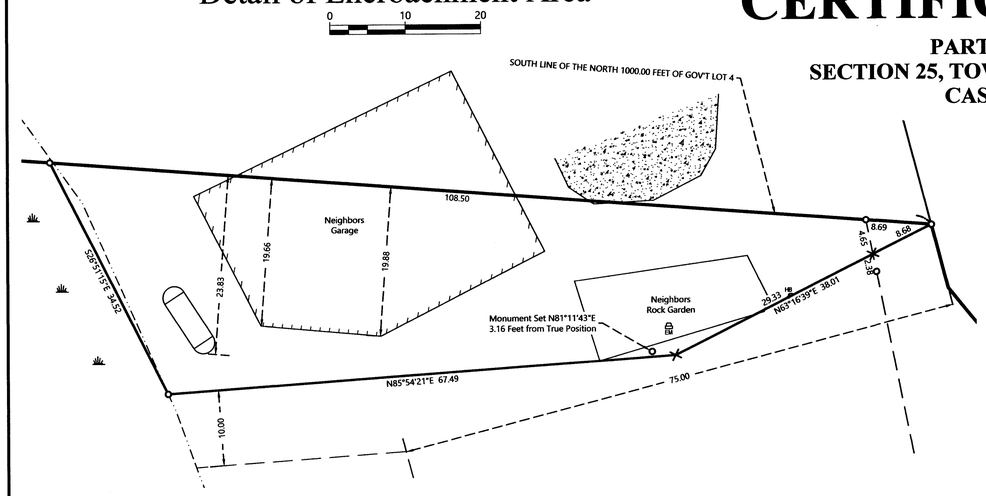
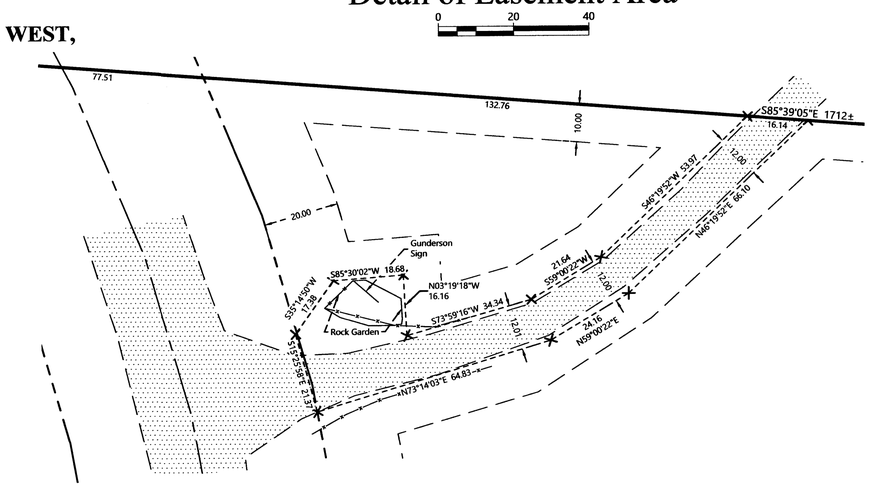
CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 4,
SECTION 25, TOWNSHIP 139 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA

Detail of Encroachment Area



Detail of Easement Area



EXISTING DESCRIPTION:

FORM NO. 5-M
WARRANTY DEED-INDIVIDUAL(S) TO JOINT TENANTS

Form No. 5-M WARRANTY DEED — Minnesota Uniform Conveyancing Blanks (1979)

Individual(s) to Joint Tenants

13-025-3409

No delinquent taxes and transfer entered; Certificate of Real Estate Value (X) filed ( ) not required Certificate of Real Estate Value No. _____

October 12, 19 94

Shawnk. Anderson

County Auditor

by _____ Deputy

STATE DEED TAX DUE HEREON: $181.50

Date: October 6, 1994

361888

OFFICE OF COUNTY RECORDER

State of Minnesota, County of Cass
I hereby certify that the within instrument was filed in this office for record on the 12th day of October A.D. 19 94 at 1:30 O'clock P M and was duly recorded as Micro Doc. No. 361888

_____ COUNTY RECORDER

(reserved for recording data)

FOR VALUABLE CONSIDERATION, **Wallace J. Spolar and Ruth E. Spolar, husband and wife,** Grantor(s),

hereby convey(s) and warrant(s) to **Gary R. Nielsen and Sandra K. Nielsen, husband and wife,** Grantees, as joint tenants, real property in Cass County, Minnesota, described as follows:

Lot 4, less the North 1000 feet, Section 25, Township 139, Range 31, Cass County, Minnesota.

