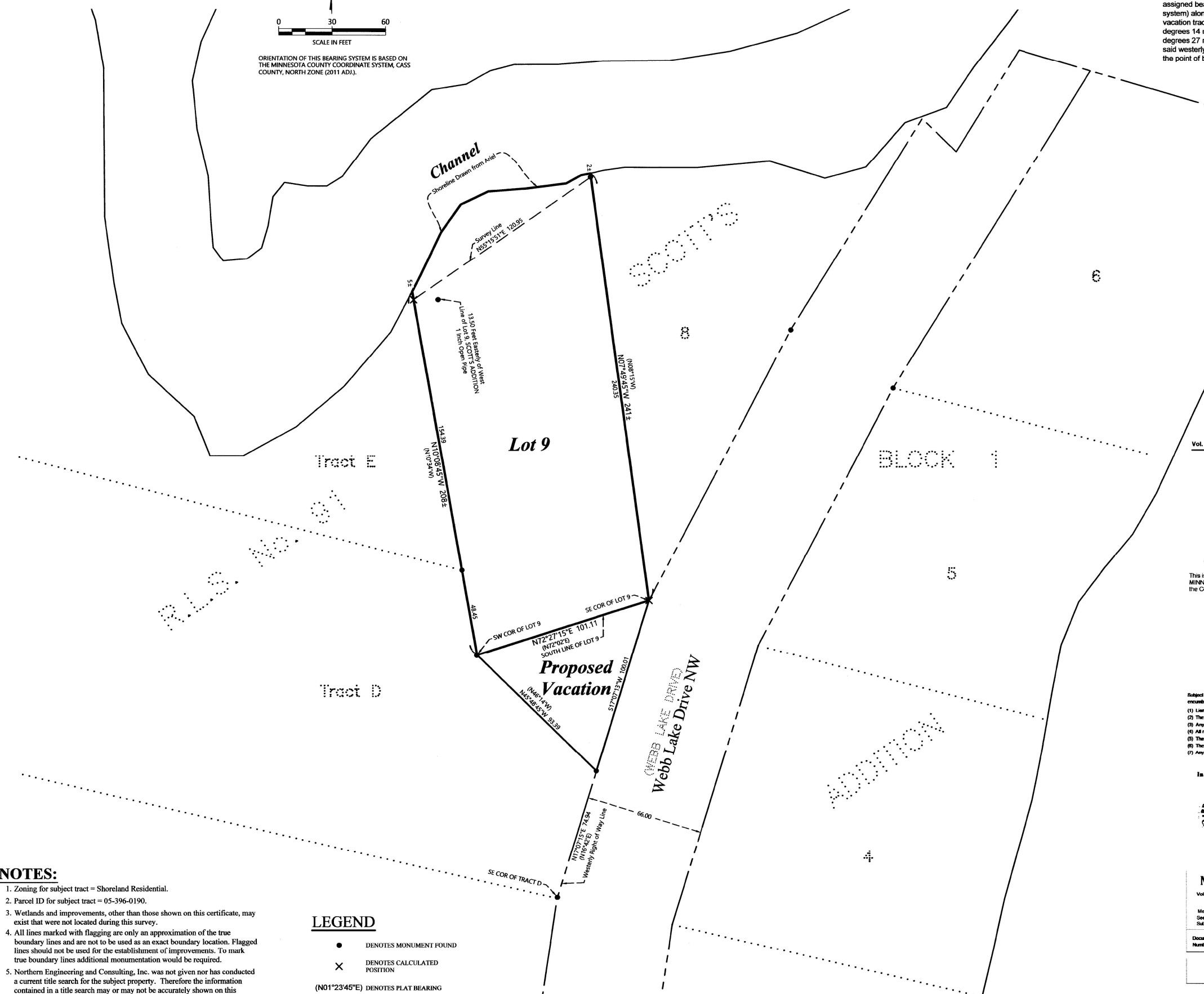
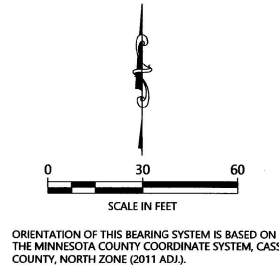


