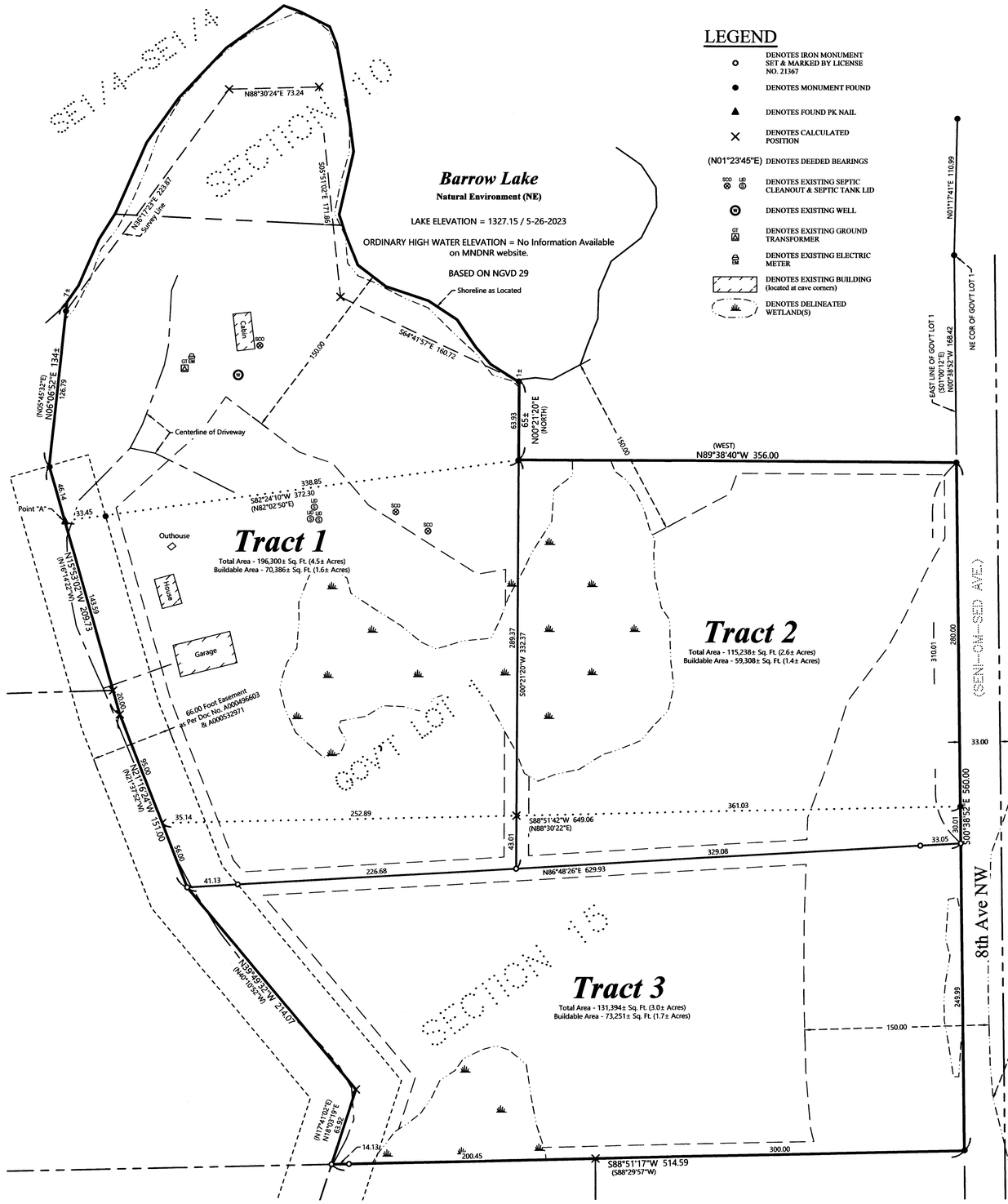
CERTIFICATE OF SURVEY

PART OF SE1/4-SE1/4, AND GOVERNMENT LOT 1, SECTIONS 10 AND 15, TOWNSHIP 140 NORTH, RANGE 29 WEST, CASS COUNTY, MINNESOTA



LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- DENOTES FOUND PK NAIL
- DENOTES CALCULATED POSITION
- (N01°23'45"E) DENOTES DEEDED BEARINGS
- DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- DENOTES EXISTING WELL
- DENOTES EXISTING GROUND TRANSFORMER
- DENOTES EXISTING ELECTRIC METER
- DENOTES EXISTING BUILDING (located at eave corners)
- DENOTES DELINEATED WETLAND(S)

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

PROPOSED DESCRIPTIONS:

TRACT 1
That part of the Southeast Quarter of the Southeast Quarter, Section 10, and that part of Government Lot 1, Section 15, all in Township 140 North, Range 29 West, Cass County Minnesota described as follows: Commencing at the northeast corner of said Government Lot 1; thence South 00 degrees 38 minutes 52 seconds East, assigned bearing along the east line of said Government Lot 1, a distance of 168.42 feet; thence North 89 degrees 38 minutes 40 seconds West 356.00 feet; thence South 82 degrees 24 minutes 10 seconds East 372.30 feet to a point hereinafter referred to as Point "A"; thence reverse North 82 degrees 24 minutes 10 seconds East 372.30 feet to the Point of Beginning of the tract to be herein described; thence South 00 degrees 21 minutes 20 seconds West 332.37 feet; thence South 86 degrees 48 minutes 26 seconds West 267.81 feet; thence North 21 degrees 16 minutes 24 seconds West 151.00 feet; thence North 15 degrees 53 minutes 02 seconds West 163.59 feet to said Point "A"; thence continue North 15 degrees 53 minutes 02 seconds West 46.14 feet; thence North 06 degrees 06 minutes 52 seconds East 134 feet, more or less, to the shoreline of Barrow Lake; thence northeasterly and southeasterly along said shoreline to the intersection with a line bearing North 00 degrees 21 minutes 20 seconds East from the point of beginning; thence South 00 degrees 21 minutes 20 seconds West 65 feet, more or less, to the point of beginning.

