

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 1,
SECTION 33, TOWNSHIP 142 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:

A000682725
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
3/22/2022 3:24:14 PM
AS DOC #: A000682725
PAGES: 2
REC FEES: 46.00
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY NG Dep TX#: 180047

38-133-1108
No delinquent taxes and transfer entered;
Certificate of Real Estate Value
() Jitled (X) Not required
Date: March 22, 2022
SANDRA NORIKANE
Cass County MN Auditor-Treasurer
By: *[Signature]*
Septic Disclosure
() Not Required (X) Received () Not Received

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

DEED TAX DUE: \$1.65 DATE: March 22, 2022
(month/day/year)

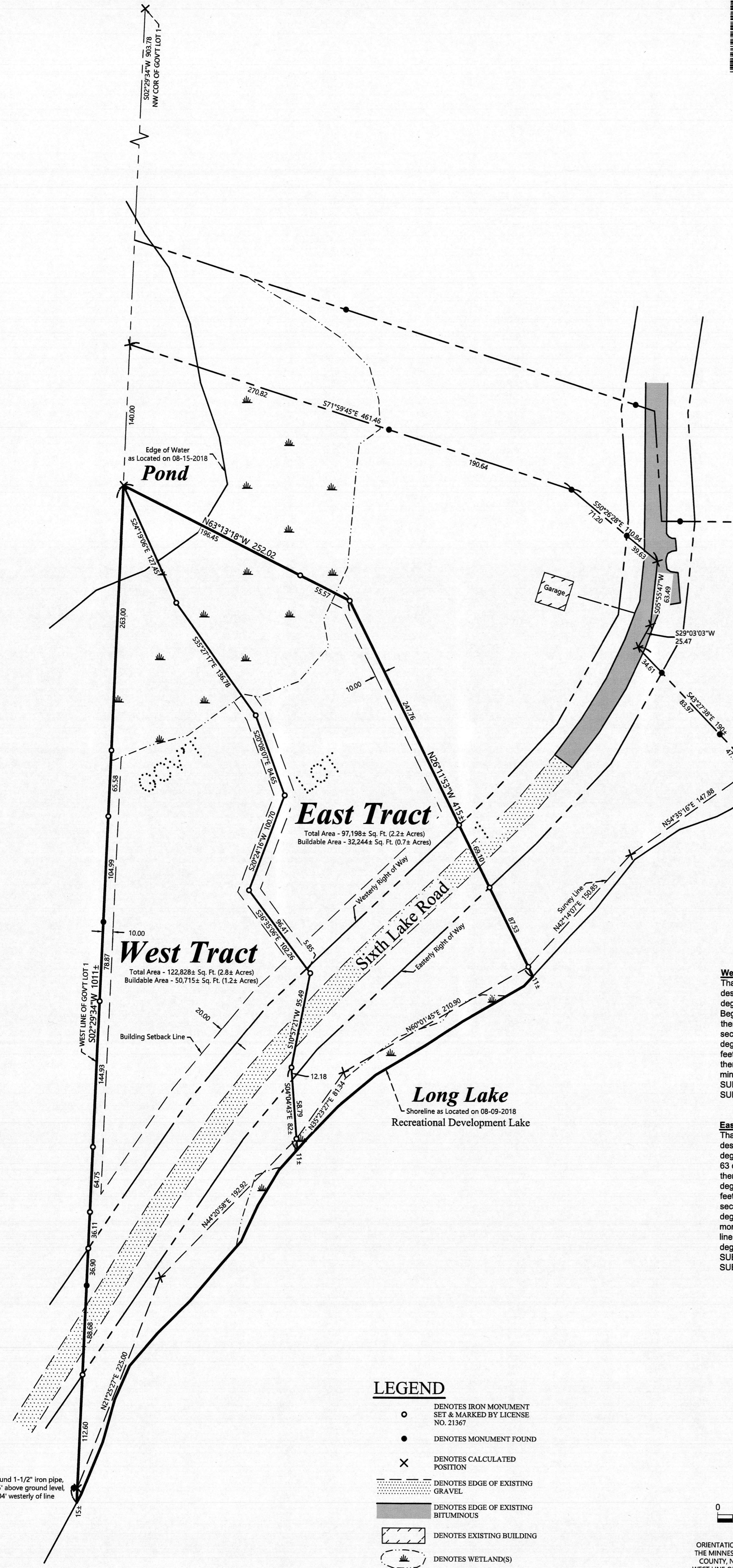
FOR VALUABLE CONSIDERATION, Richard R. Schaefer and Nancy A. Schaefer, as Trustees of the Richard R. Schaefer and Nancy A. Schaefer Family Trust under agreement dated July 23, 2020 ("Grantor"), hereby conveys and quitclaims to Richard R. Schaefer and Nancy A. Schaefer Family Trust under agreement dated July 23, 2020 ("Grantee"), as

