

CERTIFICATE OF SURVEY

LOT 5, AND PARTS OF LOTS 4 & 6, BLOCK 1, CRESCENT BEACH,
SECTION 25, TOWNSHIP 141 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:

38-429-0115
No delinquent taxes and transfer entered; Certificate of Real Estate Value () filed () not required
Certificate of Real Estate Value No. Sept. 20, 2003
by Baron K. Anderson County Auditor
by Sean Terger Deputy
WARRANTY DEED
STATE DEED TAX DUE HEREON: \$ 770.88
Date: 9/12/03

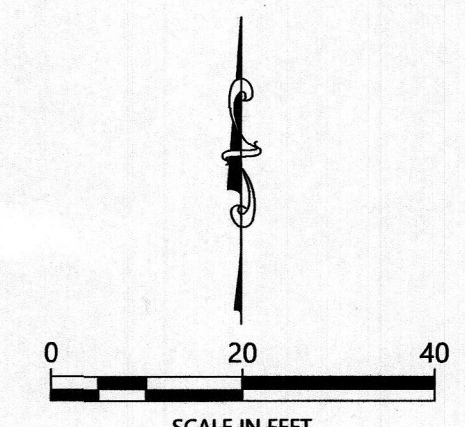
Abstract Document #473929
OFFICE OF COUNTY RECORDER
State of Minnesota, County of Cass
I hereby certify that the within instrument was filed in this office on record on the 26th day of Sept, A.D. 20 03 at 3:35 O'clock P.M. and was duly recorded as Micro Doc. No. 473929
Kari Lynn Reilly
COUNTY RECORDER
(reserved for recording data)

FOR VALUABLE CONSIDERATION, Ruth Willis Quick, marital status unknown, Donald D. Filby and Karen N. Filby, husband and wife, Margaret R. Willis and Ronald B. Willis, husband and wife, Elizabeth A. Willis and Martin C. Willis, husband and wife, and all as tenants in common, Grantors, hereby convey and warrants to Melissa H. Weresh, married and Joan M. Broek, married, as tenants in common, Grantees, real property in Cass County, Minnesota, described as follows:

CAPTION THREE
Lot Five (5), the Easterly 5 feet of Lot Four (4), and the Westerly 10 feet of Lot Six (6), Block One (1), Crescent Beach, according to plat thereof on file and of record in the Office of the County Recorder in and for Cass County, Minnesota.

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES SET LATH
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- (N01°23'45"E 123.45) DENOTES PLAT VALUE
- ⊗ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- ⊞ DENOTES EXISTING PHONE PEDESTAL
- DENOTES EXISTING LP TANK
- ⊞ DENOTES EXISTING STORM SEWER CATCH BASIN
- ▨ DENOTES EDGE OF EXISTING BITUMINOUS
- ▨ DENOTES EDGE OF EXISTING CONCRETE
- ▨ DENOTES EXISTING BUILDING (located at eave corner)



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

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 38-429-0115.
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 (OHWE).
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

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
Curtis Broek
3941 Greenview Dr.
Urbandale, IA 50322

JOB NO. 24-062
DATE: 5-21-2024
SHEET NO. 1 OF 1