

CERTIFICATE OF SURVEY

PART OF THE NORTHWEST QUARTER OF THE NOWRTHWEST QUARTER,
AND PART OF GOVERNMENT LOT 1, SECTION 28,
TOWNSHIP 139 NORTH, RANGE 30 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:

Page 1 of 3 A000680721

34-028-1401, 34-027-2203
No delinquent taxes and transfer entered: Certificate of Real Estate Value
() Filed () Not Required
JANUARY 05 2022
Cass County MN Auditor-Treasurer
By: ET Deputy
Signatures: () Not Required (x) Received (x) Not Received
34-028-1401 34-027-2203

OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
1/5/2022 11:08:35 AM
REC FEES: 96.00
PAGES: 3
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY NG DEP TX#: 178346
RECORDED ELECTRONICALLY
eWell Cert. verified on 1-5-2022 By NG

TRUSTEE'S DEED
by Individual Trustee
ECRU 1353859
DEED TAX DUE: \$1,683.00

DATE: 2023, 2021

FOR VALUABLE CONSIDERATION, Myrna L. Peterson, as Trustee of The Trust Agreement of Archie and Myrna Peterson ("Grantor"), hereby convey and quitclaim to Christopher M. Mattson ("Grantee"), real property in Cass County, Minnesota, legally described as follows:

See attached legal description

EXHIBIT 'A'

File No.: 1600967 (MAW)

Property: 675 37th Ave NW, Backus, MN 56435

The Northeast Quarter of the Northeast Quarter (No 1/4 NE1/4), less the West Two Hundred Sixty-four feet (W.264') thereof in Section Twenty-eight (28); and the South Forty-eight (S. 48 rods) rods of the West Forty (W. 40) rods of the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) and the North Sixteen (N.16) rods of the West Forty (W. 40) rods of the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4), all in Section Twenty-seven (27); and the East Twenty-eight (E. 28) rods of Government Lot One (1) and the West Four (W. 4) Rods of the North Forty (N. 40) rods of the East Thirty-two (E. 32) rods in Government Lot 1, in Section Twenty-eight (28), all in Township One Hundred Thirty-Nine (139), Range Thirty (30), according to the government survey thereof on file with the County Recorder of and for said County and State, Cass County, Minnesota.

And

Government Lot 1, Section 28, Township 139 North, Range 30 West, Cass County, Minnesota, Less the West 140.00 feet of the East 668.00 feet lying South of the North 1071.09 feet, Cass County, Minnesota.

Except the following described parcel:

West Four (4) rods of East Thirty-two (32) rods of Government Lot One (1) less the North Forty (40) rods, Section Twenty-eight (28), Township One Hundred Thirty-nine (139), Range Thirty (30), Cass County, Minnesota.

PROPOSED DESCRIPTIONS:

House Tract

That part of Government Lot 1, Section 28, Township 139 North, Range 30 West, Cass County, Minnesota described as follows: COMMENCING at the northwest corner of said Government Lot 1; thence South 00 degrees 35 minutes 33 seconds West, assigned bearing, along the west line thereof, 76.06 feet to the Point of Beginning of the tract to be herein described; thence South 89 degrees 36 minutes 26 seconds East 715.55 feet; thence South 00 degrees 31 minutes 30 seconds West 995.14 feet to the south line of the North 1071.09 feet of said Government Lot 1; thence North 89 degrees 36 minutes 06 seconds West, along said south line, 60.00 feet to the west line of the East 668.00 feet of said Government Lot 1; thence South 00 degrees 31 minutes 30 seconds West, along said south line, 355 feet, more or less, to the shoreline of Lind (Lindsey) Lake; thence northwesterly, northerly, and northwesterly along said shoreline to the intersection with said west line of Government Lot 1; thence North 00 degrees 35 minutes 33 seconds East, along said west line, 144 feet, more or less, to the point of beginning. SUBJECT to easements, restrictions, and reservations of record. SUBJECT to and TOGETHER with an easement described in Document No. A000679100.