(If more space is needed, continue on back)

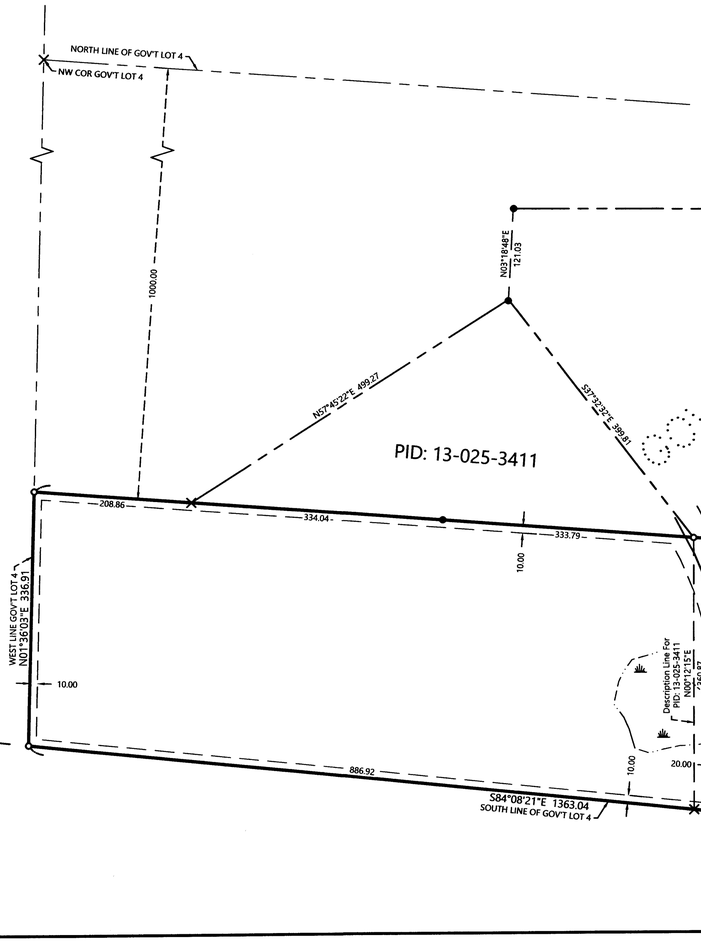
together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES SET LATH
- DENOTES MONUMENT FOUND
- DENOTES CALCULATED POSITION
- DENOTES EXISTING WELL
- DENOTES EXISTING HOSE BIB
- DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- DENOTES EXISTING ELECTRIC METER
- DENOTES EXISTING LP TANK
- DENOTES EXISTING BUILDING
- DENOTES EDGE OF EXISTING CONCRETE
- DENOTES DELINEATED WETLAND(S)
- DENOTES EXISTING FENCE LINE

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 13-025-3409.
3. Improvements other than those shown on this certificate, may exist that were not located during this survey. See Wetland Delineation by Patrick Reardon, Wetland Certification Number No. 1295, dated June 2021.
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.



