CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 4,
SECTION 10, TOWNSHIP 140 NORTH, RANGE 26 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:

42-010-1310
No delinquent taxes and transfer entered; Certificate of Real Estate Value
X filed ( ) not required
December 29 2006
Sharon K. Anderson
County Auditor
By _____ Deputy

Septic Disclosure
( ) Received (X) Not Received

T000025303
OFFICE OF REGISTRAR OF TITLES
CASS COUNTY MINNESOTA
CERTIFIED, FILED, AND/OR RECORDED ON
12/29/2006 03:00:03PM
AS TORRENS DOC #: T000025303
PAGES: 2
REC FEES: 606.00
BOOK #:29
PAGE #:7724
FILE #:1498 ISN #5
CERTIFICATE #: 7724
KATHRYN M. MORBY
REGISTRAR OF TITLES
BY Kathryn M. Morby
KM DEPUTY

Form No. 5-M - WARRANTY DEED
Individual(s) to Joint Tenants

DEED TAX DUE: $1,240.80
Date: 12/12/06

FOR VALUABLE CONSIDERATION, Jonathan A. McLaughlin and Tammi J. McLaughlin, husband and wife, Grantor, hereby conveys and warrants to Harold James Stroner, Jr. and Lori Ann Stroner, husband and wife, Grantees, as joint tenants, real property in Cass County, Minnesota, described as follows:

SEE ATTACHED EXHIBIT A

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

easements, covenants and restrictions of record.

EXHIBIT A

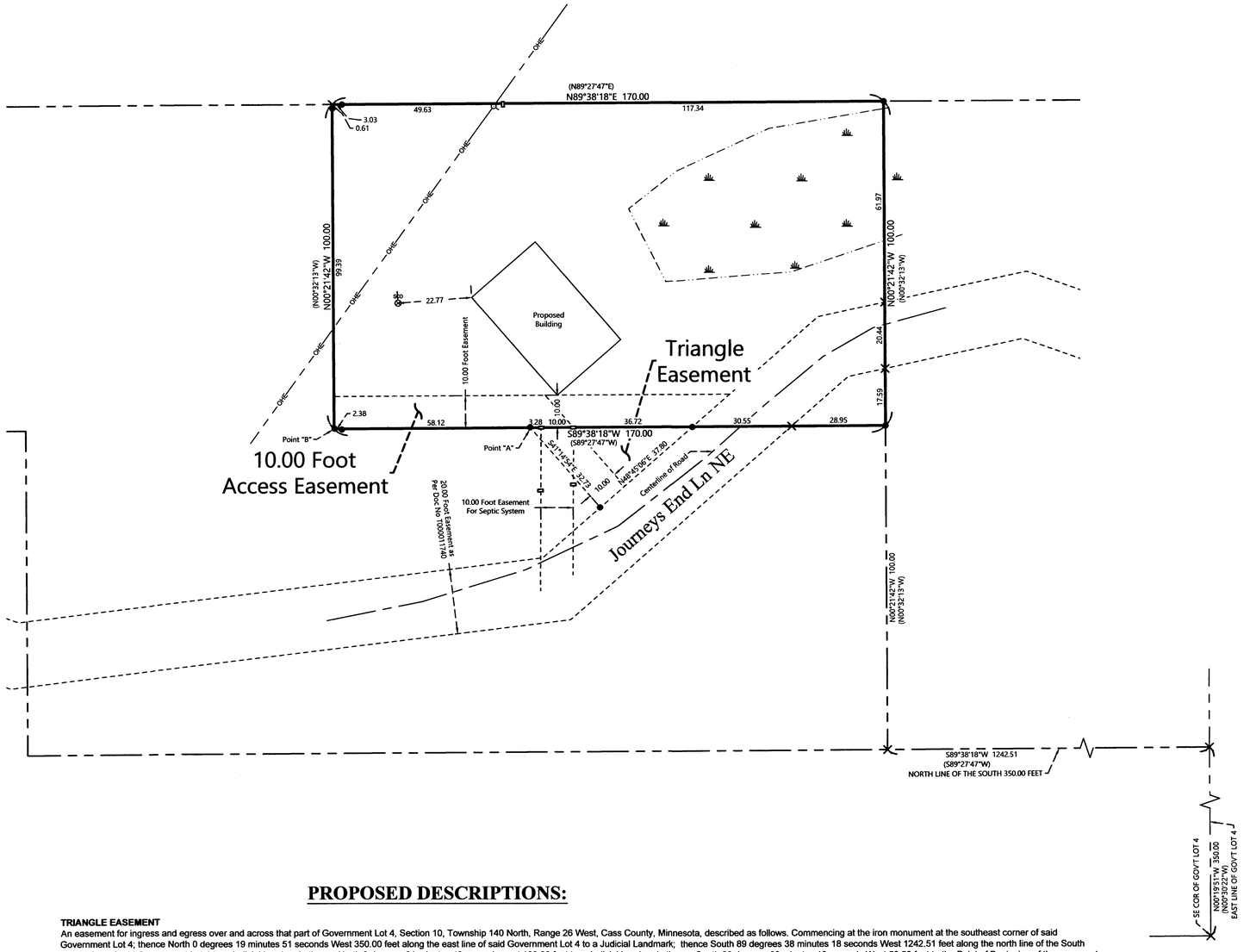
That part of Government Lot Four (4), Section Ten (10), Township One Hundred Forty (140), Range Twenty-six (26), described as follows:

