

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 8,
SECTION 05, TOWNSHIP 141 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:

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38-005-4118
TODD Acknowledgement
Exempt from State Deed Tax: _____
Date SEPTEMBER 20, 2023
Cass County MN Auditor-Treasurer
By _____ ML, Deputy
by _____ Deputy

ed; Certificate
of required
_____, 20____
_____, Deputy
County Auditor

38-005-4118
A000697284
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
9/20/2023 11:08:45 AM
REC FEES: 46.00
PAGES: 3
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY SF DEP TX#: 192027
RECORDED ELECTRONICALLY

TRANSFER ON DEATH DEED

Date: _____ (Reserved for recording data)

We, Harold G. Sherbrooke and Linda J. Sherbrooke, married to each other, Grantors, hereby convey and quitclaim to Carolyn New, Grantee Beneficiary, conditioned upon said Grantee Beneficiary surviving the Grantor; effective (check only one of the following)

On the death of the grantor owner, if only one grantor is named above, or on the death of the last of the grantor owners to die, if more than one grantor owner is named above, or

On the death of _____ (Name of grantor owner) (Must be one of the grantor owners named above),

the following real property located in Cass County, Minnesota:

That certain tract located in Government Lot 8, Section 5, Township 141, North, Range 31 as described on attached Exhibit A.

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*Exhibit A to Transfer on Death Deed
Sherbrooke to New*

That tract of land being a part of Government Lot 8, Section 5, Township 141 North, Range 31 and more fully described as follows: Starting 509 feet west of the southeast corner of said Government Lot 8 intersecting the north line of an established cartway of the CHASE 5th Lake Subdivision; thence running westerly along the north line of said cartway a distance of 811 feet to a stake known to be the southwest corner of Lot 12 of said CHASE 5th Lake Subdivision and which is to be known as point of final enclosure of metes and bounds describing land to be conveyed hereinafter; thence north 41 degrees east to a stake on the shore of Fifth Lake; thence north 8 degrees east a distance of 282 feet to a stake; thence west 20 degrees north intersecting the west line of the township road now traversing said Government Lot 8; thence following said west line of said road southerly a distance of 140 feet; thence running west 20 degrees north to a point intersecting the east line of the Great Northern Railway right-of-way; thence following the east line of said railway right-of-way southerly to a point intersecting the west line of said Government Lot 8; thence running southerly along the west line of said Government Lot 8 to the west line of said township road; thence northerly along the west line of said township road to a point equal to and parallel to the north line of said described cartway; thence following the said north line of said cartway to a stake which is the aforesaid point forming the enclosure of the property to be conveyed herein, excepting that portion of the township road contained therein. Cass County, Minnesota.

LEGEND

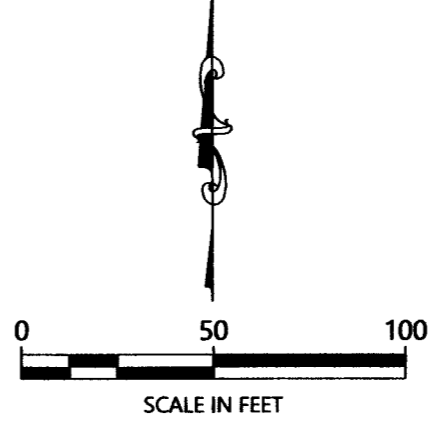
- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- ⊙ DENOTES BRASS CAPPED MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- (N01°23'45"E) DENOTES DEEDED BEARING
- ▭ DENOTES EXISTING BUILDING (located at cave corners)
- ▨ DENOTES EDGE OF EXISTING CONCRETE
- ▩ DENOTES EDGE OF EXISTING GRAVEL

PROPOSED DESCRIPTION:

