

EXISTING DESCRIPTION: for easement and parcel 72-018-3104

72-018-3104 + 3105

No delinquent taxes and transfer entered;
Certificate of Real Estate Value
() filed (X) not required
November 14, 2002
Sharon K. Anderson
County Auditor
by: *RA*, Deputy

Abstract Document
#458346

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
14th day of *Nov*, A.D. 20*02*
at *12:42* O'clock *P*.M and was duly
recorded as Micro Doc. No. *458346*
Kathy M. Naylor
COUNTY RECORDER

QUIT CLAIM DEED
(Individual to Individual)

STATE DEED TAX DUE HEREON: \$ 1.65

Date: 2-12, 2001

FOR VALUABLE CONSIDERATION, Ronald F. Hunter and Sharon L. Hunter, husband and wife, and Hunter and Hunter Investments, a partnership Grantor(s), hereby convey(s) and quitclaim(s) to Judeen B. Soper, Grantee(s) real property in Cass County Minnesota described as follows:

That part of the Northeast Quarter of the Southwest Quarter (NE¼ of SW¼), Section Eighteen (18), Township One Hundred Forty-five (145) North, Range Twenty-eight (28) West, Cass County, Minnesota, described as follows: Commencing at the Southeast corner of said Northeast Quarter of the Southwest Quarter (NE¼ of SW¼), being designated by a 2" brass cap iron pipe monument; thence North 89°53'25" West, bearing assumed, along the south line of said Northeast Quarter of the Southwest Quarter (NE¼ of SW¼), a distance of 375.76 feet to a Minnesota D.N.R. Property Monument; thence North 31°39'47" East a distance of 77.48 feet; thence North 51°52'22" West a distance of 772.87 feet to an iron pipe with plastic cap stamped LS 17767 and the point of beginning of the land to be described; thence continuing North 51°52'22" West a distance of 225.00 feet; to an iron pipe, 1 inch in diameter with plastic capped stamped, RLS 3628 thence South 38°07'38" West a distance of 270.00 feet; thence South 51°52'22" East a distance of 225.00 feet; thence North 38°07'38" East a distance of 270.00 feet to the point of beginning, Cass County, Minnesota, subject to mineral reservations, restrictions and easements of record.

-and-

A Thirty-three (33) foot wide non-exclusive easement for ingress and egress, over and across the South 33 feet of that part of Government Lot Three (3), Section Eighteen (18), Township One Hundred Forty-five (145) North of Range Twenty-eight (28) West of the 5th Principal Meridian lying easterly of the center line of C.S.A.H. No. 91, Cass County, Minnesota

together with all hereditaments and appurtenances belonging thereto.

NOTES:

- Zoning for subject tract = Shoreline Residential.
- Parcel ID for subject tract = 72-018-3103 - 72-018-3103.
- Improvements other than those shown on this certificate, may exist that were not located during this survey.
- County Wetland Inventory Maps indicate the Remainder Tract has no wetlands. A "No Wetlands Letter" prepared by Patrick Reardon, Wetland Certificate No. 1295, dated May 5, 2023, for Tract 1.
- 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.
- 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.

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES SET LATH
- ⊕ **BENCHMARK:** SET SPIKE IN EAST SIDE OF 14 INCH OAK, UP 1.5 FEET ELEV. = 1316.86 / NGVD 29
- DENOTES MONUMENT FOUND
- ⊙ DENOTES BRASS CAPPED MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- (N01°23'45"E) DENOTES DEEDED BEARING
- × 1234.5 DENOTES SPOT ELEVATION (EXISTING GRADE)
- 1208— DENOTES EXISTING INTERMEDIATE CONTOURS
- 1210— DENOTES EXISTING INDEX CONTOURS

CERTIFICATE OF SURVEY

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 18, TOWNSHIP 145 NORTH, RANGE 28 WEST, CASS COUNTY, MINNESOTA

PROPOSED EASEMENTS:

33.00 Foot Easement No. 1

A 33.00 foot wide easement for ingress, egress, and utility purposes over, under, and across that part of the Northeast Quarter of the Southwest Quarter, Section 18, Township 145 North, Range 28 West, Cass County, Minnesota the west line of which is described as follows: COMMENCING at the southeast corner of said Northeast Quarter of the Southwest Quarter, thence North 89 degrees 59 minutes 05 seconds West, assigned bearing, along the south thereof, 1311.89 feet to the southwest corner of said Northeast Quarter of the Southwest Quarter and the Point of Beginning of said west easement line; thence North 00 degrees 03 minutes 08 seconds West, along the west line of said Northeast Quarter of the Southwest Quarter, 436.40 feet; thence North 38 degrees 02 minutes 58 seconds East 40.06 feet and said west easement line there terminating. The east line of said 33.00 foot wide easement shall be prolonged or shortened to terminate on said south line and a line that bears South 51 degrees 58 minutes 02 seconds East from the point of termination.

