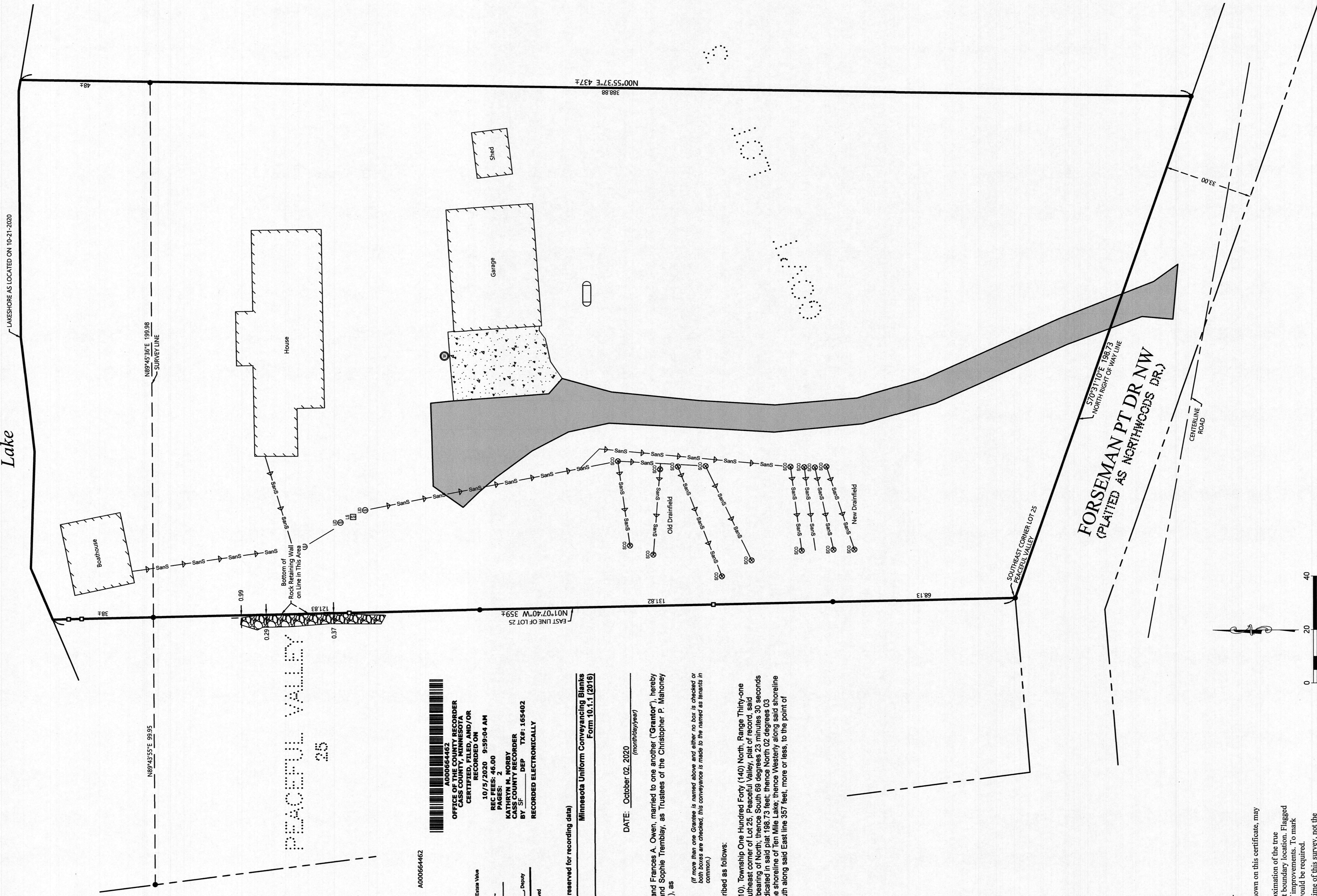


CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 3,
SECTION 10, TOWNSHIP 140 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA

Ten Mile
Lake



Page 1 of 2 A00066462

15-010-3108
No delinquent taxes and transfer exempt conditions of Real Estate Value
OCTOBER 15 2020
Cass County MN Auctioneer
By: [Signature] Deputy
() Not Recorded (X) Recorded () Not Received

MINNESOTA
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
10/12/2020 9:59:04 AM
REC FEES: 46.00
PAGES: 2
KATHRYN M. NORBY
COUNTY RECORDER
BY SF: DEP T&E: 165402
RECORDED ELECTRONICALLY

WARRANTY DEED
Individual(s) to individual(s)
Minnesota Uniform Conveyancing Blanks
Form 10.1.1 (2016)

eCRV number: 1157634
DEED TAX DUE: \$3,811.90
DATE: October 02, 2020
(month/day/year)

FOR VALUABLE CONSIDERATION, Kurt D. Owen and Frances A. Owen, married to one another ("Grantor"), hereby conveys and warrants to Christopher P. Mahoney and Sophie Tremblay, as Trustees of the Christopher P. Mahoney Revocable Trust dated February 13, 2018 ("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, this conveyance is made to the named as tenants in common.)

real property in Cass County, Minnesota, legally described as follows:
That part of Government Lot Three (3), Section Ten (10), Township One Hundred Forty (140) North, Range Thirty-one (31) West, described as follows: Beginning at the Southeast corner of Lot 25, Peaceful Valley, plat of record, said County and assuming the East line thereof to have a bearing of North; thence South 68 degrees 23 minutes 30 seconds East along the North line of Northwoods Drive, as dedicated in said plat 198.73 feet; thence North 02 degrees 03 minutes 17 seconds East 436 feet, more or less, to the shoreline of Ten Mile Lake; thence Westerly along said shoreline to said East line of Lot 25; thence on a bearing of South along said East line 357 feet, more or less, to the point of beginning.

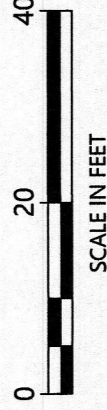
Cass County, Minnesota

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21597
- DENOTES SET LATH
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- ▭ DENOTES EXISTING LP TANK
- ⊙ DENOTES EXISTING WELL
- ⊕ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- ⊕ DENOTES EXISTING SEPTIC LIFT STATION
- DENOTES EXISTING SANITARY SEWER LINE
- ▨ DENOTES EXISTING BUILDING
- ▨ DENOTES EDGE OF EXISTING BITUMINOUS
- ▨ DENOTES EDGE OF EXISTING CONCRETE
- ⊕ DENOTES EDGE OF EXISTING RIP RAP

NOTES:

- Zoning for subject tract = Shoreland Residential.
- Parcel ID for subject tract = 16-010-3108.
- 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 (OHWE).
- 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.



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

CERTIFICATE OF SURVEY

Sophie Tremblay
5136 Chown Ave S.
Minneapolis, MN 55410

JOB NO. 20-288
DATE: 11-06-2020

SHEET NO.
1 OF 1

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

TERRY L. FREEMAN
10/6/23
LIC. NO. 21367



NO.	DATE	DESCRIPTION	BY
1.	10-6-2023	Rock Retaining Wall	G.A.Y.