Commencing at the iron monument at the southeast corner of said Government Lot 4; thence North 0 degrees 30 minutes 22 seconds West, assumed bearing, 350.00 feet along the east line of said Government Lot 4 to a Judicial Landmark; thence South 89 degrees 27 minutes 47 seconds West 1507.51 feet along the north line of the South 350.00 feet of said Government Lot 4 to a Judicial Landmark; thence North 0 degrees 32 minutes 13 seconds West 100.00 feet to a Judicial Landmark; thence South 89 degrees 27 minutes 47 seconds West 421.05 feet; thence North 39 degrees 14 minutes West 31.45 feet to the point of beginning; thence North 48 degrees 22 minutes 20 seconds East 72.39 feet to a Judicial Landmark; thence continuing North 48 degrees 22 minutes 20 seconds East 12.00 feet, more or less, to the shore of Big Thunder Lake; thence Northwesterly, Southwesterly, and Southeasterly along said shore to its intersection with a line bearing South 48 degrees 22 minutes 20 seconds West from the point of beginning; thence North 48 degrees 22 minutes 20 seconds East 50.00 feet, more or less, to a Judicial Landmark that is South 48 degrees 22 minutes 20 seconds West 45.69 feet from the point of beginning; thence continuing North 48 degrees 22 minutes 20 seconds East 45.69 feet to the point of beginning. Tract extends to the water's edge of Big Thunder Lake.

AND

That part of said Government Lot 4 described as follows:

Commencing at the iron monument at the southeast corner of said Government Lot 4; thence North 0 degrees 30 minutes 22 seconds West 350.00 feet along the east line of said Government Lot 4 to a Judicial Landmark; thence South 89 degrees 27 minutes 47 seconds West 1242.51 feet along the north line of the South 350.00 feet of said Government Lot 4 to a Judicial Landmark; thence North 0 degrees 32 minutes 13 seconds west 100.00 feet to a Judicial Landmark, the point of beginning; thence South 89 degrees 27 minutes 47 seconds West 170.00 feet to a Judicial Landmark; thence North 0 degrees 32 minutes 13 seconds West 100.00 feet to a Judicial Landmark on the north line of the South 550.00 feet of said Government Lot 4; thence North 89 degrees 27 minutes 47 seconds East 170.00 feet along said north line of the South 550.00 feet to a Judicial Landmark; thence South 0 degrees 32 minutes 13 seconds East 100.00 feet to the point of beginning.



LEGEND

- DENOTES SET LATH
- DENOTES MONUMENT FOUND
- DENOTES CALCULATED POSITION
- (N01°23'45"E) DENOTES DEED BEARINGS
- SCO / UB — DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- DENOTES EXISTING UTILITY POLE
- OHE — DENOTES OVERHEAD ELECTRIC LINE
- DENOTES WETLAND(S)

PROPOSED DESCRIPTIONS:

TRIANGLE EASEMENT
An easement for ingress and egress over and across that part of Government Lot 4, Section 10, Township 140 North, Range 26 West, Cass County, Minnesota, described as follows. Commencing at the iron monument at the southeast corner of said Government Lot 4; thence North 0 degrees 19 minutes 51 seconds West 350.00 feet along the east line of said Government Lot 4 to a Judicial Landmark; thence South 89 degrees 38 minutes 18 seconds West 1242.51 feet along the north line of the South 350.00 feet of said Government Lot 4 to a Judicial Landmark; thence North 0 degrees 21 minutes 42 seconds west 100.00 feet to a Judicial Landmark; thence South 89 degrees 38 minutes 18 seconds West 59.50 feet to the Point of Beginning of the easement tract to be herein described; thence South 48 degrees 45 minutes 06 seconds West 37.80 feet; thence North 41 degrees 14 minutes 54 seconds West 32.73 feet; thence North 89 degrees 38 minutes 18 seconds East 50.00 feet to the Point of Beginning.

10 FOOT EASEMENT
An easement for ingress and egress 10.00 feet in width over and across that part of Government Lot 4, Section 10, Township 140 North, Range 26 West, Cass County, Minnesota, the southerly line of which is described as follows. Commencing at the iron monument at the southeast corner of said Government Lot 4; thence North 0 degrees 19 minutes 51 seconds West 350.00 feet along the east line of said Government Lot 4 to a Judicial Landmark; thence South 89 degrees 38 minutes 18 seconds West 1242.51 feet along the north line of the South 350.00 feet of said Government Lot 4 to a Judicial Landmark; thence North 0 degrees 21 minutes 42 seconds West 100.00 feet to a Judicial Landmark; thence South 89 degrees 38 minutes 18 seconds West 59.50 feet; thence South 48 degrees 45 minutes 06 seconds West 37.80 feet to the Point of Beginning of the southerly easement line to be herein described; thence North 41 degrees 14 minutes 54 seconds West 32.73 feet to a point hereinafter referred to as Point "A"; thence South 89 degrees 38 minutes 18 seconds West 60.50 feet to a point hereinafter referred to as Point "B" and said southerly line there terminating. AND beginning at said Point "A"; thence North 89 degrees 38 minutes 18 seconds East 50.00 feet to westerly line of an easement described in Doc No. T000011740 and said southerly line there terminating. The north line of said easement shall be prolonged or shortened to intersect said westerly line and a line that bears North 00 degrees 21 minutes 42 seconds West from said Point "B".

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 42-010-1310.
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.

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.).

NO.	DATE	DESCRIPTION	BY
1.	7-18-2023	Add 2 Easements	G.A.Y.

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.
Date: 10/3/23
TERRY L. FREEMAN
LIC. NO. 21367

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

CERTIFICATE OF SURVEY
Jim Stroner
3620 Hopkins Crossroad
Minnetonka, MN 55305

JOB NO. 22-223
DATE: 01-03-2023

SHEET NO.
1 OF 1