33.00 Foot Easement No. 2

A 33.00 foot wide easement for ingress, egress, and utility purposes over, under, and across that part of the Northeast Quarter of the Southwest Quarter, Section 18, Township 145 North, Range 28 West, Cass County, Minnesota the centerline of which is described as follows: COMMENCING at the southeast corner of said Northeast Quarter of the Southwest Quarter; thence North 89 degrees 59 minutes 05 seconds West, assigned bearing, along the south thereof, 375.76 feet; thence North 31 degrees 34 minutes 07 seconds East 77.48 feet; thence North 51 degrees 58 minutes 02 seconds West 269.71 feet; thence South 31 degrees 34 minutes 07 seconds West 12.74 feet; thence North 55 degrees 56 minutes 20 seconds West 47.74 feet to the Point of Beginning of said centerline to be herein described; thence South 64 degrees 13 minutes 46 seconds West 42.71 feet; thence North 89 degrees 48 minutes 55 seconds West 83.09 feet; thence South 74 degrees 45 minutes 59 seconds West 354.66 feet; thence North 89 degrees 15 minutes 15 seconds West 140.77 feet; thence southwesterly 96.07 feet along a tangential curve concave to the southeast, having a radius of 85.00 feet, and a central angle of 64 degrees 45 minutes 19 seconds; thence South 25 degrees 59 minutes 26 seconds West, tangent to last described curve, 82.46 feet to the west line of said Northeast Quarter of the Southwest Quarter and said centerline there terminating. The sidelines of said easement shall be prolonged or shortened to terminate on the west and south line of said Northeast Quarter of the Southwest Quarter.

PROPOSED DESCRIPTIONS:

Tract 1

That part of the Northeast Quarter of the Southwest Quarter, Section 18, Township 145 North, Range 28 West, Cass County, Minnesota described as follows: COMMENCING at the southeast corner of said Northeast Quarter of the Southwest Quarter, thence North 89 degrees 59 minutes 05 seconds West, assigned bearing, along the south line thereof, 375.76 feet; thence North 31 degrees 34 minutes 07 seconds East 77.48 feet; thence North 51 degrees 58 minutes 02 seconds West 269.71 feet; thence South 31 degrees 34 minutes 07 seconds West 12.74 feet to the Point of Beginning of the tract to be herein described; thence North 55 degrees 56 minutes 20 seconds West 230.15 feet; thence North 38 degrees 02 minutes 58 seconds East 300 feet, more or less, to the shoreline of Lake Winnibigoshish; thence southeasterly along said shoreline to the intersection with a line that bears North 31 degrees 34 minutes 07 seconds East from the point of beginning; thence South 31 degrees 34 minutes 07 seconds West 299 feet, more or less, to the point of beginning.

SUBJECT to easements, restrictions, and reservations of record.

TOGETHER with a 33.00 foot easement described in Doc. No. A000458346.

TOGETHER with 33.00 foot Easement No. 2.