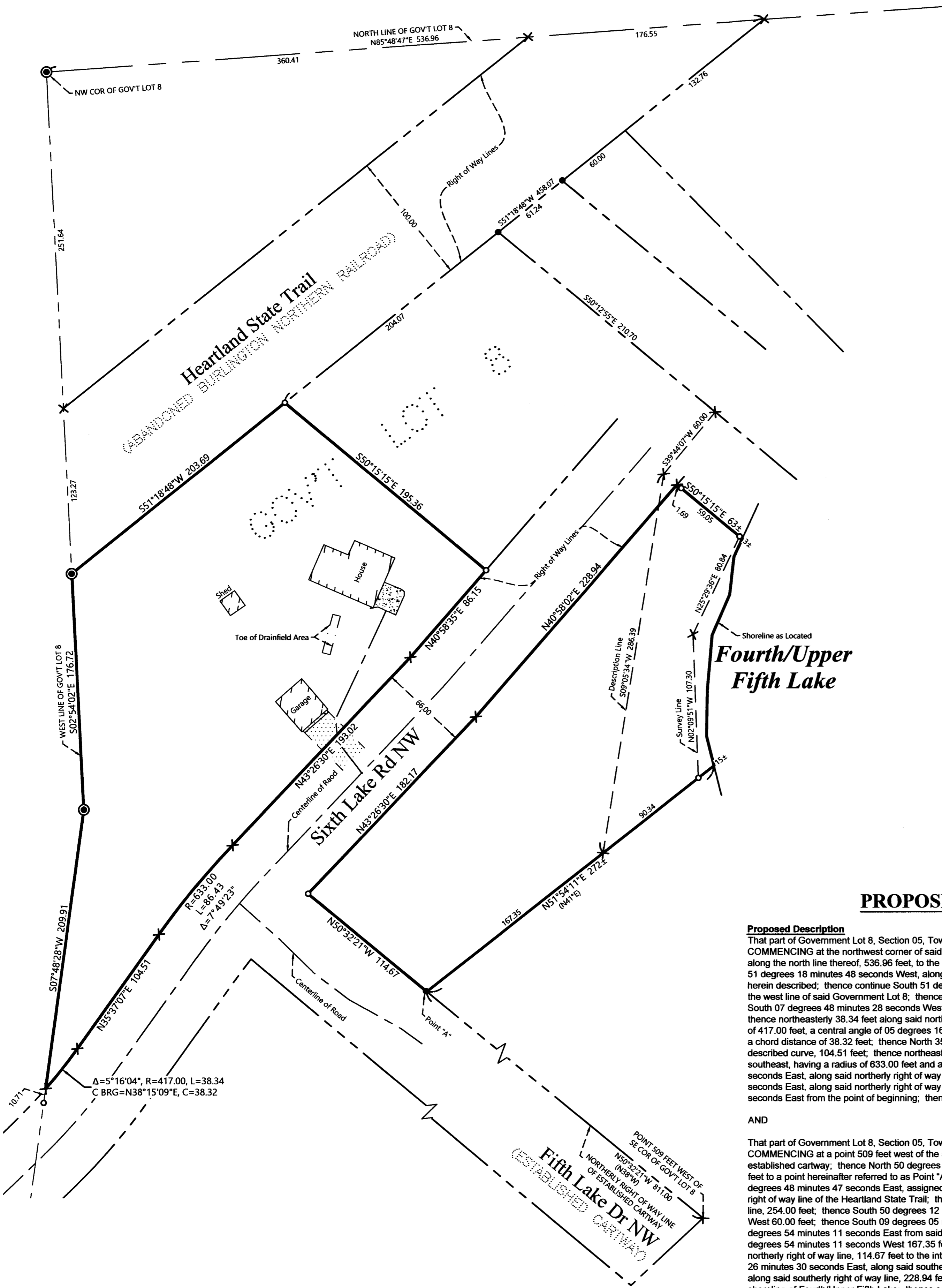
Proposed Description
That part of Government Lot 8, Section 05, Township 141 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the northwest corner of said Government Lot 8; thence North 85 degrees 48 minutes 47 seconds East, assigned bearing, along the north line thereof, 536.96 feet, to the intersection with the southeasterly right of way line of the Heartland State Trail; thence South 51 degrees 18 minutes 48 seconds West, along said southeasterly right of way line, 458.07 feet to the Point of Beginning of the tract to be herein described; thence continue South 51 degrees 18 minutes 48 seconds West, along said southeasterly right of way line, 203.69 feet to the west line of said Government Lot 8; thence South 02 degrees 54 minutes 02 seconds East, along said west line, 176.72 feet; thence South 07 degrees 48 minutes 28 seconds West, along said west line, 209.91 feet to the northerly right of way line of Sixth Lake Rd NW; thence northeasterly 38.34 feet along said northerly right of way line being a non-tangential curve, concave to the northwest, having a radius of 417.00 feet, a central angle of 05 degrees 16 minutes 04 seconds, a chord bearing of North 38 degrees 15 minutes 09 seconds East and a chord distance of 38.32 feet; thence North 35 degrees 37 minutes 07 seconds East, along said northerly right of way line tangent to last described curve, 104.51 feet; thence northeasterly 86.43 feet along said northerly right of way line being a tangential curve, concave to the southeast, having a radius of 633.00 feet and a central angle of 07 degrees 49 minutes 23 seconds; thence North 43 degrees 26 minutes 30 seconds East, along said northerly right of way line tangent to last described curve, 193.02 feet; thence North 40 degrees 58 minutes 35 seconds East, along said northerly right of way line, 86.15 feet to the intersection with a line that bears South 50 degrees 15 minutes 15 seconds East from the point of beginning; thence North 50 degrees 15 minutes 15 seconds West 195.36 feet to the point of beginning.