SUBJECT to easements restrictions and reservations of record.
SUBJECT to and TOGETHER with easement per Doc. No. A000496603 and A000532971.

TRACT 2
That part of Government Lot 1, Section 15, Township 140 North, Range 29 West, Cass County Minnesota described as follows: Commencing at the northeast corner of said Government Lot 1; thence South 00 degrees 38 minutes 52 seconds East, assigned bearing along the east line of said Government Lot 1, a distance of 168.42 feet to the Point of Beginning of the tract to be herein described; thence continue South 00 degrees 38 minutes 52 seconds East along said east line 310.01 feet; thence South 86 degrees 48 minutes 26 seconds West 329.08 feet; thence North 00 degrees 21 minutes 20 seconds East 332.37 feet to the intersection with a line bearing North 89 degrees 38 minutes 40 seconds West from the point of beginning; thence South 89 degrees 38 minutes 40 seconds East 356.00 feet to the point of beginning.

SUBJECT to easements restrictions and reservations of record

TRACT 3
That part of Government Lot 1, Section 15, Township 140 North, Range 29 West, Cass County Minnesota described as follows: Commencing at the northeast corner of said Government Lot 1; thence South 00 degrees 38 minutes 52 seconds East, assigned bearing along the east line of said Government Lot 1, a distance of 478.43 feet to the Point of Beginning of the tract to be herein described; thence continue South 00 degrees 38 minutes 52 seconds East along said east line 249.99 feet; thence South 88 degrees 51 minutes 17 seconds West 514.59 feet; thence North 18 degrees 03 minutes 19 seconds East 63.92 feet; thence North 39 degrees 49 minutes 32 seconds West 214.07 feet to the intersection with a line bearing South 86 degrees 48 minutes 26 seconds West from the point of beginning; thence North 86 degrees 48 minutes 26 seconds East 629.93 feet to the point of beginning.

