

# CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 2,  
SECTION 16, TOWNSHIP 143 NORTH, RANGE 31 WEST,  
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:

Curve Segment	Delta	Radius	Length	Chord Bearing	Chord Distance
C1	Δ=02°24'32"	6,253.86	44.62	N05°05'33"W	44.62
C2	Δ=06°23'46"	1,819.84	44.62	N01°41'24"W	203.05
C3	Δ=06°19'02"	1,819.84	200.65	N04°40'00"E	200.54
C4	Δ=01°08'05"	1,852.84	36.69	N07°07'33"E	36.69
C5	Δ=01°09'00"	1,952.84	39.20	N06°44'42"E	39.20

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A000697307  
OFFICE OF THE COUNTY RECORDER  
CASS COUNTY, MINNESOTA  
CERTIFIED, FILED, AND/OR  
RECORDED ON  
9/20/2023 2:08:35 PM  
REC FEES: 46.00  
PAGES: 3  
KATHRYN M. NORBY  
CASS COUNTY RECORDER  
BY SF DEP TX# 192042  
RECORDED ELECTRONICALLY

20-009-3300, 20-016-1417  
20-016-1418, 20-016-1403  
No delinquent taxes and transfer entered; Certificate of Real Estate Value  
( ) Filed (X) Not required  
SEPTEMBER 20 2023  
Kathryn Norby  
Cass County MN Auditor-Treasurer

By ML Deputy  
Septic Disclosure  
(X) Not Required ( ) Received ( ) Not Received  
(Top 3 inches reserved for recording data)

QUIT CLAIM DEED

Individual(s) to Trust

eCRV number: N/A

DEED TAX DUE: \$1.65 (Consideration less than \$500.00)

DATE: August 9, 2023

FOR VALUABLE CONSIDERATION, RONALD L. CORRICK and ROBERTA L. CORRICK, husband and wife, ("Grantor"), hereby convey and quitclaim to Ronald L. Corrick and Roberta L. Corrick, as Trustees of THE RONALD AND ROBERTA CORRICK LIVING TRUST, dated August 9, 2023, ("Grantee"), real property in Cass County, Minnesota, legally described as follows:

- That part of Government Lot Two (2), Section Sixteen (16), Township One Hundred Forty-three (143) North, Range Thirty-one (31) West, Cass County, Minnesota, which lies southerly of the North 850.00 feet thereof, northerly of the South 200.00 feet of said Government Lot 2, westerly of County Road No. 142 and easterly of the West 118.00 feet of said Government Lot 2. AND That part of Government Lot Two (2), Section Sixteen (16), Township One Hundred Forty-three (143) North, Range Thirty-one (31) West, Cass County, Minnesota, which lies southerly of the North 950.00 feet thereof, northerly of the South 200.00 feet of said Government Lot 2 and easterly of the former Burlington Northern Railroad (Parcel Numbers: 20-016-1417 and 20-016-1418); AND

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QUIT CLAIM DEED

- The South 200 feet of Government Lot Two (2), Section Sixteen (16), Township One Hundred Forty-three (143), Range Thirty-one (31), LESS that part of Government Lot 2, Section 16, Township 143, Range 31, West, Cass County, Minnesota, described as follows: Commencing at the southwest corner of said Government Lot 2; thence South 89 degrees 49 minutes 28 seconds east 1586.58 feet along the south line of said Government Lot 2 to the easterly right-of-way line of the Burlington Northern Railroad, the point of beginning of the tract to be described; thence northerly 39.20 feet along said easterly right-of-way line, being a non-tangential curve, concave to the northwest, having a radius of 1,959.86 feet, a central angle of 1 degree 08 minutes 46 seconds, and the chord bears North 6 degrees 25 minutes 55 seconds East; thence North 88 degrees 44 minutes 41 seconds East 372 feet, more or less, to the water's edge of Leech Lake; thence southerly 48 feet, more or less, along said water's edge to the intersection with the south line of said Government Lot 2; thence North 89 degrees 49 minutes 28 seconds West 361 feet, more or less, along the south line of said Government Lot 2 to the point of beginning (Parcel #20-016-1403); AND

That part of the South 200.00 feet of Government Lot Two (2), Section Sixteen (16), Township One Hundred Forty-three (143) North, Range Thirty-one (31) West, Cass County, Minnesota, lying easterly of the westerly right of way of former Great Northern Railway, lying westerly of the easterly right of way of said former Great Northern Railway, and also lying northerly of the following described line: COMMENCING at the southwest corner of said Government Lot 2; thence South 89 degrees 33 minutes 12 seconds East, assigned bearing, along the south line of said Government Lot 2, for a distance of 1586.42 feet to said easterly right of way; thence northerly 39.20 feet, along said easterly right of way, also being a non-tangential curve, concave to the west, having a radius of 1952.84 feet, a central angle of 01 degrees 09 minutes 00 seconds, a chord bearing of North 06 degrees 44 minutes 42 seconds East, and chord distance of 39.20 feet to the point of beginning of the line to be herein described; thence South 89 degrees 00 minutes 57 seconds West 100.83 feet to said westerly right of way and said described line there terminating. This property is substandard in size and may not be treated as a separate parcel. Therefore, it must at all times be part of an adjoining parcel #20-016-1403