Release Tract

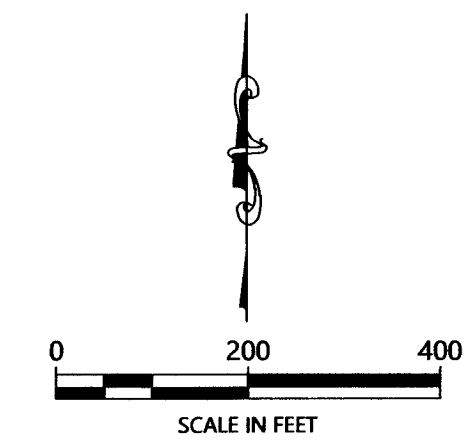
That part of Government Lot 1, Section 28, Township 139 North, Range 30 West, Cass County, Minnesota described as follows: BEGINNING at the northwest corner of said Government Lot 1; thence South 00 degrees 35 minutes 33 seconds West, assigned bearing, along the west line thereof, 76.06 feet; thence South 89 degrees 36 minutes 26 seconds East 715.55 feet; thence South 00 degrees 31 minutes 30 seconds West 995.14 feet to the south line of the North 1071.09 feet of said Government Lot 1; thence South 89 degrees 36 minutes 06 seconds East, along said south line, 80.00 feet to the west line of the East 528.00 feet of said Government Lot 1; thence North 00 degrees 31 minutes 30 seconds East, along said west line 411.33 feet to the south line of the North 660.00 feet of said Government Lot 1; thence South 89 degrees 36 minutes 06 seconds East, along said south line, 66.00 feet to the west line of the East 462.00 feet of said Government Lot 1; thence South 00 degrees 31 minutes 30 seconds West, along said west line, 756 feet, more or less, to the shoreline of Lind (Lindsey) Lake; thence easterly along said shoreline to the east line of said Government Lot 1; thence North 00 degrees 31 minutes 30 seconds East, along said east line, 1441 feet, more or less, to the northeast corner of said Government Lot 1; thence North 89 degrees 36 minutes 06 seconds West, along the north line of said Government Lot 1, a distance of 1323.46 feet to the northwest corner of said Government Lot 1 also being the point of beginning. (Containing 19.2+/- Acres)

AND

That part of the Northeast Quarter of the Northeast Quarter, Section 28, Township 139 North, Range 30 West, Cass County, Minnesota, lying easterly of the West 264.00 feet thereof. SUBJECT to and TOGETHER with an easement described in Document No. A000679100. (Containing 32.2+/- Acres)

AND

The South 48 rods of the West 40 rods of the Northwest Quarter of the Northwest Quarter, and the North 16 rods of the West 40 rods of the Southwest Quarter of the Northwest Quarter, Section 27, Township 139 North, Range 30 West, Cass County, Minnesota. (Containing 16.0+/- Acres)



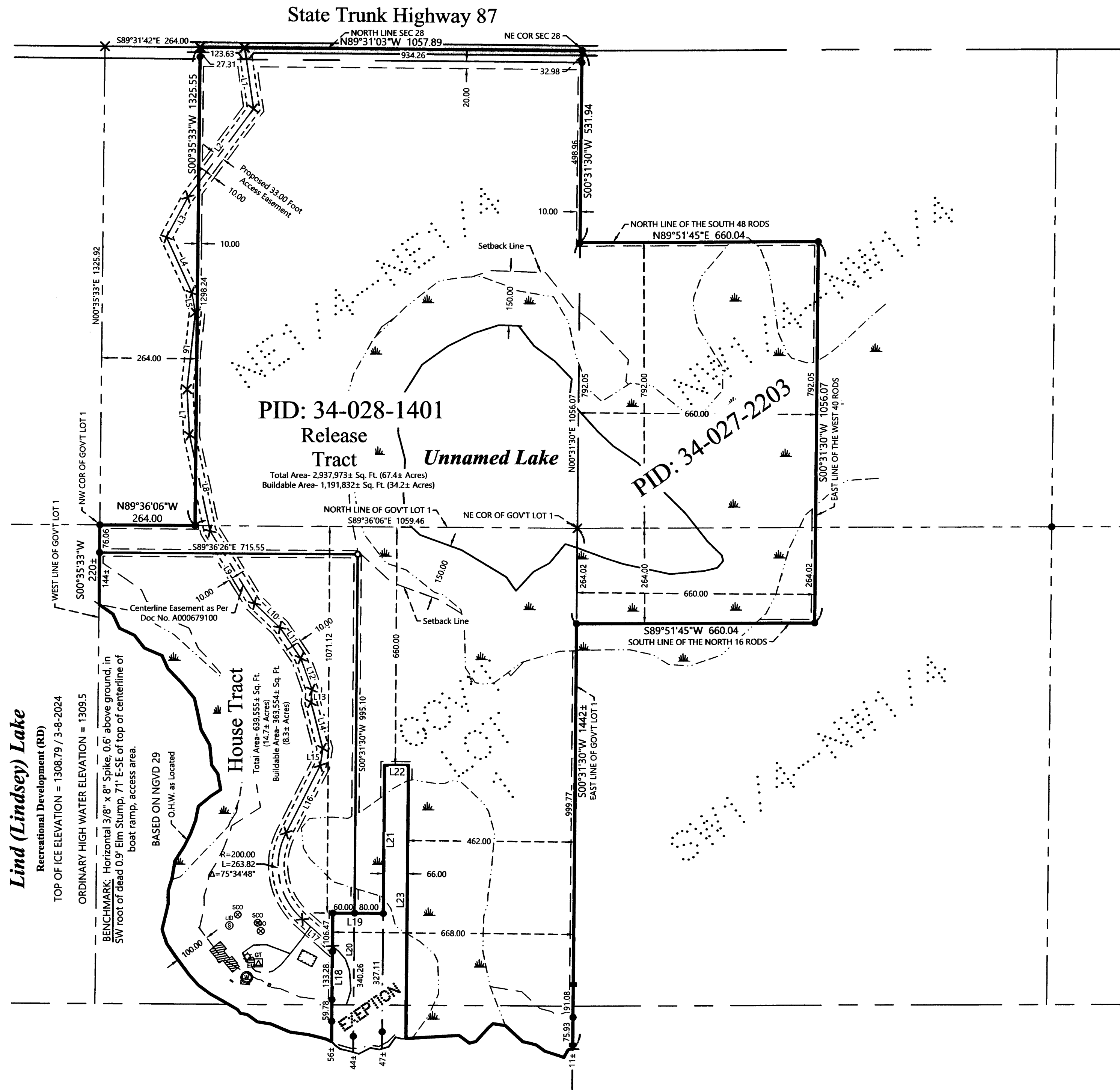
ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE MINNESOTA COUNTY COORDINATE SYSTEM, CASS COUNTY, NORTH ZONE (2011 ADJ.).

