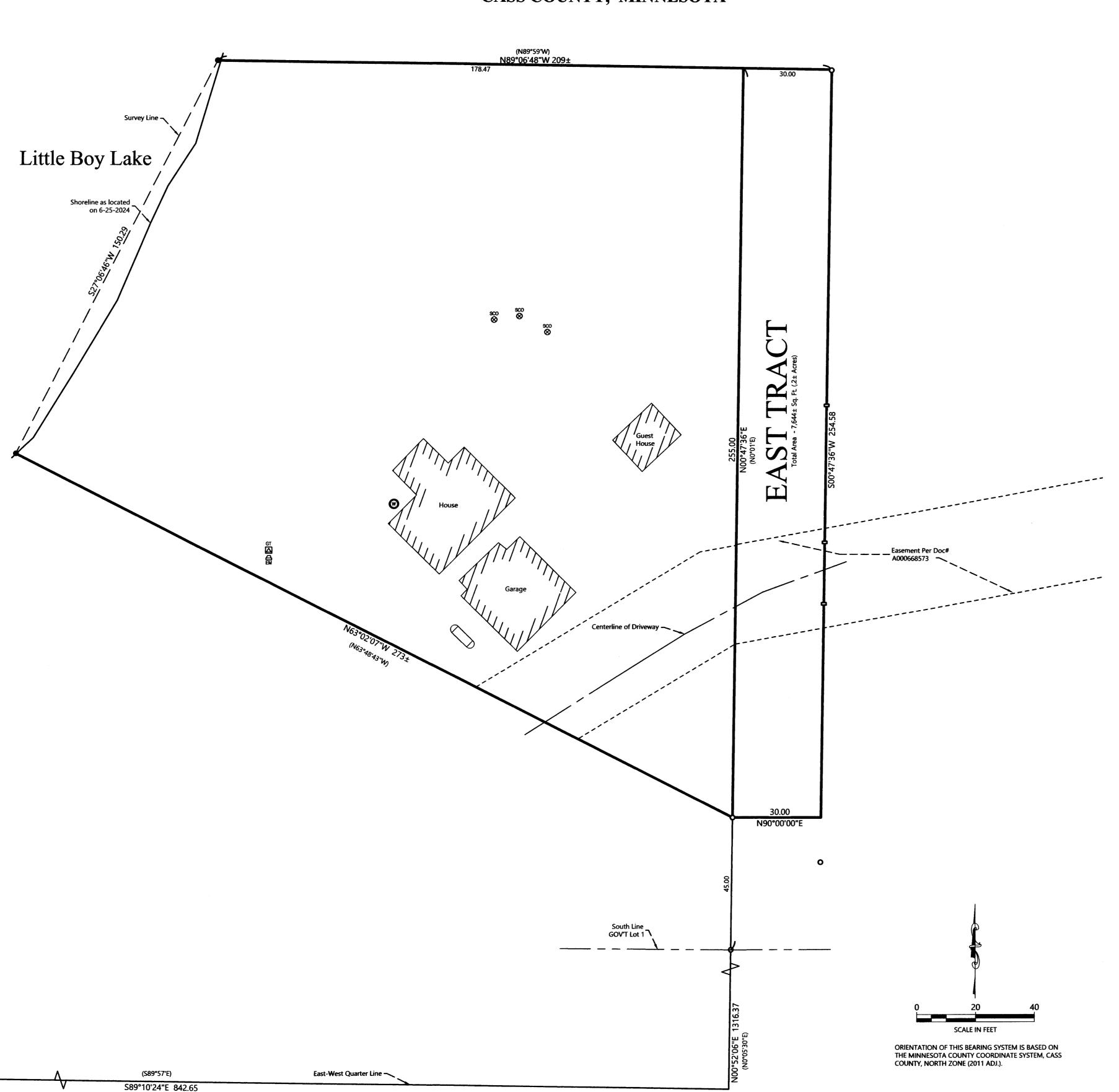
CERTIFICATE OF SURVEY

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



WEST QUARTER CORNER

EXISTING DESCRIPTION:





(Top 3 inches reserved for recording data)

ARRANTY DEED Minnesota Uniform Conveyancing 81

from 10.1.5 (2

RV number: 1204158

FOR VALUABLE CONSIDERATION, Michael R. Damasin and Linda Y. Damasin, married to one another ("Gihoreby convey(s) and warrant(s) to Donald A. Meger and Jane S. Meger ("Grantee"), as joint tenants, real pro-Cass County Minnesorta, lengthy described as follows:

