CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 3, SECTION 06, TOWNSHIP 139 NORTH, RANGE 29 WEST, CASS COUNTY, MINNESOTA

EXISTING DESCRIPTIONS:

A000642495
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR RECORDED ON
7/19/2018 3:51:26 PM
AB DOC #: A000642495
PAGES: 3
REC FEES: 46.00
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY NO Dep TXP: 147682

A000642495 Page 1 of 3

PID # 32-006-4406
July 19, 2018
TODD ACKNOWLEDGEMENT
Exempt from State Deed Tax
SANDRA NORIKANE
Cass County MN Auditor –Treasurer
by: E. Axell, Deputy

(Top 3 inches reserved for recording data)

TRANSFER ON DEATH DEED
by Married Grantor Owners Owning Property As Joint Tenants

NO DEED TAX DUE pursuant to Minn. Stat. 287.22(15) DATE: July 13, 2018

Jonathan D. Lacho and Mary F. Lacho, f/k/a Mary F. Rose, married to each other ("Grantor Owners"), hereby convey and quitclaim to Jane Theresa Gould and Claudia Jane Schulman ("Grantee Beneficiary"), as tenants-in-common, effective on the death of the last of the Grantor Owners to die, real property in Cass County, Minnesota, legally described as follows:

See Attachment "C"

Page 3 of 3 A000642495

Attachment "C"

That part of Government Lot 3, Second 6, Township 139 North, Range 29 West, Cass County, Minnesota, described as follows: Commencing at the Northeast corner of said Government Lot 3, thence South 00 degrees 25 minutes 24 seconds East, assumed bearing along the East line thereof, a distance of 982.46 feet; thence North 11 degrees 57 minutes 37 seconds West 389.78 feet; thence Northwesterly 228.70 feet along a tangential curve concave to the Southwest having a radius of 167.00 feet and a central angle of 78 degrees 27 minutes 48 seconds; thence South 89 degrees 34 minutes 36 seconds West 200.00 feet; thence South 00 degrees 25 minutes 24 seconds East 521 feet, more or less, to the shoreline of Little Portage Lake; thence Easterly along said shoreline to the intersections with a line bearing South 00 degrees 25 minutes 24 seconds East from the point of beginning, thence North 00 degrees 25 minutes 24 seconds West 554 feet, more or less, to the point of beginning.

Together with
A 66 foot wide private road easement for ingress, egress and utility purposes over, under and across that part of Government Lot 3, Section 6, Township 139 North, Range 29 West, Cass County, Minnesota, the centerline of said easement described as follows:
Commencing at the Northeast corner of Government Lot 3; thence South 00 degrees 25 minutes 24 seconds East assumed bearing, along the East line thereof, a distance of 797.46 feet to the point of beginning of the centerline to be herein described; thence North 11 degrees 57 minutes 37 seconds West 228.11 feet; thence Northwesterly 273.89 feet along a tangential curve concave to the Southwest having a radius of 200.00 feet and a central angle of 78 degrees 27 minutes 48 seconds; thence South 89 degrees 34 minutes 36 seconds West, tangent to said curve 258.78 feet; thence South 00 degrees 25 minutes 24 seconds East 119.22 feet; thence South 89 degrees 34 minutes 36 seconds West 187.00 feet; thence Southwesterly 495.45 feet along a tangential curve concave to the Southeast having a radius of 408.00 feet and a central angle of 69 degrees 34 minutes 33 seconds and a chord bearing of South 54 degrees 47 minutes 19 seconds West and said centerline there terminating.

The Easterly line of said easement is coincident with the East line of said Government Lot 3 and the Westerly line of said easement is coincident with the northerly line of Tract 5 in said Government Lot 3.

Parcel ID No.: 32-006-4406

A000642494
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR RECORDED ON
7/19/2018 3:51:25 PM
AB DOC #: A000642494
PAGES: 3
REC FEES: 46.00
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY NO Dep TXP: 147682

A000642494 Page 1 of 3

PID # 32-006-4405
July 19, 2018
TODD ACKNOWLEDGEMENT
Exempt from State Deed Tax
SANDRA NORIKANE
Cass County MN Auditor –Treasurer
by: E. Axell, Deputy

(Top 3 inches reserved for recording data)

TRANSFER ON DEATH DEED
by Married Grantor Owners Owning Property As Joint Tenants

NO DEED TAX DUE pursuant to Minn. Stat. 287.22(15) DATE: July 13, 2018

Jonathan D. Lacho and Mary F. Lacho, married to each other ("Grantor Owners"), hereby convey and quitclaim to Jane Theresa Gould and Claudia Jane Schulman ("Grantee Beneficiary"), as tenants-in-common, effective on the death of the last of the Grantor Owners to die, real property in Cass County, Minnesota, legally described as follows:

See Attachment "B"

together with all hereditaments and appurtenances belonging thereto.