LESS the W 118' thereof owned by the state of Minnesota

Leech Lake  
General Development (GD)

LAKE ELEVATION = 1294.40 / 10-04-2023

ORDINARY HIGH WATER ELEVATION = 1294.9

BENCHMARK: MNDOT GEODETIC MARKER "BOAT"

BASED ON NGVD 29

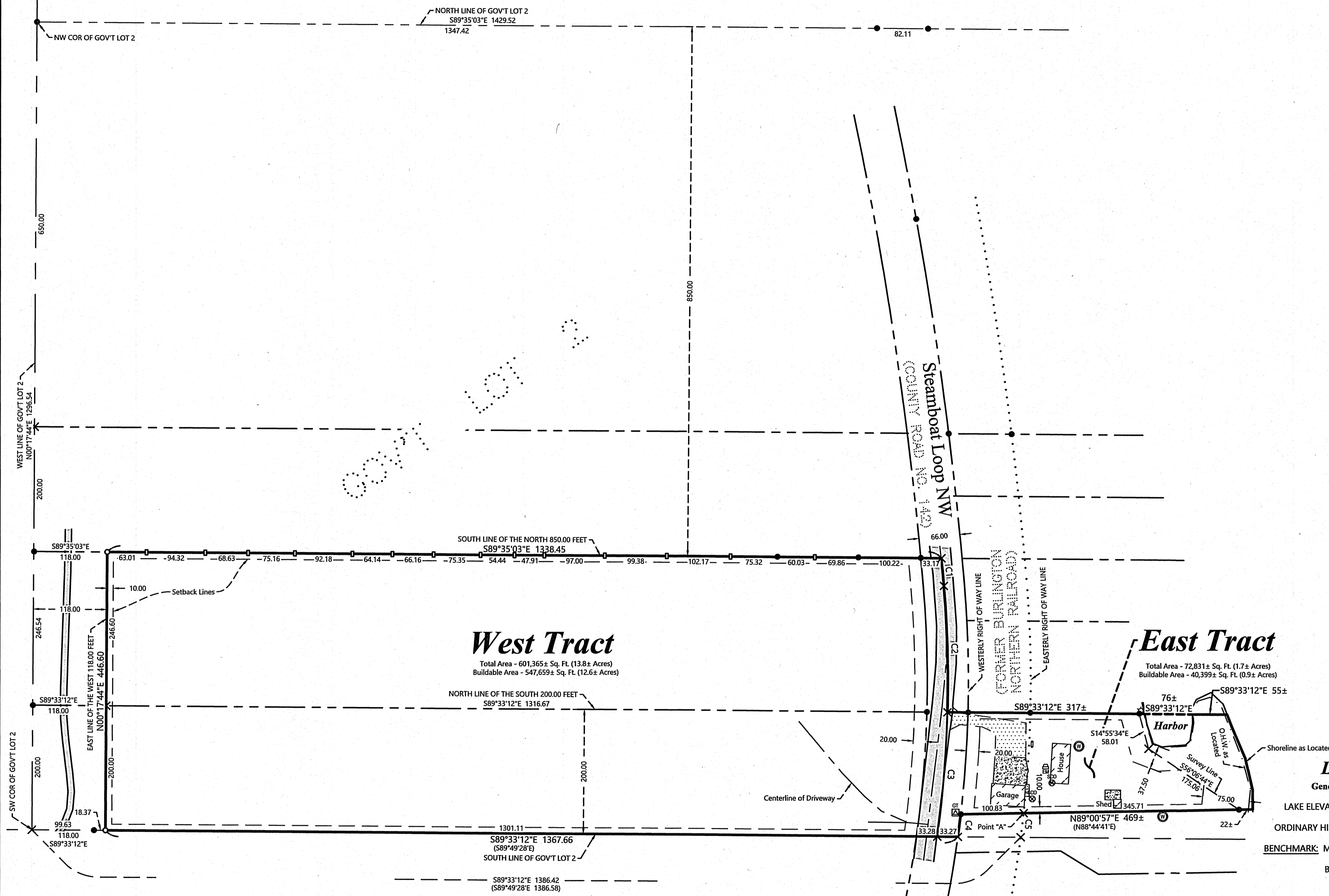
## PROPOSED DESCRIPTIONS:

### West Tract

That part of Government Lot 2, Section 16, Township 143 North, Range 31 West, Cass County, Minnesota lying south of the North 850.00 feet thereof, west of County Road No. 142 and east of the West 118.00 feet thereof.  
SUBJECT to easements, restrictions, and reservations of record.  
SUBJECT to Steamboat Loop NW (County Road No. 142).