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

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

Tract 2
That part of Government Lot 1, Section 33, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the northwest corner of said Government Lot 1; thence South 02 degrees 29 minutes 34 seconds West, assigned bearing, along the west line thereof, 1043.78 feet to the Point of Beginning of the tract to be herein described; thence South 63 degrees 13 minutes 18 seconds East 252.02 feet; thence South 26 degrees 11 minutes 53 seconds East 415 feet, more or less, to seconds East 1011 feet, more or less, to the point of beginning. SUBJECT to easements, restrictions, and reservations of record. SUBJECT to Sixth Lake Road NW right of way.

Cass County, Minnesota



PROPOSED DESCRIPTION:

West Tract
That part of Government Lot 1, Section 33, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the northwest corner of said Government Lot 1; thence South 02 degrees 29 minutes 34 seconds West, assigned bearing, along the west line thereof, 1043.78 feet to the Point of Beginning of the tract to be herein describe; thence South 24 degrees 19 minutes 06 seconds East 127.45 feet; thence South 35 degrees 27 minutes 17 minutes East 138.78 feet; thence South 20 degrees 08 minutes 07 seconds East 84.65 feet; thence South 20 degrees 24 minutes 16 seconds West 100.70 feet; thence South 36 degrees 35 minutes 06 seconds East 102.26 feet; thence South 10 degrees 57 minutes 21 seconds West 95.49 feet; thence South 04 degrees 04 minutes 43 seconds East 82 feet, more or less, to the shoreline of Long Lake; thence southwesterly along said shoreline to the intersection with said west line; thence North 02 degrees 29 minutes 34 seconds East, along said west line, 1011 feet, more or less, to the point of beginning. SUBJECT to easements, restrictions, and reservations of record. SUBJECT to Sixth Lake Road NW right of way.

East Tract
That part of Government Lot 1, Section 33, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the northwest corner of said Government Lot 1; thence South 02 degrees 29 minutes 34 seconds West, assigned bearing, along the west line thereof, 1043.78 feet to the Point of Beginning of the tract to be herein described; thence reversing North 63 degrees 13 minutes 18 seconds West 252.02 feet to said west line; thence South 24 degrees 19 minutes 06 seconds East 127.45 feet; thence South 35 degrees 27 minutes 17 minutes East 138.78 feet; thence South 20 degrees 08 minutes 07 seconds East 84.65 feet; thence South 20 degrees 24 minutes 16 seconds West 100.70 feet; thence South 36 degrees 35 minutes 06 seconds East 102.26 feet; thence South 10 degrees 57 minutes 21 seconds West 95.49 feet; thence South 04 degrees 04 minutes 43 seconds East 82 feet, more or less, to the shoreline of Long Lake; thence northwesterly along said shoreline to the intersection with a line that bears South 28 degrees 11 minutes 53 seconds East from the point of beginning; thence North 26 degrees 11 minutes 53 seconds West 415 feet, more or less, to the point of beginning. SUBJECT to easements, restrictions, and reservations of record. SUBJECT to Sixth Lake Road NW right of way.

NOTES:

- Zoning for subject tract = Shoreland Residential.
- Parcel ID for subject tract = 38-133-1108.
- Improvements other than those shown on this certificate, may exist that were not located during this survey. The wetlands as shown were delineated by Patrick Reardon, Wetland Certification No. 1295, in August of 2018.
- 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). The 100 foot lake setback from Long Lake falls within the Right of Way of Sixth Lake Road.
- 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. 21-150
DATE: 04-30-2021
SHEET NO. 1 OF 1

CERTIFICATE OF SURVEY
Rick Schaefer
P.O. Box 39
Walker, MN 56484



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.
[Signature]
TERRY L. FREEMAN LIC. NO. 21367

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	6/21/24	EAST TRACT DESCRIPTION	LAH