

CERTIFICATE OF SURVEY

PART OF LOT 1, BLOCK 1, GILBERT BEACH,
SECTION 18, TOWNSHIP 140 NORTH, RANGE 29 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:

51-440-0110
No Ad Valorem Taxes and Transfer Taxes
Certified, Filed, and/or Recorded On
JULY 03 2023
Cass County MN Auditor-Treasurer
By: EST Deputy
() Not Required () Inspected () Not Inspected

ADD0694971
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
7/3/2023 3:33:08 PM
REC FEES: 96.00
PAGE: 3
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY: DEP TX#: 190095
RECORDED ELECTRONICALLY
e-Rec. Cert. verified on 7/27/2023 By: JZ

(Top 3 inches reserved for recording data)

WARRANTY DEED
Individual(s) to Individual(s) Minnesota Uniform Conveyancing Blanks
Form 10.1.1 (2016)

e-CRV No.: 15507911 DATE: June 29, 2023

DEED TAX DUE: \$594.00

FOR VALUABLE CONSIDERATION, Donna A. Jaeger, a single person ("Grantor"), hereby conveys and warrants to Sharon C. Althaus and Donald J. Althaus, Trustees of the Sharon C. Althaus Trust Agreement dated July 24, 2007 ("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 Grantees as tenants in common.)
 Joint Tenants

real property in Cass County, Minnesota, legally described as follows:
Legal description attached hereto and made a part hereof marked Exhibit "A"

Page 3 of 3 A000694971

Page 3 of 3 Minnesota Uniform Conveyancing Blanks Form 10.1.1
EXHIBIT "A"

Lot 1, Block 1, Gilbert Beach, Cass County, Minnesota except that part of Lot 1, Block 1, of Gilbert Beach, according to the recorded plat thereof described as follows: Beginning at the Southeast corner of said Lot 1; thence North 1 degree 20 minutes 23 seconds West 50.00 feet along the east line of said Lot 1; thence South 85 degrees 07 minutes 45 seconds West 489.16 feet to the South line of said Lot 1; thence North 88 degrees 14 minutes 48 seconds East 487.00 feet to the point of beginning.

PROPOSED DESCRIPTION:

SOUTH TRACT

That part of Lot 1, Block One, GILBERT BEACH, plat of record, Cass County, Minnesota, described as follows: Commencing at the southeast corner of said Lot 1; thence North 00 degrees 19 minutes 46 seconds East, assigned bearing along the East line thereof 50.00 feet to the Point of Beginning of the tract to be herein described; thence continue North 00 degrees 19 minutes 46 seconds East, along said east line, 150.68 feet; thence South 84 degrees 49 minutes 28 seconds West 593 feet, more or less, to the shoreline of Webb Lake; thence southeasterly along said shoreline to the intersection with a line bearing South 84 degrees 49 minutes 28 seconds West, from the point of beginning; thence North 84 degrees 49 minutes 28 seconds East 476 feet, more or less, to the point of beginning.

Subject to easements, restrictions and reservations of record.

NORTH TRACT

That part of Lot 1, Block One, GILBERT BEACH, plat of record, Cass County, Minnesota, described as follows: Commencing at the southeast corner of said Lot 1; thence North 00 degrees 19 minutes 46 seconds East, assigned bearing along the East line thereof 200.68 feet to the Point of Beginning of the tract to be herein described; thence continue North 00 degrees 19 minutes 46 seconds East, along said east line, 105.80 feet to the northeast corner of said Lot 1; thence North 89 degrees 01 minutes 03 seconds West, along the north line of said Lot 1, for a distance of 664 feet, more or less, to the shoreline of Webb Lake; thence southeasterly along said shoreline to the intersection with a line bearing South 84 degrees 49 minutes 28 seconds West, from the point of beginning; thence North 84 degrees 49 minutes 28 seconds East 593 feet, more or less, to the point of beginning.

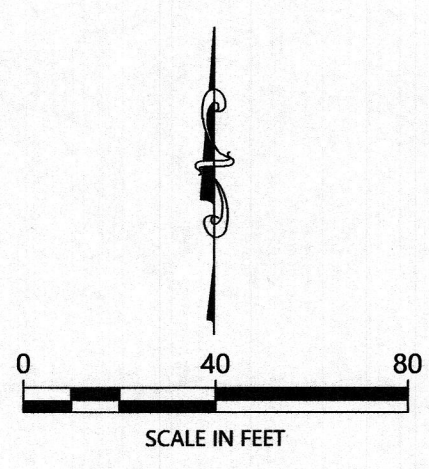
Subject to easements, restrictions and reservations of record.