SUBJECT to easements restrictions and reservations of record.
SUBJECT to and TOGETHER with easement per Doc. No. A000496603 and A000532971.

EXISTING DESCRIPTION:

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51-015-1124

Certificate No. 1172718

OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR RECORDED ON
11/4/2020 10:15:21 AM
Pay 46.00
Document No. A000665713
KATHRYN M. KOBBY
CASS COUNTY RECORDER
BY: DEP TRAN: 166363
RECORDED ELECTRONICALLY

I certify that certificate of ownership No. 1172718 has been issued.

(Top 3 inches reserved for recording data)

WARRANTY DEED Minnesota Uniform Conveyancing Blanks
Individual(s) to Individual(s) Form 10.1.1 (2018)

eCRV number 1172718

DEED TAX DUE: $564.00 DATE: October 30, 2020 (month/day/year)

FOR VALUABLE CONSIDERATION, Episcopal Lay Discipleship ("Grantor"), hereby conveys and warrants to Matthew Lien and Kayley Lyn Lien ("Grantee"), as

(Check only one box.) ☐ tenants in common, ☒ joint tenants, (If more than one Grantee is named above and either no box is checked or both boxes are checked, the conveyance is made to the named as tenants in common.)

real property in Cass County, Minnesota legally described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

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Page 3 of 4. Minnesota Uniform Conveyancing Blanks Form 10.1.1

EXHIBIT "A"
LEGAL DESCRIPTION

Tract I
That part of Government Lot One (1), Section Fifteen (15), Township One Hundred Forty (140) North, Range Twenty-nine (29) West and that part of the Southeast Quarter of the Southeast Quarter (SE¼ of SE¼), Section Ten (10), Township One Hundred Forty (140) North, Range Twenty-nine (29) West, described as follows: Commencing at the northeast corner of said Government Lot 1; thence South 00 degrees 38 minutes 52 seconds East, assigned bearing along the east line of said Government Lot 1, a distance of 168.42 feet; thence South 89 degrees 38 minutes 40 seconds East 356.00 feet; thence South 82 degrees 24 minutes 10 seconds East 372.30 feet; thence South 15 degrees 53 minutes 02 seconds East 163.59 feet to said Point "A"; thence continue South 15 degrees 53 minutes 02 seconds East 46.14 feet; thence South 06 degrees 06 minutes 52 seconds West 134 feet, more or less, to the shore of Barrow Lake; thence northeasterly and easterly along said shore to the point on said shore which is North 00 degrees 21 minutes 20 seconds East 65 feet, more or less, from the point of beginning; thence South 00 degrees 21 minutes 20 seconds West 332.37 feet; thence North 86 degrees 48 minutes 26 seconds West 267.81 feet; thence North 21 degrees 16 minutes 24 seconds West 151.00 feet to the point of beginning.

Subject to and together with an easement for roadway purposes 66 feet wide, through part of said Government Lot 1, the centerline of which is described as follows: Commencing at the northeast corner of said Government Lot 1; thence South 1 degree 00 minutes 12 seconds East 1158.42 feet along the east line of said Government Lot 1 to the northerly right-of-way line of County State Aid Highway No. 5; thence South 78 degrees 50 minutes 38 seconds West 582.82 feet along said right-of-way line to the point of beginning of the centerline to be described; thence North 2 degrees 32 minutes 52 seconds West 287.85 feet; thence North 17 degrees 41 minutes 02 seconds East 309.14 feet; thence North 40 degrees 10 minutes 52 seconds West 214.07 feet; thence North 21 degrees 37 minutes 52 seconds West 151.00 feet; thence North 16 degrees 14 minutes 22 seconds West 209.73 feet and there ending.