AND
That part of Government Lot 8, Section 05, Township 141 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at a point 509 feet west of the southeast corner of said Government Lot 8 and the northerly right of way line of an established cartway; thence North 50 degrees 32 minutes 21 seconds West, assigned bearing, along said northerly right of way line, 811.00 feet to a point hereinafter referred to as Point "A"; AND, COMMENCING at the northwest corner of said Government Lot 8; thence North 85 degrees 48 minutes 47 seconds East, assigned bearing, along the north line thereof, 536.96 feet, to the intersection with the southeasterly right of way line of the Heartland State Trail; thence South 51 degrees 18 minutes 48 seconds West, along said southeasterly right of way line, 254.00 feet; thence South 50 degrees 12 minutes 55 seconds East 210.70 feet; thence South 39 degrees 44 minutes 07 seconds West 60.00 feet; thence South 09 degrees 05 minutes 34 seconds West 286.39 feet to the intersection with a line that bears North 51 degrees 54 minutes 11 seconds East from said Point "A" and the Point of Beginning of the tract to be herein described; thence South 51 degrees 54 minutes 11 seconds West 167.35 feet to said Point "A"; thence North 50 degrees 32 minutes 21 seconds West, along said northerly right of way line, 114.67 feet to the intersection with the southerly right of way line of Sixth Lake Rd NW; thence North 43 degrees 26 minutes 30 seconds East, along said southerly right of way line, 182.17 feet; thence North 40 degrees 58 minutes 02 seconds East, along said southerly right of way line, 228.94 feet; thence South 50 degrees 15 minutes 15 seconds East 63 feet, more or less, to the shoreline of Fourth/Upper Fifth Lake; thence southerly along said shoreline to the intersection with a line that bears North 51 degrees 54 minutes 11 seconds East from the point of beginning; thence South 51 degrees 54 minutes 11 seconds West 105 feet, more or less, to the point of beginning.

SUBJECT to easements, restrictions, and reservations of record.



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



NO.	DATE	DESCRIPTION

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

Terry L. Freeman
TERRY L. FREEMAN
LIC. NO. 21367

NORTHERN ENGINEERING & CONSULTING, INC.
P.O. Box 292, Walker, MN, 56484
Phone: 218-547-1236
Web: www.necusa.com

CERTIFICATE OF SURVEY
Harold Sherbrooke
7067 Sixth Lake Rd NW
Akeley, MN 56433

- NOTES:**
- Zoning for subject tract = Shoreland Residential.
 - Parcel ID for subject tract = 38-005-4118.
 - 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 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.

JOB NO. 23-248
DATE: 12-05-2023
SHEET NO. 1 OF 1