Remainder Tract

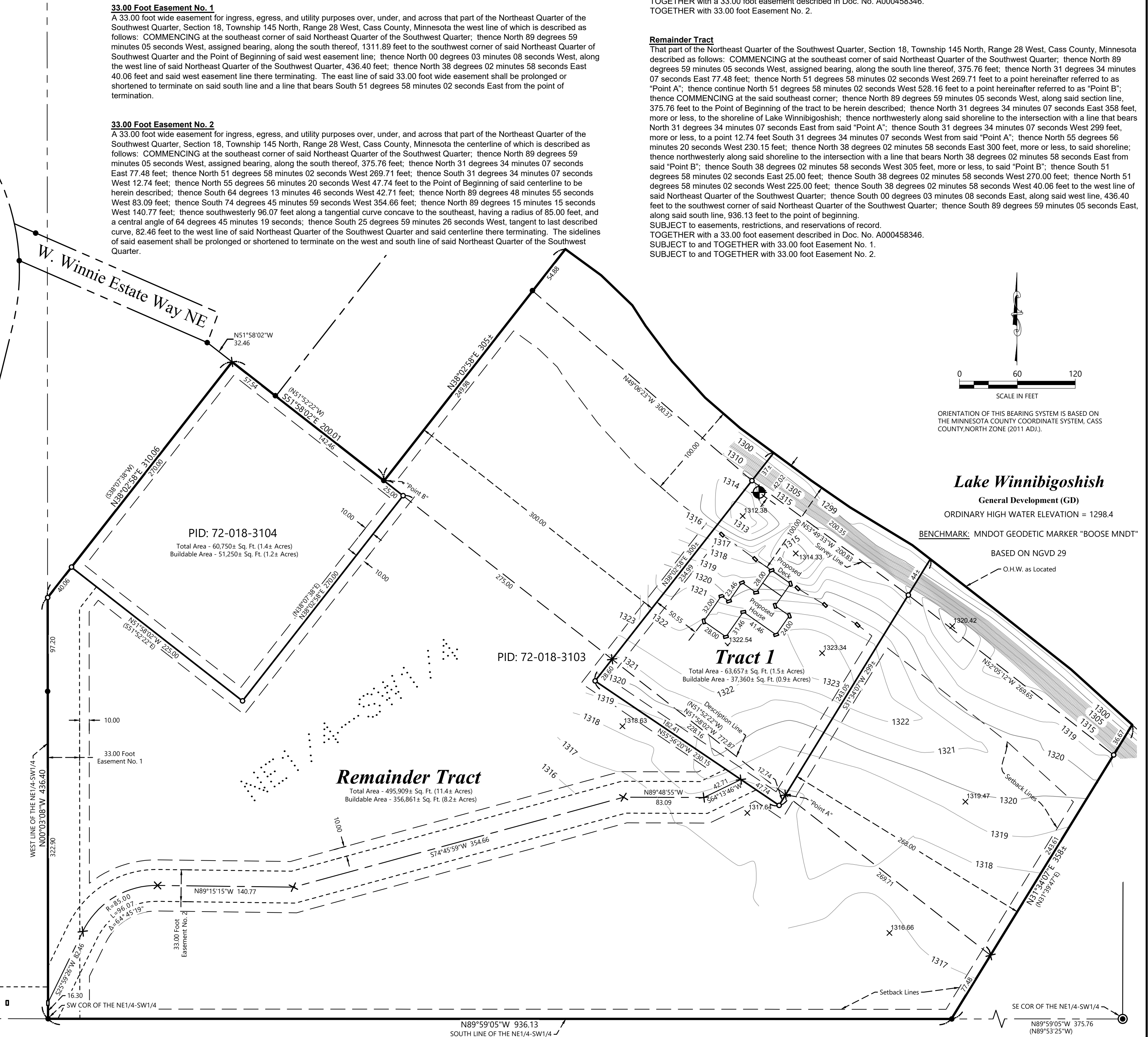
That part of the Northeast Quarter of the Southwest Quarter, Section 18, Township 145 North, Range 28 West, Cass County, Minnesota described as follows: COMMENCING at the southeast corner of said Northeast Quarter of the Southwest Quarter, thence North 89 degrees 59 minutes 05 seconds West, assigned bearing, along the south line thereof, 375.76 feet; thence North 31 degrees 34 minutes 07 seconds East 77.48 feet; thence North 51 degrees 58 minutes 02 seconds West 269.71 feet to a point hereinafter referred to as "Point A"; thence continue North 51 degrees 58 minutes 02 seconds West 528.16 feet to a point hereinafter referred to as "Point B"; thence COMMENCING at the said southeast corner, thence North 89 degrees 59 minutes 05 seconds West, along said section line, 375.76 feet to the Point of Beginning of the tract to be herein described; thence North 31 degrees 34 minutes 07 seconds East 358 feet, more or less, to the shoreline of Lake Winnibigoshish; thence northwesterly along said shoreline to the intersection with a line that bears North 31 degrees 34 minutes 07 seconds East from said "Point A"; thence South 31 degrees 34 minutes 07 seconds West 299 feet, more or less, to a point 12.74 feet South 31 degrees 34 minutes 07 seconds West from said "Point A"; thence North 55 degrees 56 minutes 20 seconds West 230.15 feet; thence North 38 degrees 02 minutes 58 seconds East 300 feet, more or less, to said shoreline; thence northwesterly along said shoreline to the intersection with a line that bears North 38 degrees 02 minutes 58 seconds East from said "Point B"; thence South 38 degrees 02 minutes 58 seconds West 305 feet, more or less, to said "Point B"; thence South 51 degrees 58 minutes 02 seconds East 225.00 feet; thence South 38 degrees 02 minutes 58 seconds West 40.06 feet to the west line of said Northeast Quarter of the Southwest Quarter; thence South 00 degrees 03 minutes 08 seconds East, along said west line, 436.40 feet to the southwest corner of said Northeast Quarter of the Southwest Quarter; thence South 89 degrees 59 minutes 05 seconds East, along said south line, 936.13 feet to the point of beginning.

SUBJECT to easements, restrictions, and reservations of record.

TOGETHER with a 33.00 foot easement described in Doc. No. A000458346.

SUBJECT to and TOGETHER with 33.00 foot Easement No. 1.

SUBJECT to and TOGETHER with 33.00 foot Easement No. 2.



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

Lake Winnibigoshish
General Development (GD)
ORDINARY HIGH WATER ELEVATION = 1298.4
BENCHMARK: MNDOT GEODETIC MARKER "BOOSE MNDT"
BASED ON NGVD 29
O.H.W. as Located

NO.	DATE	DESCRIPTION
1.	6-16-2023	Add Tract 1
2.	7-10-2023	Add Proposed Building
3.	7-26-2023	Revise Setbacks

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



CERTIFICATE OF SURVEY
Mike Soper
38 Davis Blvd Unit #1
Tampa, FL 33606

JOB NO. 22-237
DATE: 12-05-2022

SHEET NO.
1 OF 1

C.S.A.H. No. 91
Easterly Right of Way Line