CERTIFICATE OF SURVEY

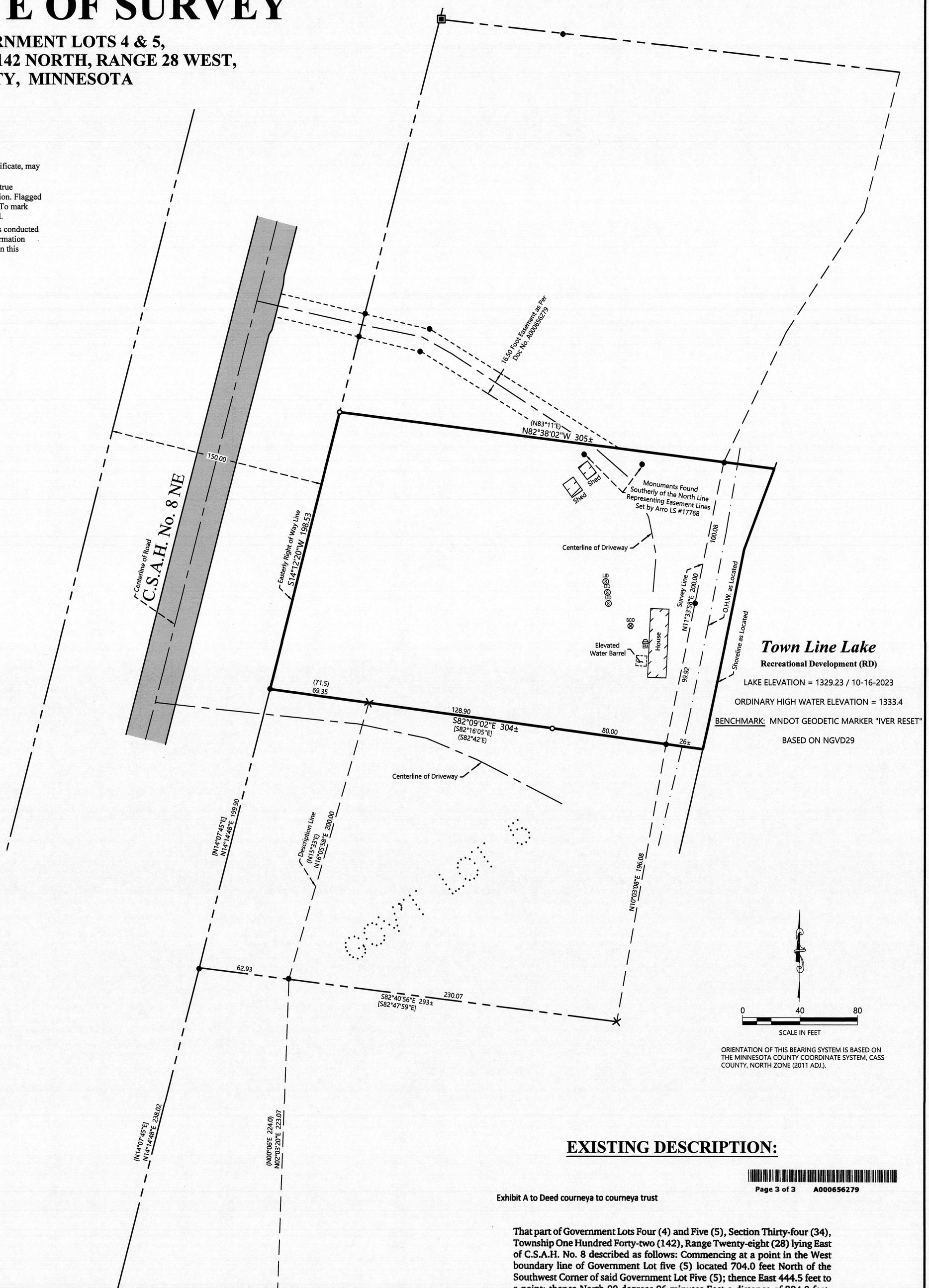
PART OF GOVERNMENT LOTS 4 & 5, SECTION 34, TOWNSHIP 142 NORTH, RANGE 28 WEST, CASS COUNTY, MINNESOTA