### East Tract

That part of the South 200.00 feet of Government Lot 2, Section 16, Township 143 North, Range 31 West, Cass County, Minnesota lying east of County Road No. 142 and northerly and westerly of the following described line: COMMENCING at the southwest corner of said Government Lot 2; thence South 89 degrees 33 minutes 12 seconds East, assigned bearing, along the south line of said Government Lot 2, a distance of 1386.42 feet to the easterly line of former Great Northern Railway, thence northerly 39.20 feet, along said easterly right of way, also being a non-tangential curve, concave to the west, having a radius of 1952.84 feet, a central angle of 01 degrees 09 minutes 00 seconds, a chord bearing of North 06 degrees 44 minutes 42 seconds East and chord distance of 39.20 feet to the Point of Beginning of said line and a point to be hereinafter referred to as Point "A"; thence North 89 degrees 00 minutes 57 seconds East 368 feet, more or less, to the shoreline of Leech Lake and said line there terminating. AND BEGINNING at said Point "A"; thence South 89 degrees 00 minutes 57 seconds West 100.83 feet to the intersection with the easterly right of way of County Road No. 142; thence southerly 36.69 feet, along said easterly right of way, also being a non-tangential curve, concave to the west, having a radius of 1852.84 feet, a central angle of 01 degrees 08 minutes 05 seconds, a chord bearing of South 07 degrees 07 minutes 33 seconds West and chord distance of 36.69 feet to said south line and said described line there terminating.  
SUBJECT to easements, restrictions, and reservations of record.  
SUBJECT to Steamboat Loop NW (County Road No. 142).



West Tract

Total Area - 601,365± Sq. Ft. (13.8± Acres)  
Buildable Area - 547,659± Sq. Ft. (12.6± Acres)

East Tract

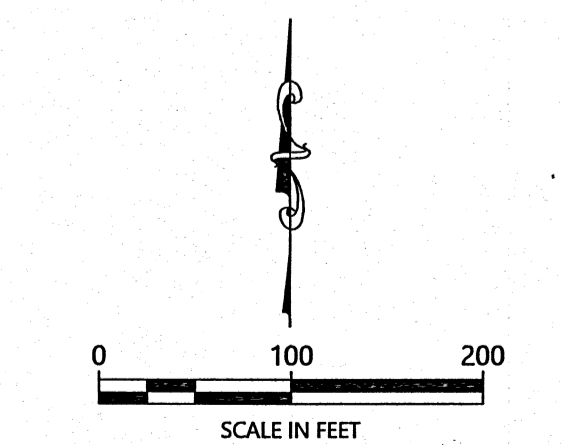
Total Area - 72,831± Sq. Ft. (1.7± Acres)  
Buildable Area - 40,399± Sq. Ft. (0.9± Acres)

## LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- ✕ DENOTES CALCULATED POSITION
- DENOTES SET LATH
- ▨ DENOTES EXISTING BUILDING (located at eave corners)
- ▤ DENOTES EDGE OF EXISTING CONCRETE
- ▥ DENOTES EDGE OF EXISTING GRAVEL
- ⊙ DENOTES EXISTING WELL
- ⊕ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- ⊖ DENOTES EXISTING GROUND TRANSFORMER
- ⊗ DENOTES EXISTING ELECTRIC METER
- ⊘ DENOTES EXISTING LP TANK
- ☆ DENOTES EXISTING LIGHT POLE

## NOTES:

- Zoning for subject tract = Shoreland Residential.
- Parcel ID for subject tract = 20-016-1403 & 20-016-1418.
- Improvements other than those shown on this certificate, may exist that were not located during this survey.
- West Tract has no wetlands according to County National Wetland Inventory maps. See "No Wetlands Letter" by Patrick Reardon, Wetland Certification No. 1295, dated October 2023.
- 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.
- Northern Engineering and Consulting, Inc. was not given nor has conducted an investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search and opinion may disclose.



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

REVISIONS:

NO.	DATE	DESCRIPTION

I HEREBY CERTIFY THAT THIS SURVEY PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Terry L. Ferguson  
TERRY L. FERGUSON  
LIC. NO. 21367

NORTHERN ENGINEERING & CONSULTING, INC.  
P.O. Box 292, Walker, MN, 55484  
Phone: 218-547-1296  
web: www.necusa.com

CERTIFICATE OF SURVEY  
Ron Corrick  
P.O. Box 13  
Drayton, ND 58225

JOB NO. 23-230  
DATE: 10-11-2023  
SHEET NO. 1 OF 1