

# CERTIFICATE OF SURVEY

LOTS 17 & 18, BLOCK 1, PINE POINT ESTATES  
SECTION 32, TOWNSHIP 143 NORTH, RANGE 30 WEST,  
CASS COUNTY, MINNESOTA

## EXISTING DESCRIPTION:

Page 1 of 2 A000679840

45-566-0136  
No delinquent taxes and transfer interests. Certificate of Real Estate Value  
(Filed) (Not required)  
DECEMBER 07 2021  
Cass County MN Auditor-Treasurer  
By: ET Deputy  
Septic Disclosure  
(X) Not Required ( ) Received ( ) Not Received



A000679840  
OFFICE OF THE COUNTY RECORDER  
CASS COUNTY, MINNESOTA  
CERTIFIED, FILED, AND/OR  
RECORDED ON  
12/7/2021 12:57:31 PM  
REC FEES: 46.00  
PAGES: 2  
KATHRYN M. NORBY  
CASS COUNTY RECORDER  
BY SF DEP TX#: 177620  
RECORDED ELECTRONICALLY

QUIT CLAIM DEED  
Individual(s) to Individual(s) Minnesota Uniform Conveyancing Blanks  
Form 10.3.1 (2016)

DEED TAX DUE: \$1.65

DATE: December 09, 2021  
(month/day/year)

FOR VALUABLE CONSIDERATION, Garry P. Wion, a single person ("Grantor"), hereby conveys and quitclaims to Eric P. Wion and Debra A. Wion ("Grantee"), as

(Check only one box.)  
 tenants in common,  
 joint tenants,

(If more than one Grantee is named above and either no box is checked or both boxes are checked, this conveyance is made to the named Grantee as tenants in common.)

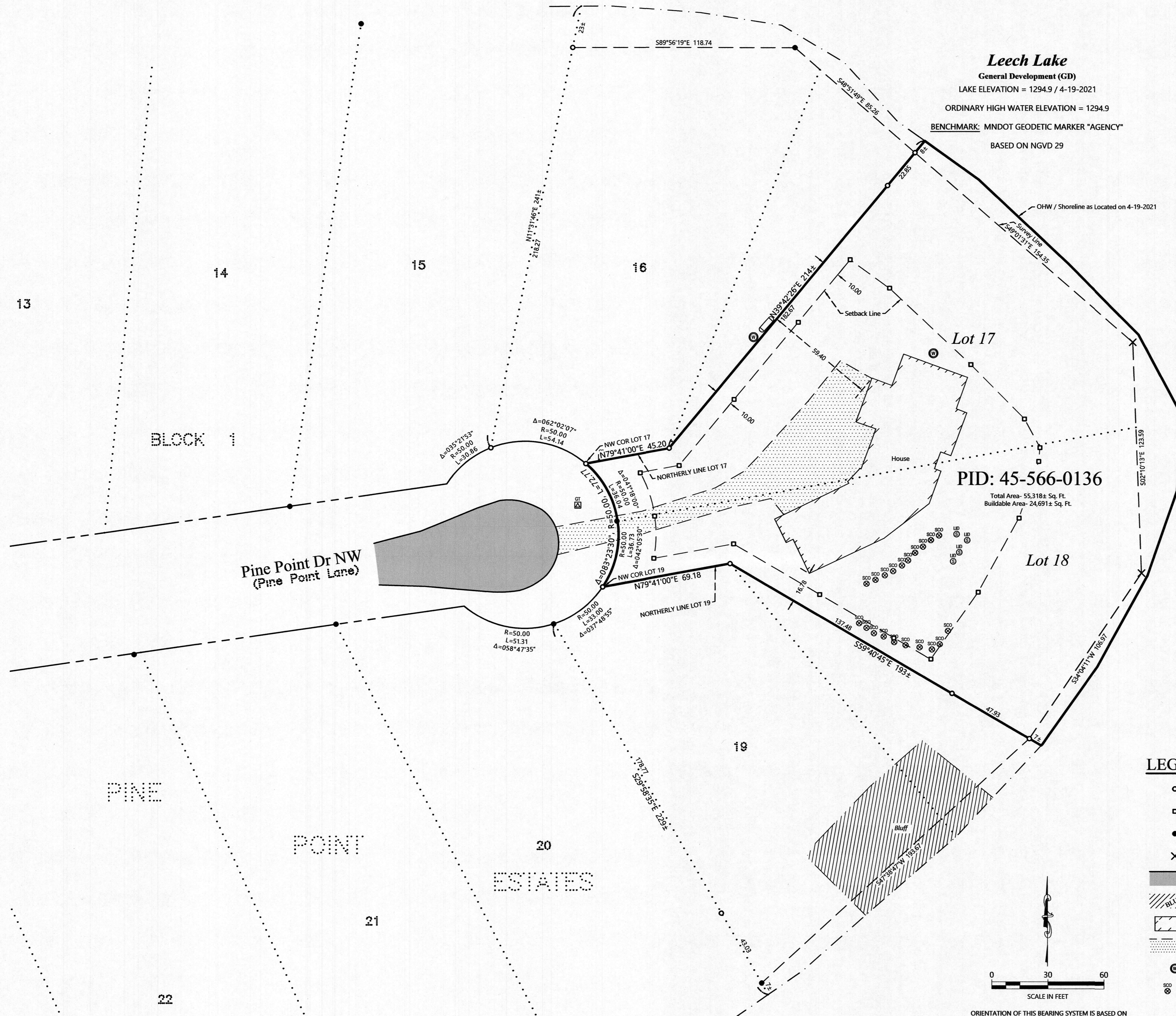
real property in Cass County, Minnesota, legally described as follows:

**Tract 2**  
That part of Lot Eighteen (18), Block One (1), Pine Point Estates, lying Northeasterly of the following described line: Beginning at the Northwest corner of Lot 19; thence North 79 degrees 41 minutes 00 seconds East, assigned bearing, along the Northerly line thereof, 69.18 feet; thence South 59 degrees 40 minutes 45 seconds East 193 feet, more or less, to the shoreline of Leech Lake and said line there terminating;

AND

That part of Lot Seventeen (17), Block One (1), Pine Point Estates, lying Southeasterly of the following described line: Beginning at the Northwest corner of said Lot 17; thence North 79 degrees 41 minutes 00 seconds East, assigned bearing, along the Northerly line thereof 45.20 feet; thence North 39 degrees 42 minutes 26 seconds East 214 feet, more or less, to the shoreline of Leech Lake and said line there terminating.

Cass County, Minnesota



## LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES SET LATH
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- ▬ DENOTES EDGE OF EXISTING BITUMINOUS
- ▨ DENOTES BLUFF AREA
- ▩ DENOTES EXISTING BUILDING (located at cave corners)
- ▨ DENOTES EDGE OF EXISTING GRAVEL
- ⊙ DENOTES EXISTING WELL
- ⊗ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID

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

## NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 45-566-0136.
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.

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 DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.  
Terry L. Freeman  
TERRY L. FREEMAN  
LIC. NO. 21367  
12/14/21



CERTIFICATE OF SURVEY  
Eric Wion  
Karen Trail Unit C  
Woodbury, MN 55129  
JOB NO. 23-277  
DATE: 12-14-2023  
SHEET NO. 1 OF 1