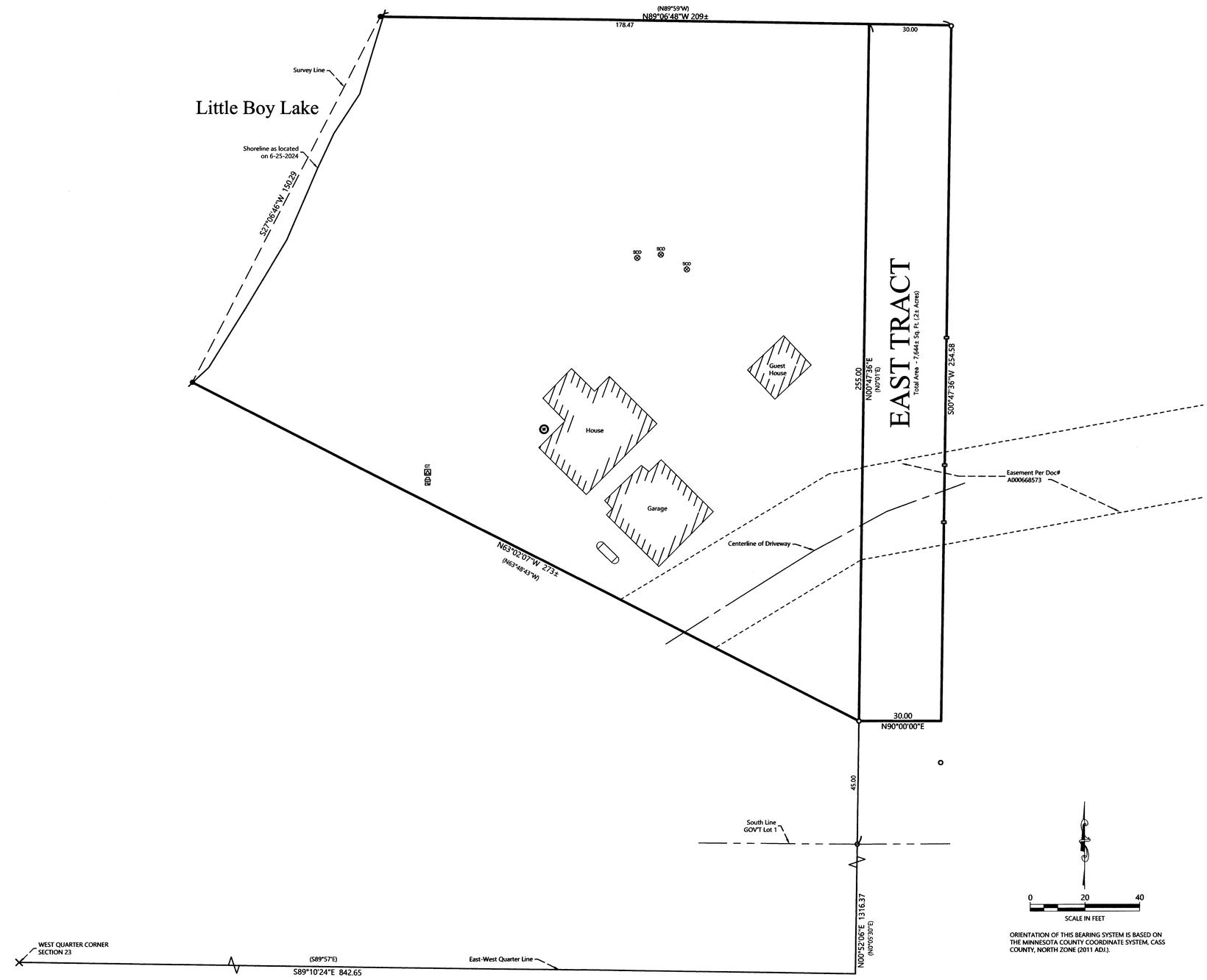
CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 1,
SECTION 23, TOWNSHIP 140 NORTH, RANGE 28 WEST,
CASS COUNTY, MINNESOTA



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

EXISTING DESCRIPTION:

46-023-2103

Abstract Property / Certificate of Title No.

Lane / Lane

RIGHT ☐ FEE

SCHLATTER

Real Estate Mortgage Satisfied Discharged

Fee Deed Mortgage Satisfied Discharged

Torrens Abstract

Mail To: Name

Address

City, State, Zip

I certify that the within instrument was filed in this office for record on the date and hour stated below and was recorded as indicated.

Deputy

AUTHENTICITY
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
1/31/2022 03:16:00 PM
Document No.
A000668573
CATHERINE AL HOSKEY
COUNTY RECORDER/REGISTRAR
BY: DEP TSA: 148639
RECORDED ELECTRONICALLY

[Top 3 inches reserved for recording data]

WARRANTY DEED
Individual(s) to Joint Tenants

Minnesota Uniform Conveyancing Blanks
Form 10.1.8 (2013)

eCRV number: 1204158

DEED TAX DUE: $1,320.00

DATE: January 22, 2021
(month/day/year)

FOR VALUABLE CONSIDERATION, Michael R. Dameron and Linda Y. Dameron, married to one another ("Grantor"), hereby convey(s) and warrant(s) to Donald A. Meger and Jane S. Meger ("Grantee"), as joint tenants, real property in Cass County, Minnesota, legally described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