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 07-034-3305.
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. 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
- DENOTES FOUND 2x2 INCH WOOD POST
- DENOTES CALCULATED POSITION
- (N01°23'45"E) DENOTES DEEDED VALUES
- [N01°23'45"E] DENOTES BEARINGS FROM COURT JUDGEMENT DATED 06-13-1991
- SCO / UG — DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- EM — DENOTES EXISTING ELECTRIC METER
- DENOTES EXISTING BUILDING (located at eave corners)



Town Line Lake

Recreational Development (RD)

LAKE ELEVATION = 1329.23 / 10-16-2023

ORDINARY HIGH WATER ELEVATION = 1333.4

BENCHMARK: MNDOT GEODETIC MARKER "IVER RESET"

BASED ON NGVD29

0 40 80

SCALE IN FEET

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

A000656279

Page 1 of 3 A000656279

07-034-3305
No delinquent taxes and transfer entered; Certificate of Real Estate Value
( )filed (X)not required
December 19, 2019
SANDRA NORIKANE
Cass County MN Auditor-Treasurer
By _____, Deputy

Septic Disclosure
(X) Not Required ( ) Received ( ) Not Received

A000656279
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR RECORDED ON
12/19/2019 12:40:17 PM
AS DOC #: A000656279
PAGES: 3
REC FEES: 46.00
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY NG Dep TX#: 158755

QUIT CLAIM DEED

STATE DEED TAX DUE HEREON: $1.65
(Consideration is LESS than $500)

Date: 12/13/2019 (Reserved for recording data)

FOR VALUABLE CONSIDERATION John C. Courneya and Linda Courneya, husband and wife (Grantor), hereby conveys to John Clifford Courneya as trustee of **The John Clifford Courneya Revocable Living Trust dated the** 9th **day of** December 2019".
real property in Cass County, Minnesota, described as follows:

See attached Exhibit A- courneya to courneya trust

EXISTING DESCRIPTION:

Page 3 of 3 A000656279

Exhibit A to Deed courneya to courneya trust

That part of Government Lots Four (4) and Five (5), Section Thirty-four (34), Township One Hundred Forty-two (142), Range Twenty-eight (28) lying East of C.S.A.H. No. 8 described as follows: Commencing at a point in the West boundary line of Government Lot five (5) located 704.0 feet North of the Southwest Corner of said Government Lot Five (5); thence East 444.5 feet to a point; thence North 00 degrees 06 minutes East a distance of 224.0 feet; thence North 15 degrees, 33 minutes East 200 feet to a point; thence North 82 degrees 42 minutes West 71.5 feet, more or less, to a point on the Ely right-of-way line of C.S.A.H. No. 8, the point of beginning of the tract to be described; thence South 82 degrees 42 minutes East 280.4 feet to a point on the shore of Townline Lake; thence North 11 degrees 01 minutes East 200 feet along said shore of Townline Lake; thence North 83 degrees 11 minutes West 272.2 feet, more of less, to a point on the Ely right-of-way line of said C.S.A.H. No. 8; thence South 15 degrees 33 minutes West 200 feet along said right-of-way line to the point of beginning. Title extends to the water's edge. Subject to restrictions, reservations and easements of record, if any.

A 16.50 foot wide perpetual easement for ingress and egress purposes over and across those parts of Government Lots Four (4) and Five (5), Section Thirty-four (34), Township One Hundred Forty-two (142), Range Twenty-eight (28), Cass County, Minnesota, the centerline of which is described as follows:

Commencing at the Southwest corner of said Government Lot Five (5); thence North 00 degrees 55 minutes 08 seconds East, assumed bearing, along the West line of said Government Lots Five (5) and Four (4) a distance of 1405.31 feet; thence South 89 degrees 04 minutes 52 seconds East a distance of 419.87 feet to the centerline of C.S.A.H. No. 8, said point also being the point of beginning of the centerline to be described; thence South 76 degrees 33 minutes 00 seconds East a distance of 120.00 feet; thence South 57 degrees 54 minutes 00 seconds East a distance of 154.36 feet to the North line of the parcel of land described in Document Number A000541523 on file in the office of the County Recorder, Cass County, Minnesota, and said centerline there terminating.

JOB NO. 22-071
DATE: 11-29-2022
SHEET NO. 1 OF 1

CERTIFICATE OF SURVEY
John Courneya
P.O. Box 26183
St. Louis Park, MN 55426

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.

11/29/23

TERRY L. FREEMAN LIC. NO. 21367

REVISIONS:

NO.	DATE	DESCRIPTION	BY