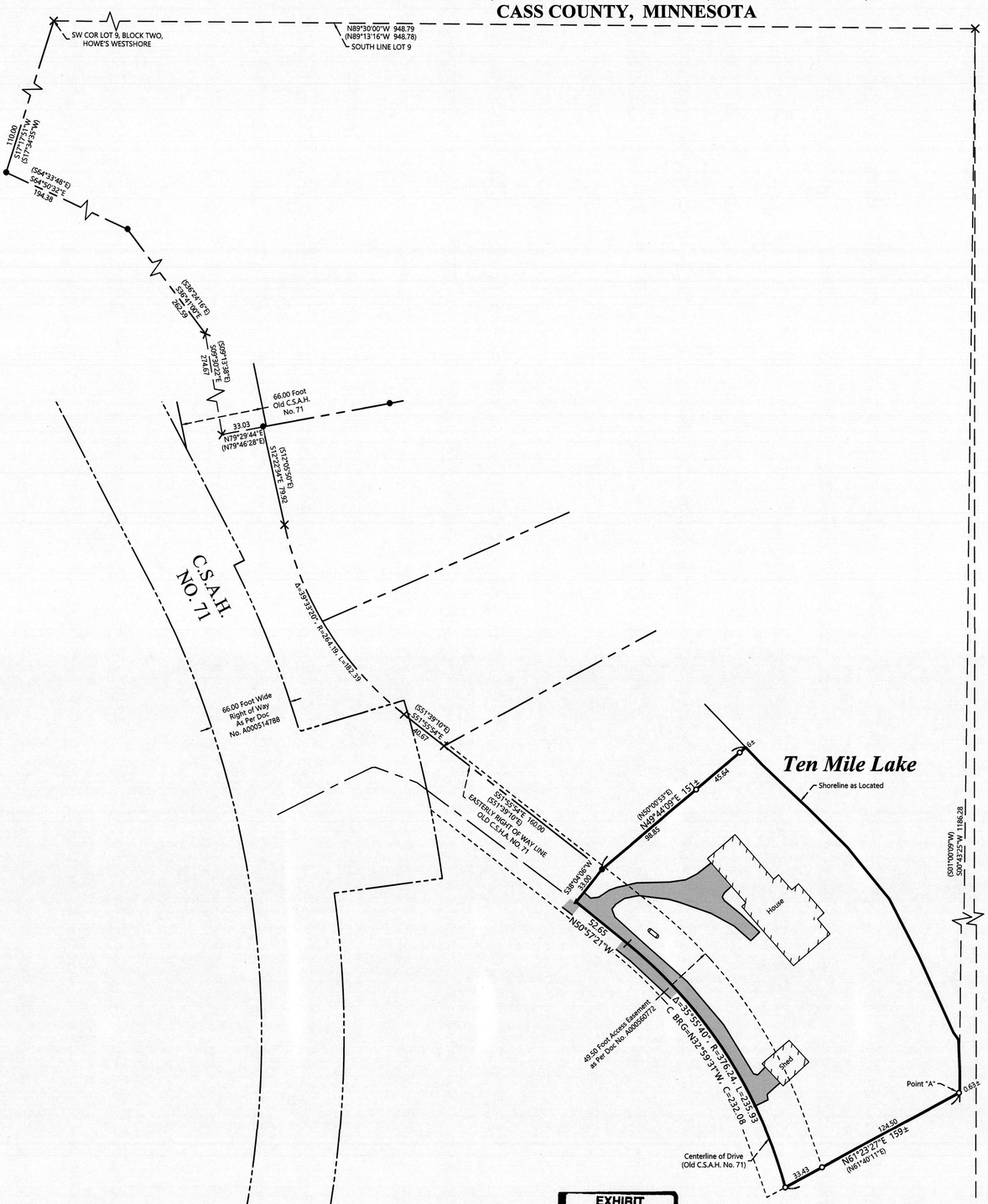
CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 2, SECTION 08, TOWNSHIP 140 NORTH, RANGE 31 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 DEED BEARING
- DENOTES EXISTING BUILDING
- DENOTES EDGE OF EXISTING BITUMINOUS
- DENOTES EXISTING LP TANK

0 50 100
SCALE IN FEET

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

EXISTING DESCRIPTION:

A000646647
OFFICE OF THE COUNTY RECORDER
CASS COUNTY MINNESOTA
CERTIFIED, FILED, AND/OR RECORDED ON
12/13/2018 3:37:34 PM
AS DOC #: A000646647
PAGES: 3
REC FEES: 46.00
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY: SP Dep TX#: 150980