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Attachment "B"

That part of Government Lot 3, Section 6, Township 139 North, Range 29 West, Cass County, Minnesota, described as follows: Commencing at the Northeast corner of said Government Lot 3; thence South 00 degrees 25 minutes 24 seconds East, assumed bearing, along the East line thereof, a distance of 1025.87 feet; thence South 89 degrees 34 minutes 36 seconds West 100.00 feet to the point of beginning of the tract to be herein described; thence North 89 degrees 34 minutes 36 seconds East 100.00; thence North 00 degrees 25 minutes 24 seconds West 63.41 feet; thence North 11 degrees 57 minutes 37 seconds West 389.78 feet; thence Northwesterly 228.70 feet along a tangential curve concave to the Southwest having a radius of 167.00 feet and a central angle of 78 degrees 27 minutes 48 seconds; thence South 89 degrees 34 minutes 36 seconds West 25.78 feet; thence South 00 degrees 25 minutes 24 seconds East 554 feet, more or less, to the shoreline of Little Portage Lake; thence Easterly along said shoreline to the intersection with a line bearing South 00 degrees 25 minutes 24 seconds East from the point of beginning; thence North 00 degrees 25 minutes 24 seconds West 143 feet, more or less, to the point of beginning.

Parcel ID No.: 32-006-4405

A000642493
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR RECORDED ON
7/19/2018 3:51:24 PM
AB DOC #: A000642493
PAGES: 3
REC FEES: 46.00
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY NO Dep TXP: 147682

A000642493 Page 1 of 3

PID # 32-006-4402
July 19, 2018
TODD ACKNOWLEDGEMENT
Exempt from State Deed Tax
SANDRA NORIKANE
Cass County MN Auditor –Treasurer
by: E. Axell, Deputy

(Top 3 inches reserved for recording data)

TRANSFER ON DEATH DEED
by Married Grantor Owners Owning Property As Joint Tenants

NO DEED TAX DUE pursuant to Minn. Stat. 287.22(15) DATE: July 13, 2018

Jonathan D. Lacho, a/k/a Jon Lacho, and Mary F. Lacho, f/k/a Mary Rose, married to each other ("Grantor Owners"), hereby convey and quitclaim to Jane Theresa Gould and Claudia Jane Schulman ("Grantee Beneficiary"), as tenants-in-common, effective on the death of the last of the Grantor Owners to die, real property in Cass County, Minnesota, legally described as follows:

See Attachment "A"

together with all hereditaments and appurtenances belonging thereto.

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Attachment "A"