LEGEND

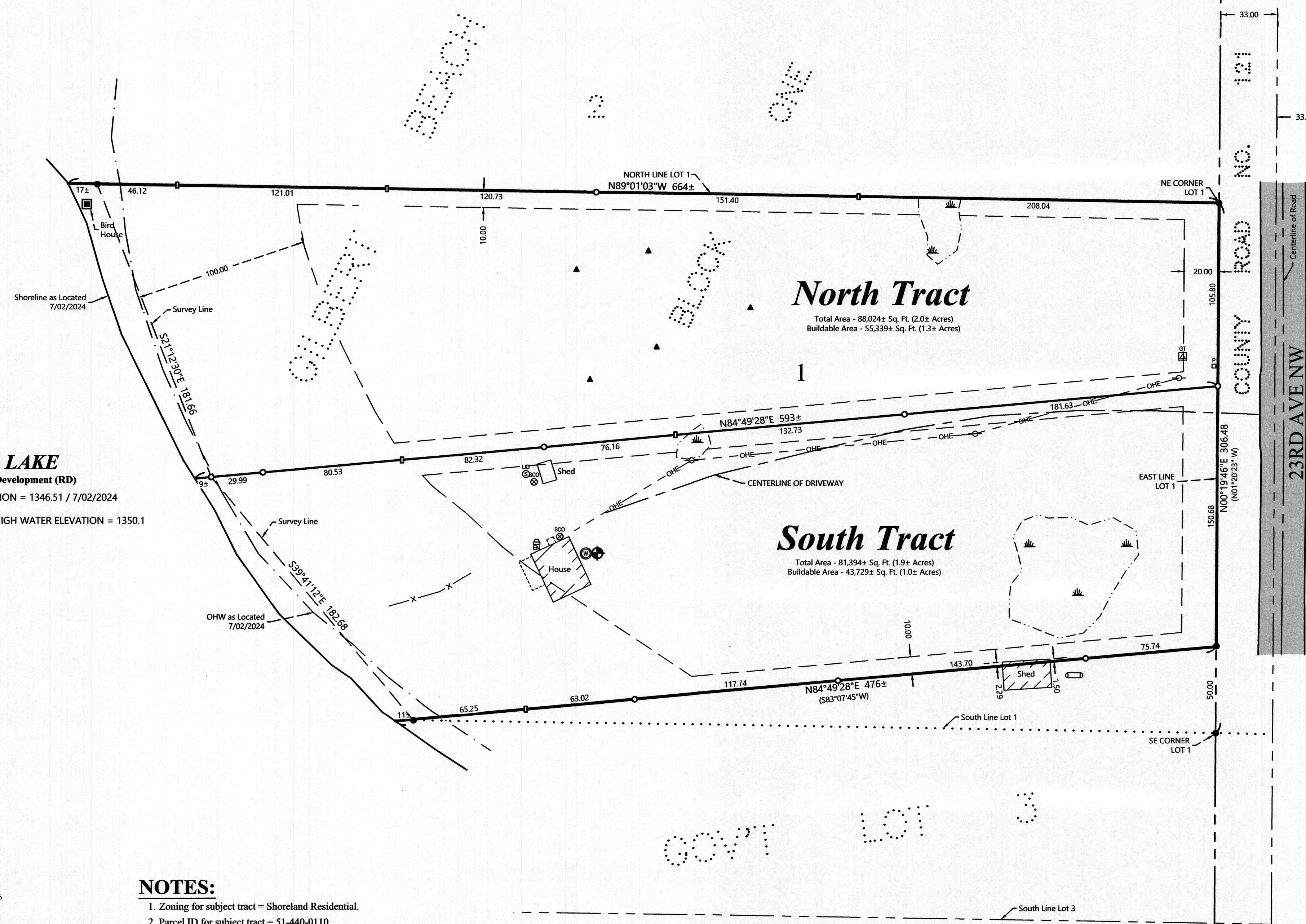
○ DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21567	⊕ DENOTES EXISTING PHONE PEDESTAL
● DENOTES MONUMENT FOUND	⊗ DENOTES EXISTING SEPTIC CLEANOUT, & SEPTIC TANK LID
× DENOTES CALCULATED POSITION	⊙ DENOTES EXISTING WELL
⊞ DENOTES SET LATH	⊖ DENOTES EXISTING UTILITY POLE
▲ DENOTES FLAG FOR SEWER LOCATION	⊞ DENOTES EXISTING GROUND TRANSFORMER
(123.45) DENOTES PLAT AND/OR DEEDED MEASURE	⊞ DENOTES EXISTING ELECTRIC METER
⊕ DENOTES BENCHMARK: TOP OF WELL ELEVATION = 1374.68	⊞ DENOTES EXISTING LP TANK
—x— DENOTES EXISTING HAND RAIL	▨ DENOTES EXISTING BUILDING
—O— DENOTES OVERHEAD ELECTRIC LINE	▨ DENOTES EDGE OF EXISTING BITUMINOUS
	▨ DENOTES DELINEATED WETLAND(S)

NOTES:

- Zoning for subject tract = Shoreland Residential.
- Parcel ID for subject tract = 51-440-0110.
- Wetlands as shown delineated by Patrick Reardon, Wetland Certification No. 1295, on 7-19-2024.
- 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 an investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search and opinion may disclose.



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



NO.	DATE	DESCRIPTION

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Terry L. Freeman
TERRY L. FREEMAN
L.I.C. NO. 21567

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

CERTIFICATE OF SURVEY
Don Althaus
2110 Garland Lane North
Plymouth, MN 55447

JOB NO. 24-129
DATE: 07-19-2024
SHEET NO.
1 OF 1