Tract II
That part of Government Lot One (1), Section Fifteen (15), Township One Hundred Forty (140) North, Range Twenty-nine (29) West, described as follows: Commencing at the northeast corner of said Government Lot 1; thence South 1 degree 00 minutes 12 seconds East 168.42 feet along the east line of said Government Lot 1 to the point of beginning of the tract to be described; thence South 1 degree 00 minutes 12 seconds East 280.00 feet along the east line of said Government Lot 1; thence South 88 degrees 30 minutes 22 seconds West 649.06 feet; thence North 21 degrees 37 minutes 52 seconds West 95.06 feet; thence North 16 degrees 14 minutes 22 seconds West 183.50 feet; thence North 82 degrees 02 minutes 50 seconds East 372.30 feet; thence East 356.00 feet to the point of beginning;

Subject to and together with an easement for roadway purposes 66 feet wide, through part of said Government Lot 1, the centerline of which is described as follows: Commencing at the northeast corner of said Government Lot 1; thence South 1 degree 00 minutes 12 seconds East 1158.42 feet along the east line of said Government Lot 1 to the northerly right-of-way line of County State Aid Highway No. 5; thence South 78 degrees 50 minutes 38 seconds West 582.82 feet along said right-of-way line to the point of beginning of the centerline to be described; thence North 2 degrees 32 minutes 52 seconds West 287.85 feet; thence North 17 degrees 41 minutes 02 seconds East 309.14 feet; thence North 40 degrees 10 minutes 52 seconds West 214.07 feet; thence North 21 degrees 37 minutes 52 seconds West 151.00 feet; thence North 16 degrees 14 minutes 22 seconds West 209.73 feet and there ending.

Tract III
That part of Government Lot One (1), Section Fifteen (15), Township One Hundred Forty (140) North, Range Twenty-nine (29) West, described as follows: Commencing at the northeast corner of said Government Lot 1; thence South 1 degree 00 minutes 12 seconds East 448.42 feet along the east line of said Government Lot 1 to the point of beginning of the tract to be described; thence South 1 degree 00 minutes 12 seconds East 280.00 feet along the east line of said Government Lot 1; thence South 88 degrees 29 minutes 57 seconds West 514.59 feet; thence North 17 degrees 41 minutes 02 seconds East 63.92 feet; thence North 39 degrees 49 minutes 32 seconds West 214.07 feet; thence North 21 degrees 37 minutes 52 seconds West 56.00 feet; thence North 86 degrees 30 minutes 22 seconds East 649.06 feet to the point of beginning;

Subject to and together with an easement for roadway purposes 66 feet wide, through part of said Government Lot 1, the centerline of which is described as follows: Commencing at the northeast corner of said Government Lot 1; thence South 1 degree 00 minutes 12 seconds East 1158.42 feet along the east line of said Government Lot 1 to the northerly right-of-way line of County State Aid Highway No. 5; thence South 78 degrees 50 minutes 38 seconds West 582.82 feet along said right-of-way line to the point of beginning of the centerline to be described; thence North 2 degrees 32 minutes 52 seconds West 287.85 feet; thence North 17 degrees 41 minutes 02 seconds East 309.14 feet; thence North 40 degrees 10 minutes 52 seconds West 214.07 feet; thence North 21 degrees 37 minutes 52 seconds West 151.00 feet; thence North 16 degrees 14 minutes 22 seconds West 209.73 feet and there ending.

Cass County, Minnesota

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 51-015-1124.
3. Improvements other than those shown on this certificate, may exist that were not located during this survey.
4. Wetlands as shown delineated by Patrick Reardon, Wetland Certificate No. 1295, in June 2023.
5. 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.
6. This survey reflects the located shoreline at the time of this survey, not the Ordinary High Water Elevation (OHW). OHW has not been determined by MNDNR.
7. 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
1.	9-13-2023	Buildable Area Tract 2 & 3	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.

9/13/23

TERRY L. FREEMAN LIC. NO. 21367

NORTHERN ENGINEERING & CONSULTING, INC.
P.O. Box 292, Walker, MN. 56484
Phone: 218-547-1266
Web: www.mncuda.com

CERTIFICATE OF SURVEY
Matt Lien
11635 37th Ave N.
Plymouth, MN 55441

JOB NO. 23-087
DATE: 7-06-2023

SHEET NO.
1 OF 1