CERTIFICATE OF SURVEY

LOTS 10 - 16, ADA PINE BEACH, SECTION 27, TOWNSHIP 139 NORTH, RANGE 29 WEST, CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:

32-448-0100

No delinquent taxes and transfer entered; Certificate of Real Estate Value
( ) Not required
February 14, 2007
Sharon K. Anderson
By R.A. County Auditor Deputy
Septic Disclosure
( ) Received (X) Not Received

A000523411
OFFICE OF COUNTY RECORDER
CASS COUNTY MINNESOTA
CERTIFIED, FILED, AND/OR RECORDED ON:
02/14/2007 09:30:21AM
AS DOC #: A000523411
PAGES: 1
REC FEES: 46.00
KATHRYN H. HOBBY
COUNTY RECORDER
BY Kathryn Hobby DEPUTY

FORM NO. 27-M
QUIT CLAIM DEED-INDIVIDUAL(S) TO INDIVIDUAL(S)

Form No. 27-M-QUIT CLAIM DEED
Minnesota Uniform Conveyancing Blanks (1/15/97)

Individual(s) to Individual(s)

STATE DEED TAX DUE HEREON: $ 1.65

Date: February 8, 2007

FOR VALUABLE CONSIDERATION, LeRoy E. Invie a/k/a LeRoy Invie and Patricia L. Invie a/k/a Patricia Invie, husband and wife, as joint tenants, Grantors, hereby convey and quit claim to LeRoy E. Invie and Patricia L. Invie, as Trustees, or their successor(s) in Trust, under the LeRoy E. Invie Revocable Trust Agreement dated February 2, 2007, Grantee, an undivided one-half (1/2) interest in and to the following real property in Cass County, Minnesota:

** See Attached Legal Description**

together with all hereditaments and appurtenances.

LEGAL DESCRIPTION

Lot 10, Ada Pine Beach, according to the plat thereof on file and of record in the Office of the Register of Deeds in and for said County, subject to mineral reservations, if any, of record, in the County of Cass and State of Minnesota.

32-448-0110

No delinquent taxes and transfer entered; Certificate of Real Estate Value
( ) Not required
February 14, 2007
Sharon K. Anderson
By R.A. County Auditor Deputy
Septic Disclosure
( ) Received (X) Not Received

A000523413
OFFICE OF COUNTY RECORDER
CASS COUNTY MINNESOTA
CERTIFIED, FILED, AND/OR RECORDED ON:
02/14/2007 09:30:23AM
AS DOC #: A000523413
PAGES: 2
REC FEES: 46.00
KATHRYN H. HOBBY
COUNTY RECORDER
BY Kathryn Hobby DEPUTY

FORM NO. 27-M
QUIT CLAIM DEED-INDIVIDUAL(S) TO INDIVIDUAL(S)

Form No. 27-M-QUIT CLAIM DEED
Minnesota Uniform Conveyancing Blanks (1/15/97)

Individual(s) to Individual(s)

STATE DEED TAX DUE HEREON: $ 1.65

Date: February 8, 2007

FOR VALUABLE CONSIDERATION, LeRoy E. Invie and Patricia L. Invie a/k/a Patricia Louise Invie, husband and wife, as joint tenants, Grantors, hereby convey and quit claim to Patricia L. Invie and LeRoy E. Invie, as Trustees, or their successor(s) in Trust, under the Patricia L. Invie Revocable Trust Agreement dated February 2, 2007, Grantee, an undivided one-half (1/2) interest in and to the following real property in Cass County, Minnesota:

** See Attached Legal Description**

together with all hereditaments and appurtenances.

LEGAL DESCRIPTION

Lots Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), and Sixteen (16), Ada Pine Beach, according to the plat thereof on file in the office of the County Recorder in and for said County, and the unplatted portion of Government Lot Three (3), Section Twenty-seven (27), Township One Hundred Thirty-nine (139), Range Twenty-nine (29), lying north of the Old Town Road adjoining the plat of Ada Pine Beach.

