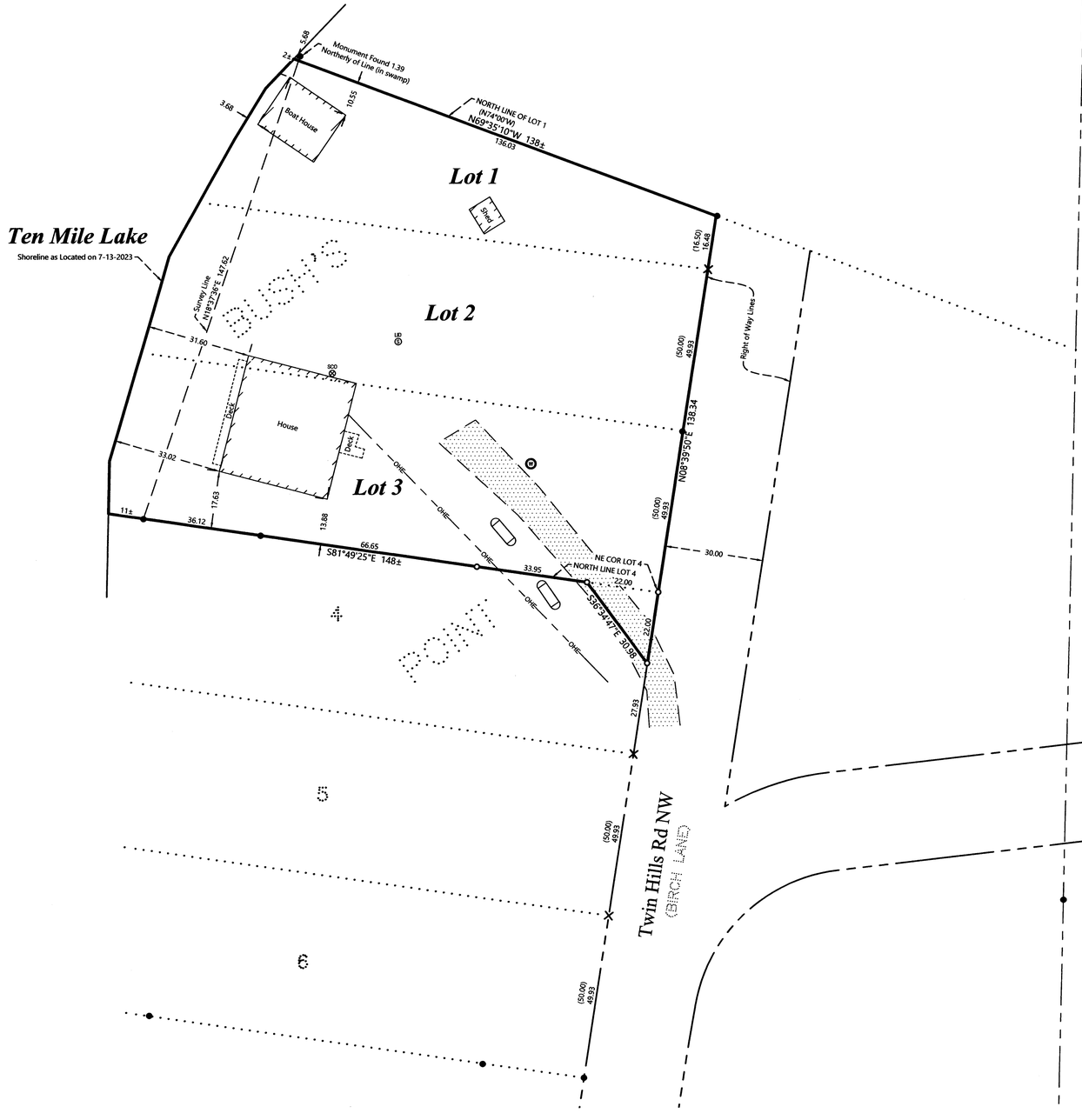
CERTIFICATE OF SURVEY

LOTS 1-3 AND PART OF LOT 4, BUSH'S POINT,
SECTION 31, TOWNSHIP 141 NORTH, RANGE 30 WEST,
CASS COUNTY, MINNESOTA



EXISTING DESCRIPTION:

Warranty Deed 45-430-0010 Individual to Joint Tenants

381289

No delinquent taxes and transfer Entered; Certificate of Real Estate Value ( ) filed ( ) not required
17 Sep 1996
By Sharon K. Anderson County Auditor/Deputy

OFFICE OF COUNTY RECORDER
State of Minnesota, County of Cass
I hereby certify that this within instrument was filed in this office for record on the 17th day of September A.D. 19 96 at 11:20 O'clock A M and was duly recorded as Micro Doc. No. 381089
Claudia Kauth
COUNTY RECORDER
(Reserved for recording)

STATE DEED TAX DUE HEREON $211.20

DATE: September 16, 1996

FOR VALUABLE CONSIDERATION, Irene B. Lochman, a single person, Grantor, hereby conveys and warrants to Daryl F. Mellard and Ellen M. Mellard, husband and wife, as joint tenants, Grantees, real property in Cass County, Minnesota, described as follows:

Lots One (1), Two (2), Three (3) and that part of Lot Four (4), Bush's Point, described as follow: Beginning at the Northeast corner of said Lot 4; thence Westerly along the North line of said lot a distance of 22 feet; thence Southeasterly to a point on the Easterly or rear line of said Lot 4 a distance of 22 feet South from the Northeast corner; thence North along the rear line of said Lot 4 to the point of beginning.

together with all hereditaments and appurtenances belonging thereto subject to the following: mineral reservations, restrictions, easements and special assessments of record, if any.

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- DENOTES CALCULATED POSITION
- (N01°23'45"E 123.45) DENOTES PLAT VALUE
- DENOTES EXISTING WELL
- DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- DENOTES EXISTING LP TANK
- DENOTES EXISTING BUILDING
- DENOTES EDGE OF EXISTING GRAVEL
- OHE DENOTES OVERHEAD ELECTRIC LINE

0 20 40
SCALE IN FEET

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

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 45-430-0010.
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. This survey reflects the located shoreline at the time of this survey, not the Ordinary High Water Elevation (OHW).
6. 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:			
NO.	DATE	DESCRIPTION	BY

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.

8/17/23
TERRY L. FREEMAN LIC. NO. 21367

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

CERTIFICATE OF SURVEY
Daryl Mellard
1540 SE 93rd St.
Wakarusa, KS 66546

JOB NO. 23-166
DATE: 8-17-2023

SHEET NO.
1 OF 1