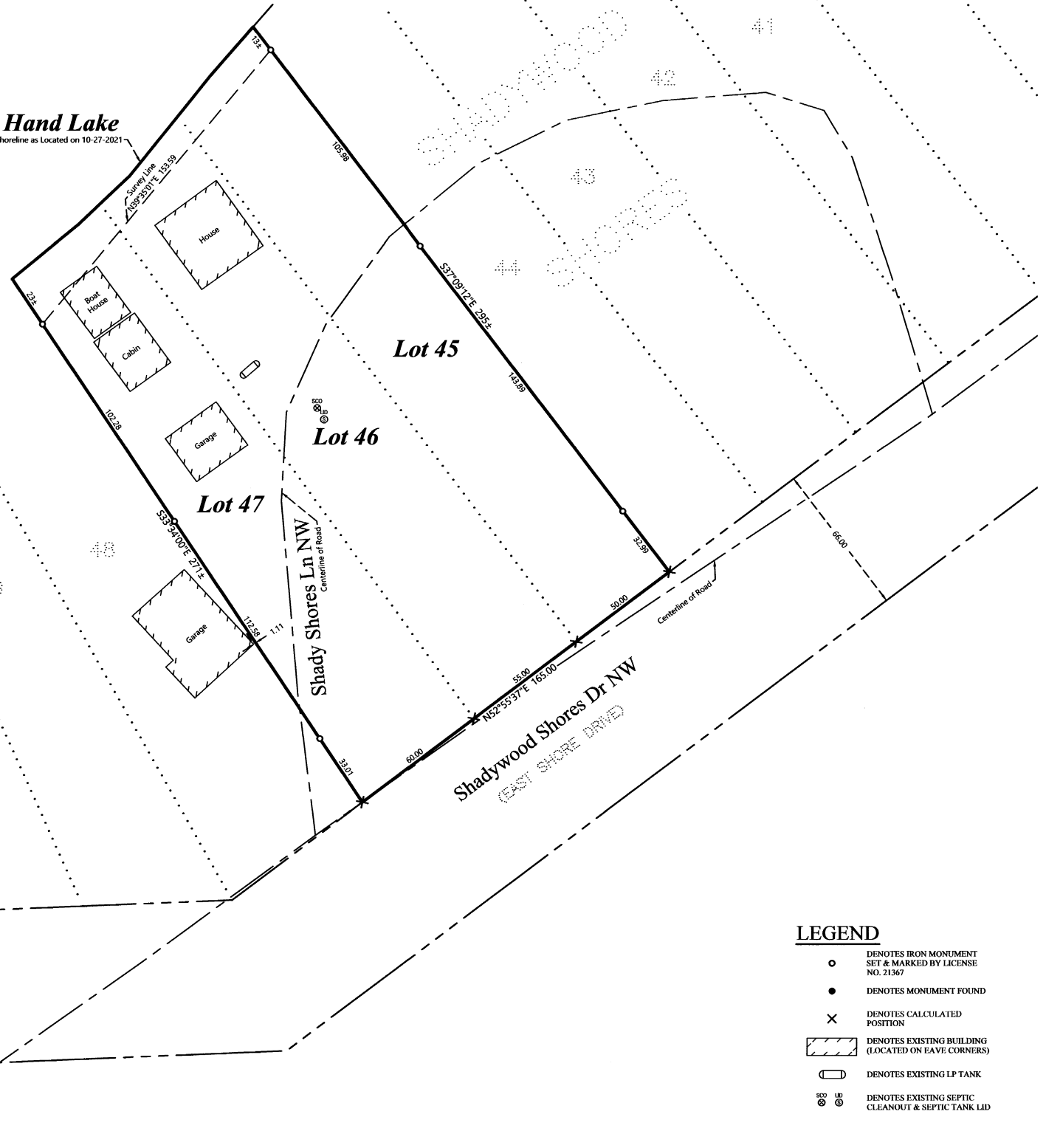
A000511384
OFFICE OF COUNTY RECORDER
CASS COUNTY MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED IN
04/03/2022 03:25:01PM
AS DOC #: A000511384
PAGES: 1
REC FEES: \$46.00

KATHRYN H. HOBERY
COUNTY RECORDER
BY: [Signature] DEPUTY

Minnes™ 27-M - QUIT CLAIM DEED (Typ 3 inches Reserved for Recording Date) Minn/Davis Co. • St. Paul, MN 551-642-1988
Minnesota Uniform Continuing Bonds (1/15/97)

Individual(s) to Individual(s)
DEED TAX DUE: \$ 1.65
Date: March 8, 2006
FOR VALUABLE CONSIDERATION, Karl G. Custer
a single person (marital name)
Granor, hereby conveys and quitclaims to Kenneth L. Custer
Grantee, real property in Cass County, Minnesota, described as follows:
Lots Forty-five (45), Forty-six (46), and Forty-seven (47) Plat of Shadywood Shores, Cass County, Minnesota.

Hand Lake
Shoreline as Located on 10-27-2021



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 = 32-403-0450.
- 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 located shoreline at the time of this survey, not the Ordinary High Water Elevation (OHW).
- 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
- ▨ DENOTES EXISTING BUILDING (LOCATED ON EAVE CORNERS)
- ▭ DENOTES EXISTING LP TANK
- ⊗ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID

NO.	DATE	DESCRIPTION	BY

I HEREBY CERTIFY THAT THIS SURVEY, PLAT OR RESUBDIVISION 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.
11/15/21
TERRY L. FREEMAN
LIC. NO. 21367



CERTIFICATE OF SURVEY
Ken Custer
3424 Gowan Ave SW
Howard Lake, MN 55349

JOB NO. 21-386
DATE: 11-15-2021

SHEET NO.
1 OF 1