All that portion of Government Lot One (1), Section Twenty-three (23), Township One Hundred Forty (140), Rang Twenty-eight (25), described as follows: Commencing at the West Quarter corner of said Section 23; thence Soc degrees 57 minutes 00 seconds East 842.65 feet, initial bening assumed, along the East-West Quarter line of se Section 23; thence North 00 degrees 06 minutes 30 seconds East 1,316.37 feet, perallel with the West line of the Half of said Section 23, to the South line of said Government Lot 1; thence North 0 degrees 01 minute 00 seconds 45.00 feet to the point of beginning of the land to be described; thence North 0 degrees 01 minute 00 seconds East 195. Thence North 30 degrees 30 minutes 00 seconds West 178.77 feet to the shore of Little Boy Lake local Section 23, which is the shore of Little Boy Lake to a point that intersects a line commencing at the point of beginning and long the shore of said Little Boy Lake to a point that intersects a line commencing at the point of beginning and the south said of segrees 48 minutes 43 seconds West; thence Southeasterly along said line to the opint of beginning and the point of beginning and the said that the said the said

Subject to an easement for roadway purposes, over and across the following described property: Beginning at saic "Point A"; thence North 0 degrees 01 minute 00 seconds East 33.63 feet; thence South 78 degrees 52 minutes 15 seconds West 12.56 feet; thence South 58 degrees 05 minutes 40 seconds West 88.67 feet on onthat interess 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 38.87 feet along said line to the point of intersection value that bears South 55 degrees 05 minutes 40 seconds West from said "Point A"; thence North 58 degrees 05 minutes 40 seconds East 62.39 feet to said "Point A";

Together with an easement for roadway purposes over and across the following described property: Beginning at sair Point A.* thence North 78 degrees 5.2 minutes 15 seconds East 446,79 feet; thence South 86 degrees 40 minutes 25 seconds East 21.69 feet; thence North 78 degrees 30 minutes 15 seconds East 21.69 feet; thence North 78 degrees 30 minutes 15 seconds East 21.60 feet; thence North 56 degrees 53 minutes 25 seconds East 120.33 feet; thence South 85 degrees 35 minutes 00 seconds East 22.05 feet; thence North 73 degrees 54 minutes 10 seconds East 110.82 feet; thence South 37 degrees 26 minutes 40 seconds East 4.33 feet to the Northwesterly right of way like of Mabedo Township Road D; thence North 52 degrees 33 minutes 20 seconds East 30.00 feet along said right of way like of Mabedo Township Road D; thence North 52 degrees 33 minutes 20 seconds East 30.00 feet along said right of way like of Mabedo Township Road D; thence North 52 degrees 33 minutes 40 seconds West 121.96 feet; thence South 73 degrees 54 minutes 10 seconds West 121.96 feet; thence North 65 degrees 35 minutes 00 seconds West 122.63 feet; thence South 74 degrees 54 minutes 10 seconds West 121.96 feet; thence North 65 degrees 53 minutes 00 seconds West 122.63 feet; thence South 74 degrees 54 minutes 10 seconds West 121.96 feet; thence North 65 degrees 54 minutes 16 seconds West 121.96 feet; thence South 74 degrees 64 minutes 16 seconds West 121.96 feet; thence South 74 degrees 64 minutes 16 seconds West 121.96 feet; thence South 74 degrees 64 minutes 16 seconds West 121.96 feet; thence South 74 degrees 64 minutes 16 seconds West 121.96 feet; thence South 74 degrees 64 minutes 16 seconds West 121.96 feet 16 feet 1

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 comer 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 re-

LEGEND

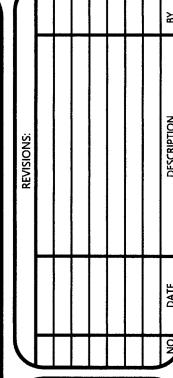
- DENOTES IRON MONUMENT SET & MARKED BY LICENSE
- DENOTES MONUMENT FOUND
- DENOTES CALCULATED POSITION
- DENOTES SET LATH
- DENOTES EXISTING SEPTIC
 CLEANOUT
- DENOTES EXISTING GROUND
 TRANSFORMER
- DENOTES EXISTING ELECTRIC
 METER
- DENOTES EXISTING WELL

DENOTES EXISTING LP TANK

DENOTES EXISTING BUILDING
DENOTES PLAT AND/OR

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.







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

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

SHEET NO.

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