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- DENOTES FOUND LATH
- × DENOTES CALCULATED POSITION
- ⊙ DENOTES EXISTING WELL
- ⊕ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- ⊔ DENOTES EXISTING LP TANK
- ☆ DENOTES EXISTING MOUNTED LIGHT
- ⊞ DENOTES EXISTING GROUND TRANSFORMER
- ⊞ DENOTES EXISTING ELECTRIC METER
- ▨ DENOTES EDGE OF EXISTING BITUMINOUS
- ▨ DENOTES EXISTING BUILDING
- ⊕ DENOTES WETLAND(S)

LINE TABLE

Line Segment	Bearing	Distance
L1	S08°12'39"E	171.46
L2	S36°39'41"W	304.56
L3	S28°00'29"W	126.30
L4	S24°27'55"E	170.07
L5	S10°02'48"E	55.63
L6	S06°12'50"W	212.36
L7	S03°11'55"E	126.53
L8	S12°00'41"E	272.80
L9	S31°43'01"E	235.02
L10	S46°15'39"E	96.76
L11	S34°02'49"E	103.18
L12	S19°43'25"E	92.86
L13	S05°12'17"W	34.99
L14	S14°24'29"E	132.67
L15	S08°34'48"W	46.83
L16	S27°04'46"W	208.81
L17	S48°30'02"E	111.13
L18	S00°31'30"W	355±
L19	N89°36'06"W	140.00
L20	S00°31'30"W	384±
L21	N00°31'30"E	411.33
L22	S89°36'06"E	66.00
L23	S00°31'30"W	756±



Lind (Lindsey) Lake
Recreational Development (RD)
TOP OF ICE ELEVATION = 1308.79 / 3-8-2024
ORDINARY HIGH WATER ELEVATION = 1309.5
BENCHMARK: Horizontal 3/8" x 8" Spike, 0.6' above ground, in SW root of dead 0.9' Elm Stump, 71'-E-SE of top of centerline of boat ramp, access area.
BASED ON NGVD 29
O.H.W. as Located

House Tract
Total Area: 639,555± Sq. Ft. (14.7± Acres)
Buildable Area: 363,554± Sq. Ft. (8.3± Acres)

PID: 34-028-1401
Release Tract
Total Area: 2,937,973± Sq. Ft. (67.4± Acres)
Buildable Area: 1,191,832± Sq. Ft. (34.2± Acres)

PID: 34-027-2203
Unnamed Lake

NO.	DATE	DESCRIPTION
1.	5-08-2024	Add PID 34-027-2203 into boundary

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
TERRY L. FREEMAN
LIC. NO. 21367
5/9/24



CERTIFICATE OF SURVEY
Chris Mattson
675 37th Ave NW
Backus, MN 56435

JOB NO. 24-025
DATE: 3-08-2024
SHEET NO. 1 OF 1