Lake Ada
Recreational Development (RD)

TOP OF ICE ELEVATION = 1324.79 / 3-29-2022

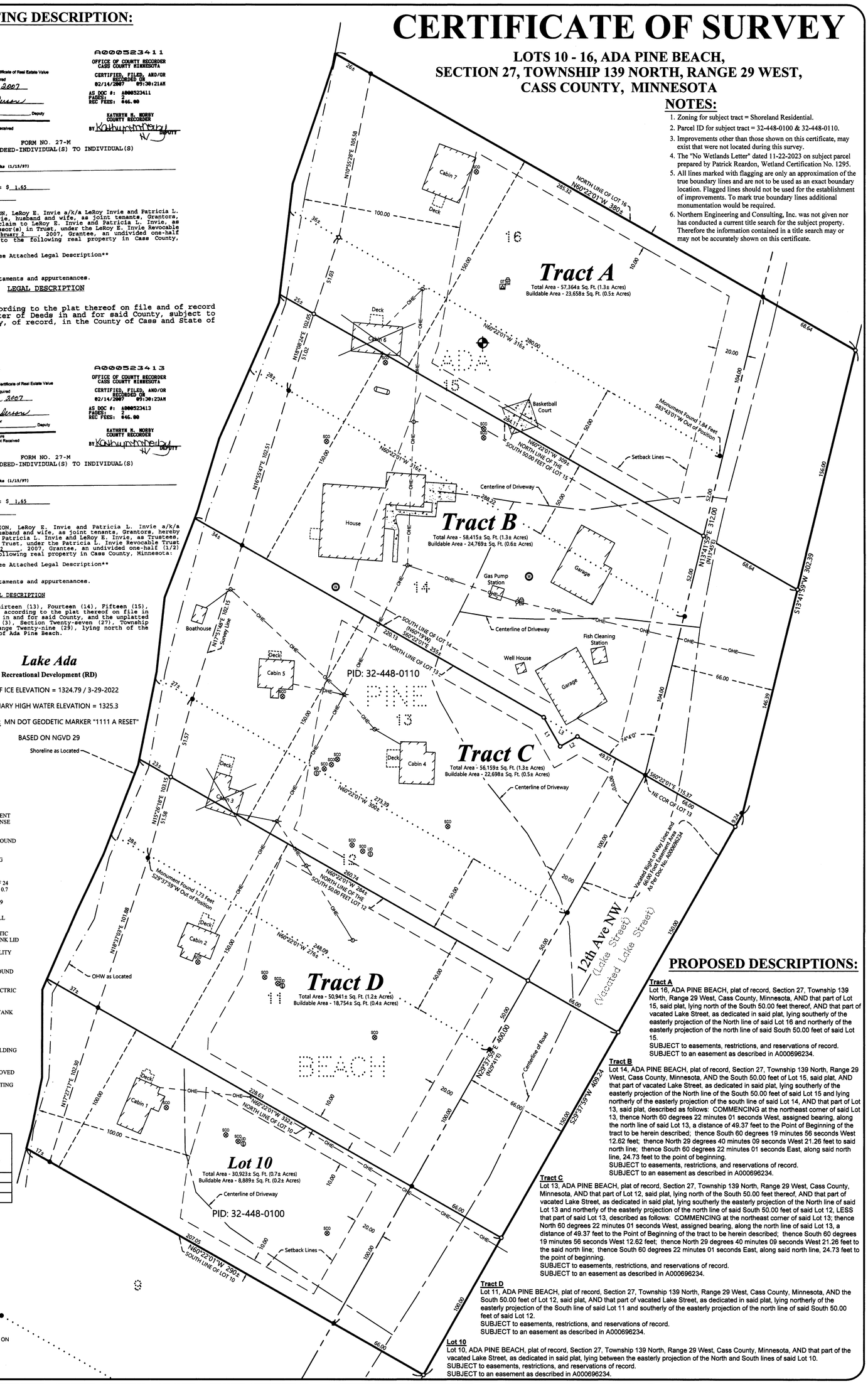
ORDINARY HIGH WATER ELEVATION = 1325.3

BENCHMARK: MN DOT GEODETIC MARKER "1111 A RESET"

BASED ON NGVD 29

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 32-448-0100 & 32-448-0110.
3. Improvements other than those shown on this certificate, may exist that were not located during this survey.
4. The "No Wetlands Letter" dated 11-22-2023 on subject parcel prepared by Patrick Reardon, Wetland Certification No. 1295.
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. 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.



LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- (N01°23'45"E) DENOTES PLAT BEARING
- BENCHMARK: SPIKE IN NORTH SIDE OF 24 INCH NORWAY PINE, UP 0.7 FEET. ELEV. = 1336.58 / NGVD 29
- DENOTES EXISTING WELL
- DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- DENOTES EXISTING UTILITY POLE
- DENOTES EXISTING GROUND TRANSFORMER
- DENOTES EXISTING ELECTRIC METER
- DENOTES EXISTING LP TANK
- DENOTES OVERHEAD ELECTRIC LINE
- DENOTES EXISTING BUILDING
- DENOTES EXISTING STRUCTURE TO BE REMOVED
- DENOTES EDGE OF EXISTING CONCRETE

LINE TABLE

Line Segment	Bearing	Distance
L1	S29°40'09"E	21.26
L2	N60°19'56"E	12.62
L3	N60°22'01"W	24.73

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

PROPOSED DESCRIPTIONS:

Tract A
Lot 16, ADA PINE BEACH, plat of record, Section 27, Township 139 North, Range 29 West, Cass County, Minnesota, AND that part of Lot 15, said plat, lying north of the South 50.00 feet thereof, AND that part of vacated Lake Street, as dedicated in said plat, lying southerly of the easterly projection of the North line of said Lot 16 and northerly of the easterly projection of the north line of said South 50.00 feet of said Lot 15.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to an easement as described in A000696234.

Tract B
Lot 14, ADA PINE BEACH, plat of record, Section 27, Township 139 North, Range 29 West, Cass County, Minnesota, AND the South 50.00 feet of Lot 15, said plat, AND that part of vacated Lake Street, as dedicated in said plat, lying southerly of the easterly projection of the North line of the South 50.00 feet of said Lot 15 and lying northerly of the easterly projection of the south line of said Lot 14, AND that part of Lot 13, said plat, described as follows: COMMENCING at the northeast corner of said Lot 13, thence North 60 degrees 22 minutes 01 seconds West, assigned bearing, along the north line of said Lot 13, a distance of 49.37 feet to the Point of Beginning of the tract to be herein described; thence South 60 degrees 19 minutes 56 seconds West 12.62 feet; thence North 29 degrees 40 minutes 09 seconds West 21.26 feet to said north line; thence South 60 degrees 22 minutes 01 seconds East, along said north line, 24.73 feet to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to an easement as described in A000696234.

Tract C
Lot 13, ADA PINE BEACH, plat of record, Section 27, Township 139 North, Range 29 West, Cass County, Minnesota, AND that part of Lot 12, said plat, lying north of the South 50.00 feet thereof, AND that part of vacated Lake Street, as dedicated in said plat, lying southerly the easterly projection of the North line of said Lot 13 and northerly of the easterly projection of the north line of said South 50.00 feet of said Lot 12, LESS that part of said Lot 13, described as follows: COMMENCING at the northeast corner of said Lot 13; thence North 60 degrees 22 minutes 01 seconds West, assigned bearing, along the north line of said Lot 13, a distance of 49.37 feet to the Point of Beginning of the tract to be herein described; thence South 60 degrees 19 minutes 56 seconds West 12.62 feet; thence North 29 degrees 40 minutes 09 seconds West 21.26 feet to the said north line; thence South 60 degrees 22 minutes 01 seconds East, along said north line, 24.73 feet to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to an easement as described in A000696234.

Tract D
Lot 11, ADA PINE BEACH, plat of record, Section 27, Township 139 North, Range 29 West, Cass County, Minnesota, AND the South 50.00 feet of Lot 12, said plat, AND that part of vacated Lake Street, as dedicated in said plat, lying northerly of the easterly projection of the South line of said Lot 11 and southerly of the easterly projection of the north line of said South 50.00 feet of said Lot 12.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to an easement as described in A000696234.

Lot 10
Lot 10, ADA PINE BEACH, plat of record, Section 27, Township 139 North, Range 29 West, Cass County, Minnesota, AND that part of the vacated Lake Street, as dedicated in said plat, lying between the easterly projection of the North and South lines of said Lot 10.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to an easement as described in A000696234.

SHEET NO. 1 OF 1
JOB NO. 22-002
DATE: 03-31-2022

CERTIFICATE OF SURVEY
Ada Pine Beach Resort
C/O: Gene Invie
662 12th Ave NW
Backus, MN 56435

NORTHERN ENGINEERING & CONSULTING, INC.
P.O. Box 292, Walker, MN, 56484
Phone: 218-547-1296, Fax: 218-547-2272
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.

11/28/23
TERRY L. FREEMAN LIC. NO. 21367

NO.	DATE	DESCRIPTION	BY
1.	10-20-2022	Add Tracts A-D	GAY
2.	10-16-2023	Add Descriptions	GAY
3.	11-28-2023	Add "No Wetlands Letter" info	GAY