Shoreline/OHW as Located on 4-14-2021

Pine Mountain Lake

General Development (GD)

LAKE ELEVATION = 1323.45 / 04-14-2021

ORDINARY HIGH WATER ELEVATION = 1323.5

BENCHMARK: MNDOT GEODETIC MARKER "1113 J"

BASED ON NGVD 29

PROPOSED DESCRIPTIONS:

Nielsen Tract

That part of Government Lot 4, Section 25, Township 139 North, Range 31 West, Cass County, Minnesota lying south of the North 1000.00 feet thereof AND lying southerly of a line described as follows: COMMENCING at the South Quarter corner said Section 25; thence North 84 degrees 08 minutes 21 seconds West, assigned bearing, along the south line thereof, 476.12 feet; thence North 00 degrees 12 minutes 15 seconds East 360.87 feet to the south line of the North 1000.00 feet of said Government Lot 4; thence South 85 degrees 39 minutes 05 seconds East, along last said south line, 717.96 feet to the Point of Beginning of the line to be herein described; thence South 26 degrees 51 minutes 15 seconds East 34.52 feet; thence North 85 degrees 54 minutes 21 seconds East 67.49 feet; thence North 63 degrees 16 minutes 39 minutes East 38.01 feet to the intersection with last said south line also being on the shoreline of Pine Mountain Lake and said line there terminating.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to Easement Area.
SUBJECT to Pine Mountain Lake Road NW.

Encroachment Tract

That part of Government Lot 4, Section 25, Township 139 North, Range 31 West, Cass County, Minnesota described as follows: COMMENCING at the South Quarter corner said Section 25; thence North 84 degrees 08 minutes 21 seconds West, assigned bearing, along the south line thereof, 476.12 feet; thence North 00 degrees 12 minutes 15 seconds East 360.87 feet to the south line of the North 1000.00 feet of said Government Lot 4; thence South 85 degrees 39 minutes 05 seconds East, along last said south line, 717.96 feet to the Point of Beginning of the tract to be herein described; thence South 26 degrees 51 minutes 15 seconds East 34.52 feet; thence North 85 degrees 54 minutes 21 seconds East 67.49 feet; thence North 63 degrees 16 minutes 39 minutes East 38.01 feet to the intersection with last said south line also being on the shoreline of Pine Mountain Lake; thence North 85 degrees 39 minutes 05 seconds West, along last said south line, 117.19 feet to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT tract is non-compliant on it's own and must be attached to an adjoining tract.

Easement Area

An easement for ingress and egress purposes over, under, and across that part of Government Lot 4, Section 25, Township 139 North, Range 31 West, Cass County, Minnesota described as follows: COMMENCING at the South Quarter corner said Section 25; thence North 84 degrees 08 minutes 21 seconds West, assigned bearing, along the south line thereof, 476.12 feet; thence North 00 degrees 12 minutes 15 seconds East 360.87 feet to the south line of the North 1000.00 feet of said Government Lot 4; thence South 85 degrees 39 minutes 05 seconds East, along last said south line, 210.27 feet to the Point of Beginning of the easement tract to be herein described; thence South 46 degrees 19 minutes 52 seconds West 53.97 feet; thence South 59 degrees 00 minutes 22 seconds West 21.64 feet; thence South 73 degrees 59 minutes 16 seconds West 34.34 feet; thence North 03 degrees 19 minutes 18 seconds West 16.16 feet; thence South 85 degrees 30 minutes 02 seconds West 18.68 feet; thence South 35 degrees 14 minutes 50 seconds West 17.38 feet; thence South 15 degrees 25 minutes 58 seconds East 21.37 feet; thence North 73 degrees 14 minutes 03 seconds East 64.83 feet; thence North 59 degrees 00 minutes 22 seconds East 24.16 feet; thence North 46 degrees 19 minutes 52 seconds East 66.10 feet to the intersection with last said south line; thence North 85 degrees 39 minutes 05 seconds West, along last said south line, 16.14 feet to the point of beginning.

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1.	11-02-2023	Easement & Encroachment Tract	G.A.Y.
2.	11-08-2023	Revise Descriptions	G.A.Y.

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.

11/8/23

TERRY L. FREEMAN — LIC. NO. 21367

NORTHERN ENGINEERING & CONSULTING, INC.
P.O. Box 292, Walker, MN, 56484
Phone: 218-547-1296, Fax: 218-547-2272
web: www.necusa.com

CERTIFICATE OF SURVEY
Gary Nielsen
406 9th St NW
Willmar, MN 56201

JOB NO. 21-103
DATE: 06-21-2021

SHEET NO.
1 OF 1