All that portion of Government Lot One (1), Section Twenty-three (23), Township One Hundred Forty (140), Range Twenty-eight (28), described as follows: Commencing at the West Quarter corner of said Section 23; thence South 89 degrees 57 minutes 00 seconds East 842.65 feet, initial bearing assumed, along the East-West Quarter line of said Section 23; thence North 00 degrees 00 minutes 30 seconds East 1,316.37 feet, parallel with the West line of the North Half of said Section 23, to the South line of said Government Lot 1; thence North 0 degrees 01 minute 00 seconds East 45.00 feet to the point of beginning of the tract to be herein described; thence North 63 degrees 01 minute 00 seconds East 58.61 feet to a point hereinafter referred to as "Point A"; thence North 0 degrees 01 minute 00 seconds East 195.99 feet; thence North 89 degrees 59 minutes 00 seconds West 178.77 feet to the shore of Little Boy Lake; thence Southwesterly along the shore of said Little Boy Lake to a point that intersects a line commencing at the point of beginning and bearing North 63 degrees 48 minutes 43 seconds West; thence Southeasterly along said line to the point of beginning;

Subject to an easement for roadway purposes, over and across the following described property: Beginning at said "Point A"; thence North 0 degrees 01 minute 00 seconds East 5.00 feet; thence North 89 degrees 59 minutes 00 seconds West 12.38 feet; thence South 58 degrees 05 minutes 40 seconds West 68.07 feet to a point that intersects a line commencing at the point of beginning of the land described and bearing North 63 degrees 48 minutes 43 seconds West; thence South 63 degrees 48 minutes 43 seconds East 38.67 feet along said line to the point of intersection with a line that bears South 58 degrees 05 minutes 40 seconds West from said "Point A"; thence North 58 degrees 05 minutes 40 seconds East 82.38 feet to said "Point A";

Together with an easement for roadway purposes over and across the following described property: Beginning at said "Point A"; thence North 78 degrees 52 minutes 15 seconds East 449.74 feet; thence South 68 degrees 40 minutes 25 seconds East 149.86 feet; thence South 65 degrees 00 minutes 25 seconds East 231.69 feet; thence North 78 degrees 52 minutes 15 seconds East 135.00 feet; thence South 11 degrees 07 minutes 45 seconds East 30.33 feet; thence South 65 degrees 35 minutes 00 seconds East 220.38 feet; thence North 73 degrees 54 minutes 15 seconds East 110.82 feet; thence South 37 degrees 26 minutes 40 seconds East 4.33 feet to the Northwesterly right of way line of Wildwood Township Road D; thence North 52 degrees 33 minutes 20 seconds East 33.00 feet along said right of way line; thence North 37 degrees 26 minutes 40 seconds West 26.87 feet; thence South 73 degrees 54 minutes 15 seconds West 110.82 feet; thence North 65 degrees 35 minutes 00 seconds West 226.38 feet; thence South 56 degrees 53 minutes 25 seconds West 131.17 feet; thence North 78 degrees 09 minutes 15 seconds West 127.16 feet; thence North 65 degrees 00 minutes 25 seconds West 221.73 feet; thence North 68 degrees 40 minutes 25 seconds West 190.32 feet to the point of beginning.

PROPOSED DESCRIPTION:

EAST TRACT

That part of Government Lot 1, Section 23, Township 140 North, Range 28 West, Cass County, Minnesota described as follows: Commencing at the West Quarter corner of said Section 23; thence South 89 degrees 10 minutes 24 seconds East, assigned bearing, along the East-West Quarter line of said Section 23 for a distance of 842.65 feet; thence North 00 degrees 52 minutes 06 seconds East 1,316.37 feet, parallel with the West line of the North Half of said Section 23, to the South line of said Government Lot 1; thence North 00 degrees 47 minutes 36 seconds East 45.00 feet to the point of beginning of the tract to be herein described; thence continue North 00 degrees 47 minutes 36 seconds East 255.00 feet; thence South 89 degrees 06 minutes 48 seconds East 30.00 feet; thence South 00 degrees 47 minutes 36 seconds West 254.58 feet to the intersection with a line bearing South 90 degrees 00 minutes 00 seconds East from the point of beginning; thence North 90 degrees 00 minutes 00 seconds West 30.00 feet to the point of beginning.

Subject to easements, restrictions and reservations of record.

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- DENOTES CALCULATED POSITION
- DENOTES SET LATH
- SEPTIC — DENOTES EXISTING SEPTIC CLEANOUT
- GT — DENOTES EXISTING GROUND TRANSFORMER
- EM — DENOTES EXISTING ELECTRIC METER
- W — DENOTES EXISTING WELL
- DENOTES EXISTING LP TANK
- DENOTES EXISTING BUILDING
- (123.45) DENOTES PLAT AND/OR DEEDED MEASURE

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 46-023-2103.
3. Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey.
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. This survey reflects the located shoreline at the time of this survey, not the Ordinary High Water Elevation (OHW).
6. 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.

REVISIONS:			
NO.	DATE	DESCRIPTION	BY

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.

7/17/24

TERRY L. FREEMAN — LIC. NO. 21367

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

CERTIFICATE OF SURVEY
Don Meger
15961 Dunkirk St NE
Ham Lake, MN 55304

JOB NO. 24-125
DATE: 7-2-2024

SHEET NO.
1 OF 1