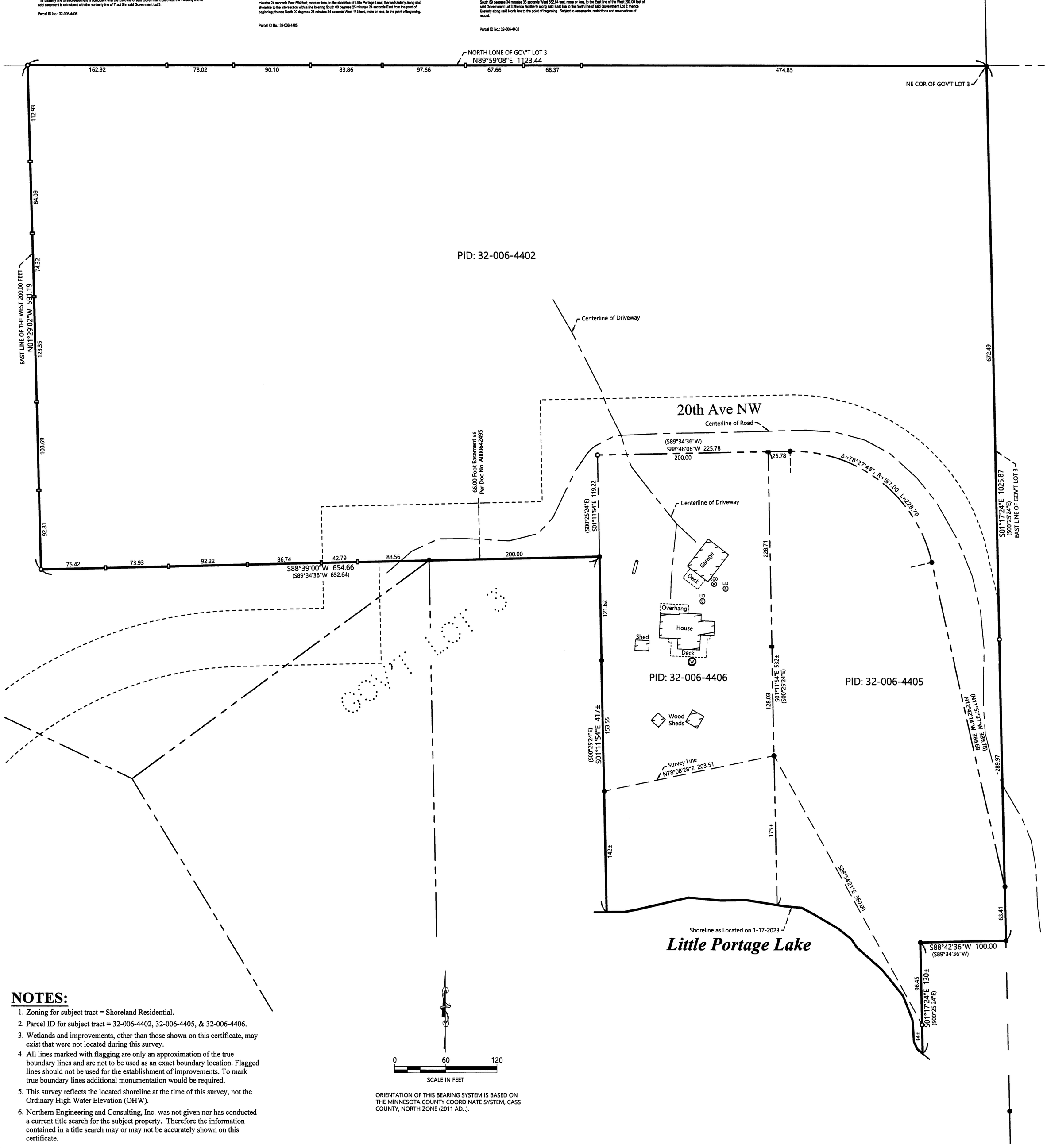
That part of Government Lot 3, Section 6, Township 139 North, Range 29 West, Cass County, Minnesota, described as follows:

Beginning at the Northeast corner of said Government Lot 3; thence South 00 degrees 25 minutes 24 seconds East, assumed bearing, along the East line thereof, a distance of 982.46 feet; thence North 11 degrees 57 minutes 37 seconds West 389.78 feet; thence Northwesterly 228.70 feet along a tangential curve concave to the Southwest having a radius of 167.00 feet and a central angle of 78 degrees 27 minutes 48 seconds; thence South 89 degrees 34 minutes 35 seconds West 225.78 feet; thence South 00 degrees 25 minutes 24 seconds East 119.22 feet; thence South 89 degrees 34 minutes 36 seconds West 652.64 feet, more or less, to the East line of the West 200.00 feet of said Government Lot 3; thence Northerly along said East line to the North line of said Government Lot 3; thence Easterly along said North line to the point of beginning. Subject to easements, restrictions and reservations of record.

Parcel ID No.: 32-006-4402

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES SET LATH
- DENOTES MONUMENT FOUND
- DENOTES FOUND POST
- (W) DENOTES EXISTING WELL
- SCO LID (S) DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- DENOTES EXISTING LP TANK
- DENOTES EXISTING BUILDING



0 60 120
SCALE IN FEET

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

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 32-006-4402, 32-006-4405, & 32-006-4406.
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 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.

JOB NO. 23-007
DATE: 1-20-2023
SHEET NO. 1 OF 1

CERTIFICATE OF SURVEY
Jon and Mary Lacho
2051 20th Ave NW
Backus, MN 56435

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.

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

REVISIONS:

NO.	DATE	DESCRIPTION	BY