16-008-1100
No delinquent taxes and transfer entered; Certificate of Real Estate Value
( ) filed (√) not required
December 13, 2018
SANDRA NORIKANE
County MN Auditor-Treasurer
By

Septic Disclosure
(√) Not Required ( ) Received ( ) Not Received

(Top 3 inches reserved for recording data)

Trustees Deed

DEED TAX DUE: $ 1.65 DATE: December 1, 2018

Total Consideration is less than $500

FOR VALUABLE CONSIDERATION, Elizabeth Hoover Nielsen aka Elizabeth H. Nielsen and Sarah Hoover Metzger as successor co-trustees of the Harry Allen Hoover Trust dated January 10, 2000 ("**Grantors**"), hereby convey to, Elizabeth Hoover Nielsen aka Elizabeth H. Nielsen and Sarah Hoover Metzger as co-trustees of the Family Trust created under the Harry Allen Hoover Trust dated January 10, 2000 ("**Grantees**"), real property in Cass County, Minnesota, legally described as follows:
An undivided one-half interest in and to:
See attached Exhibit A for description together with the easement recorded in the Office of the Cass County Recorder as document number A000606463

EXHIBIT A

That part of Government Lot 1, Section 8, Township 140 North, Range 31 West, Cass County, Minnesota lying easterly of C.S.A. H. Number 71 and lying between the two following described tracts:

The first tract being described as follows:
That part of Government Lot 1 and that part of Government Lot 2, Section 8, Township 140 North, Range 31 West, Cass County, Minnesota lying easterly of C.S.A.H. Number 71 and lying northerly of the road leading to what is known as "Angel Island" and lying southerly of the following described line: Commencing at the southwest corner of Lot 9, Block Two, HOWE'S WESTSHORE, plat of record; thence on an assumed bearing of South 89 degrees 13 minutes 16 seconds East 948.78 feet along the south line of said Lot 9, Block Two; thence South 1 degree 00 minutes 09 seconds West 1186.28 feet to a point hereinafter referred to as Point "A"; thence South 61 degrees 40 minutes 11 second West 161 feet, more or less, to the center line of said C.S.A.H. Number 71, the point of beginning of the line to be described; thence North 61 degrees 40 minutes 11 seconds East to said Point "A"; thence continue North 61 degrees 40 minutes 11 seconds East 5 feet, more or less, to the water's edge of Ten Mile Lake and there terminating.

The second tract being described as follows:
That part of Government Lot 1, Section 8, Township 140 North, Range 31 West of the Fifth Principal Meridian in Cass County, Minnesota described as follows: Commencing at the Southeast corner of said Section 8; thence North 807.51 feet along the east line of said Section 8; thence North 0 degrees 20 minutes 04 seconds East 4477.02 feet; thence North 89 degrees 13 minutes 16 seconds West 948.79 feet; thence South 17 degrees 34 minutes 35 seconds West 110.00 feet; thence South 64 degrees 33 minutes 48 seconds East 194.38 feet; thence South 36 degrees 24 minutes 16 seconds East 262.59 feet; thence South 9 degrees 13 minutes 38 seconds East 274.67 feet; thence North 79 degrees 46 minutes 28 seconds East 33.03 feet to a point on the Easterly right of way line of County Road Number 71; thence South 12 degrees 05 minutes 50 seconds East 79.92 feet along said right of way line; thence Southerly 182.39 feet along said right of way line along a tangential curve concave to the east having a central angle of 39 degrees 33 minutes 20 seconds and a radius of 264.19 feet; thence South 51 degrees 39 minutes 10 seconds East 40.67 feet along said right of way line to the point of beginning; thence South 51 degrees 39 minutes 10 seconds East 160.00 feet along said right of way line; thence North 50 degrees 00 minutes 53 seconds East 146.67 feet, more or less to the shore of Ten Mile Lake; thence Northerly along said shore to a point that bears North 61 degrees 44 minutes 32 seconds East from the point of beginning; thence South 61 degrees 44 minutes 32 seconds West 192.41 feet, more or less to the point of beginning.
Subject to C.S.A.H. Number 71

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 16-008-1100.
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 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.

SHEET NO. 1 OF 1
JOB NO. 22-259
DATE: 11-10-2023

CERTIFICATE OF SURVEY
Sarah Metzger
820 Audubon Way Apt. 303
Lincolnshire, IL 60069

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

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.

TERRY L. FREEMAN 11/10/23
LIC. NO. 21367

REVISIONS:

NO.	DATE	DESCRIPTION	BY