CERTIFICATE OF SURVEY

PART OF WEBB LAKE DRIVE,
SECTION 13, TOWNSHIP 140 NORTH, RANGE 30 WEST,
CASS COUNTY, MINNESOTA

PROPOSED DESCRIPTION:

Proposed Vacation
That part of Webb Lake Drive as dedicated in SCOTT'S ADDITION, plat of record, Cass County, Minnesota described as follows: COMMENCING at the southeast corner of TRACT D, Registered Land Survey Number 91, on record in said County; thence North 17 degrees 07 minutes 15 seconds East assigned bearing on Cass County coordinate system, (North 16 degrees 42 minutes East plat bearing system) along the westerly line of said Webb Lake Drive, 74.94 feet to the Point of Beginning of the vacation tract to be herein described; thence North 45 degrees 48 minutes 45 seconds West (North 46 degrees 14 minutes West plat bearing system), along said westerly line, 93.39 feet; thence North 72 degrees 27 minutes 15 seconds East (North 72 degrees 02 minutes East plat bearing system), along said westerly line, 101.11 feet; thence South 17 degrees 07 minutes 13 seconds West 100.01 feet to the point of beginning.



EXISTING DESCRIPTION:

Vol. 37 Page 10258 File No. 103
Certificate of Title
No. 10258
Transfer from No. 8966, Originally registered on August 14th, 1964 in Vol. 4, Page 736

REGISTRATION

STATE OF MINNESOTA,
COUNTY OF CASS

This is to certify that JEFFREY EUGENE FLOODING, whose address is 4177 EDMONSON AVE NE, BUFFALO, MINNESOTA, 55313 is/are now the owner(s) of an estate, in fee simple, of and in the following described land situated in the County of Cass and State of Minnesota, to-wit:

LOT NINE (9), BLOCK ONE (1), SCOTT'S ADDITION

- Subject to the encumbrances, liens, and interest noted by the marginal endorsement or endorsed hereon, and subject to the following rights or encumbrances subsisting, as provided in Laws 1905, chapter 305, section 24, namely:
- (1) Liens, claims, or rights arising or existing under the laws of the Constitution of the United States, which this state cannot require to appear of record;
 - (2) The lien of any real property tax or special assessment;
 - (3) Any lease for a period not exceeding three years, when there is actual occupation of the premises thereunder;
 - (4) All rights in public highways upon the land;
 - (5) The right of appeal, or right to appear and contest the application, petition, or other proceeding affecting the title, as is allowed by this chapter;
 - (6) The rights of any person in possession under deed or contract for deed from the owner of the certificate of title; and
 - (7) Any outstanding mechanic lien rights which may exist under sections 514.01 to 514.17.

In Witness Whereof, I have hereunto subscribed my name and affixed the seal of my office:



November 2nd, 2020

Kathryn M. Norby
REGISTRAR OF TITLES

In and for the County of Cass and State of Minnesota

By _____ Deputy
Kimberly Fagerman

Memorials for Certificate of Title No. 10258

Vol. 37 Page 10258 JEFFREY EUGENE FLOODING Owners

Memorial of Estates, Encumbrances or Charges on the Land described in the Certificate of Title hereto attached. See original documents/imagined documents for full and complete details. Subject to County Ordinances - See Cass County Environmental Services for current regulations.

Document Number	Kind of Instrument	Date of Instrument	Date/Year of Registration	Amount	Running in Favor of Signatures of Recipient

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 05-396-0190.
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.

LEGEND

- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- (N01°23'45"E) DENOTES PLAT BEARING

NO.	DATE	DESCRIPTION	BY

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
Terry L. Freeman
TERRY L. FREEMAN
11/01/20
LIC. NO. 21387



CERTIFICATE OF SURVEY
Jeff Flooding
4177 Edmonson Ave NE
Buffalo, MN 55313

JOB NO. 22-232
DATE: 11-10-2022

SHEET NO.
1 OF 1