

true boundary lines additional monumentation would be required

an investigation or independent search for easements of record,

6. Northern Engineering and Consulting, Inc. was not given nor has conducted

encumbrances, restrictive covenants, ownership title evidence, or any other

facts that an accurate and current title search and opinion may disclose.

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 2, SECTION 10, TOWNSHIP 140 NORTH, RANGE 29 WEST, CASS COUNTY, MINNESOTA

PROPOSED DESCRIPTIONS:

That part of Government Lot 2, Section 10, Township 140 North, Range 29 West, Cass County, Minnesota, described as follows: COMMENCING at a point in the lake where the northwest corner of said Section 10 should be located; thence South 01 degrees 18 minutes 59 seconds West, assigned bearing, along the west line of said Government Lot 2, a distance of 700.00 feet; thence South 89 degrees 32 minutes 26 seconds East 500.06 feet to the east line of the West 500.00 feet thereof; thence North 01 degrees 18 minutes 59 seconds East, along said east line, 36.44 feet to the centerline of Buxton Rd; thence North 56 degrees 58 minutes 17 seconds East, along said centerline, 30.28 feet to the east line of the West 525.00 feet of said Government Lot 2 to the Point of Beginning of the tract to be herein described: thence North 05 degrees 11 minutes 45 seconds West 351.51 feet; thence North 01 degrees 23 minutes 00 seconds East 130.55 feet; thence North 21 degrees 55 minutes 48 seconds East 112.80 feet to last said east line; thence South 01 degrees 18 minutes 59 seconds West, along last said east line, 585.37 feet to the point of SUBJECT to easement, restrictions, and reservations of record.

BJECT to easement, restrictions, and reservations of record. BJECT to Buxton Rd.

New PID: 51-010-22

That part of Government Lot 2, Section 10, Township 140 North, Range 29 West, Cass County, Minnesota, described as follows: COMMENCING at a point in the lake where the northwest corner of said Section 10 should be located; thence South 01 degrees 18 minutes 59 seconds West, assigned bearing along the west line of said Government Lot 2, a distance of 700.00 feet; thence South 89 degrees 32 minutes 26 seconds East 250.03 feet to the Point of Beginning of the tract to be herein described; thence continue South 89 degrees 32 minutes 26 seconds East 250.03 feet to the east line of the West 500.00 feet thereof; thence North 01 degrees 18 minutes 59 seconds East, along said east line, 36.44 feet to the centerline of Buxton Rd; thence North 56 degrees 58 minutes 17 seconds East, along said centerline 30.28 feet to the east line of the West 525.00 feet of said Government Lot 2; thence North 05 degrees 11 minutes 45 seconds West 351.51 feet; thence North 01 degrees 23 minutes 00 seconds East 130.55 feet; thence North 21 degrees 55 minutes 48 seconds East 112.80 feet to last said east line; thence North 01 degrees 18 minutes 59 seconds East, along last said east line, 5 feet, more or less, to the shoreline of Mann Lake; thence northwesterly along said shoreline to the intersection with the north line of said Government Lot 2; thence North 89 degrees 32 minutes 26 seconds West, along said north line, 171 feet, more or less, to the intersection with a line that bears North 01 degrees 19 minutes 20 seconds East from the point of beginning; thence South 01 degrees 19 minutes 20 seconds West 700.08 feet to the point of beginning.

SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to Buxton Rd.
SUBJECT to and TOGETHER with 20.00 Foot Easement.

EXISTING DESCRIPTION:



A000577632

OFFICE OF COUNTY RECORDER
CASS COUNTY MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
02/06/2012 3:48:52 PM
AS DOC #: A000577632
PAGES: 3 REC FEES: 46.00
KATHRYN M. NORBY
COUNTY RECORDER

(Top 3 Inches Reserved for Recording Data)

WARRANTY DEED Minnesota Uniform Conveyancing Blar Individual(s) to Individual(s)

DEED TAX DUE: \$ 1.65

DATE: December 19, 2011

FOR VALUABLE CONSIDERATION, Gary Dietrich and Linnea Dietrich, husband and wife, ("Grantor"), hereby convey and warrant to Gary J. Dietrich and Linnea F. Dietrich, Trustees, and successor Trustees, of the Gary J. Dietrich and Linnea F. Dietrich Trust u/a/d December 19, 2011, including amendments thereto, ("Grantee"), real property in Cass County, Minnesota, legally described as follows:

SEE ATTACHED "EXHIBIT A - LEGAL DESCRIPTION"

EXHIBIT A

LEGAL DESCRIPTION

That part of Government Lot 2 of Section 10, Township 140 North, Range 29 West of the 5th Principal Meridian, lying northerly of the northerly boundary line of the recorded plat of SECLUDED ACRES; described as follows:

Commencing at the northwesterly corner of Lot 2, Block One of said recorded plat of SECLUDED ACRES; thence North 54 degrees 02 minutes 00 seconds East 66.99 feet, initial bearing assigned, along the northwesterly line of said Lot 2, Block One; thence northeasterly 26.71 feet along a tangential curve concave to the southeast, having a radius of 1234.00 feet and a central angle of 1 degree 14 minutes 24 seconds, to the point of BEGINNING of the land to be described; thence North 1 degree 01 minute 45 seconds East 635.00 feet, more or less, to the waters edge of Mann Lake; thence easterly 175.00 feet along said waters edge of Mann Lake to the line that bears North 1 degree 25 minutes 41 seconds West from the northeasterly corner of said Lot 2, Block One; thence south 1 degree 25 minutes 41 seconds East 495.00 feet, more or less, to said northeasterly corner; thence southwesterly 226.72 feet along a non-tangential curve concave to the southeast, having a radius of 1234.00 feet, a central angle of 10 degrees 31 minutes 36 seconds and the chord of said curve bears South 60 degrees 32 minutes 12 seconds West 226.40 feet to the point of beginning. Containing 2.4 acres, more or less.

AND

That part of Government Lot Two (2), Section Ten (10), Township One Hundred Forty (140), Range Twenty-Nine (29) described as follows, to wit: Commencing at a point in lake where northwest corner of Section 10 should be located; thence easterly 250 feet to point of beginning; thence at right angles south 700 feet; thence at right angles east 250 feet; thence at right angles north to lake shore; thence following lake shore in northwesterly direction to north section line; thence west to point of beginning.

Subject to perpetual road easement described in deeds recorded as Documents No. 276164 and 276165 in the office of the County Recorder, Cass County, Minnesota.

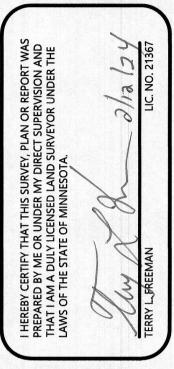
AND

(located at eave corners)

The East Twenty-five (25) feet of the West Five Hundred Twenty-five (525) feet of Government Lot Two (2), Section Ten (10), Township One Hundred Forty (140), Range Twenty-Nine (29), north of the existing township road.

REVISIONS:

DATE DESCRIPTION BY





CERTIFICATE OF SURVEY
Gary Dietrich
4405 Buxton Rd NW
Hackensack, MN 56452

JOB NO. 24-014 DATE: 2-12-2024

SHEET NO.

_1_OF _