

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 Adverse Taxes and Transfer Related: Certificate of Final Estate Value
(Filed 1 Not Required)
JULY 23 2023
CASS COUNTY
Cass County MN Auditor-Treasurer
By: EBT Deputy
Septic Disclosure
() Not Required (X) Received () Not Received

A000694971
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
7/3/2023 3:33:08 PM
REC FEE: \$6.00
PAGE: 3
KATHRYN M. MORBY
CASS COUNTY RECORDER
BY: CF DEP TX#: 190095
RECORDED ELECTRONICALLY
e-Rec. Cert. verified on 7/3/2023 By: JZ

(Top 3 inches reserved for recording date)
WARRANTY DEED Individual(s) to Individual(s) Minnesota Uniform Conveyancing Blanks Form 18.1.1 (2016)

e-CRV No.: 15502910 DATE: June 29, 2023
DEED TAX DUE: \$594.00

FOR VALUABLE CONSIDERATION, Donna A. Jesger, 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"

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Page 3 of 3 Minnesota Uniform Conveyancing Blanks Form 18.1.1 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 60.00 feet along the east line of said Lot 1; thence South 83 degrees 07 minutes 45 seconds West 469.16 feet to the South line of said Lot 1; thence North 89 degrees 14 minutes 48 seconds East 467.00 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.

SHED EASEMENT:

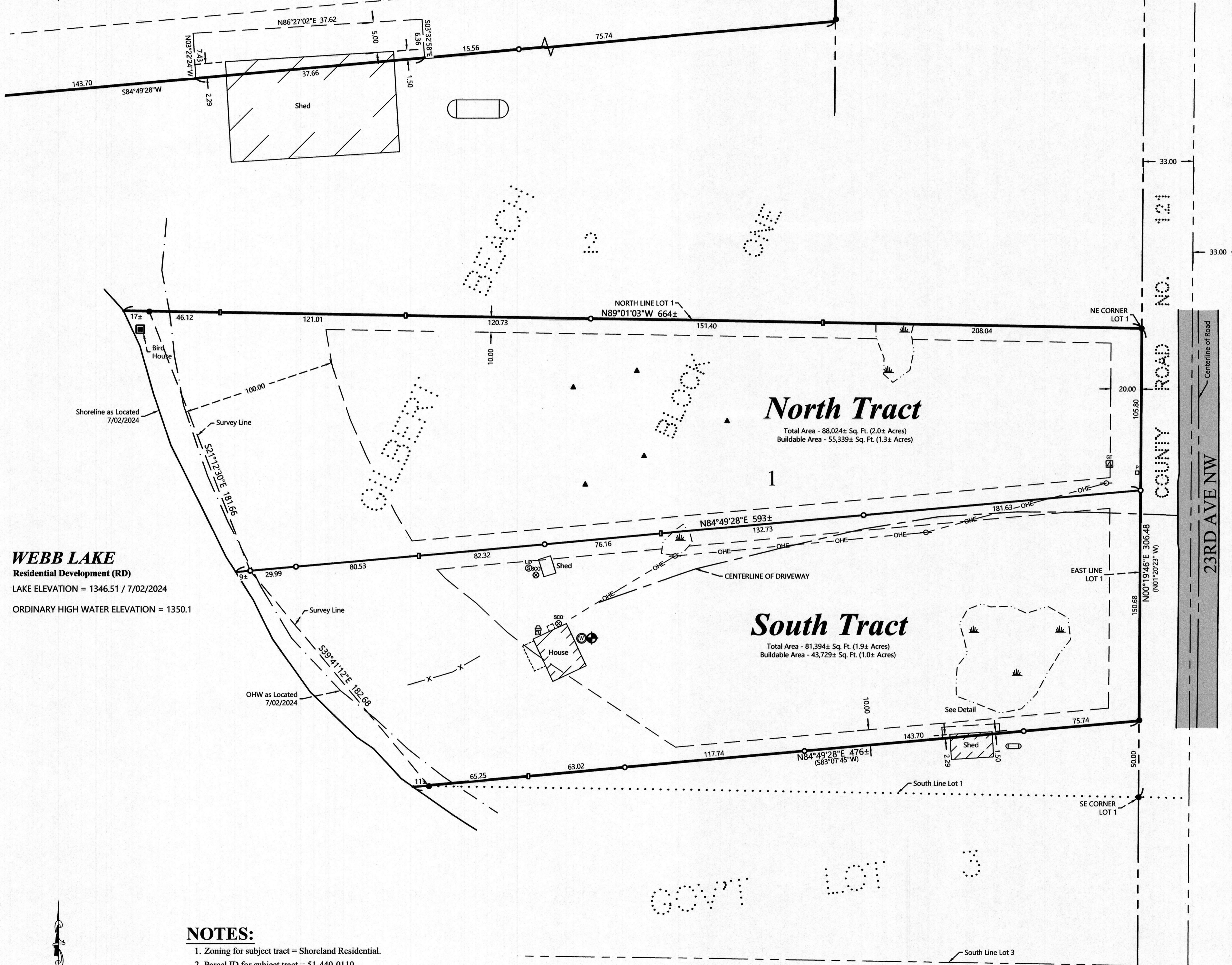
SHED EASEMENT

An easement for use of the building, over and across 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; thence South 84 degrees 49 minutes 28 seconds West 91.30 feet to the Point of Beginning of the easement tract to be herein described; thence North 03 degrees 32 minutes 58 seconds West 6.36 feet; thence South 86 degrees 27 minutes 02 seconds West 37.62 feet; thence South 03 degrees 22 minutes 24 seconds East 7.43 feet 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 37.66 feet to the point of beginning.

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- ✕ DENOTES CALCULATED POSITION
- DENOTES SET LATH
- ▲ DENOTES FLAG FOR SEWER LOCATION
- (123.45) DENOTES PLAT AND/OR DEEDED MEASURE
- ⊕ DENOTES BENCHMARK: TOP OF WELL ELEVATION = 1374.68
- x—x— DENOTES EXISTING HAND RAIL
- O—O— DENOTES OVERHEAD ELECTRIC LINE
- ⊞ DENOTES EXISTING PHONE PEDESTAL
- ⊞⊞⊞ DENOTES EXISTING SEPTIC CLEANOUT, & SEPTIC TANK LID
- ⊞ DENOTES EXISTING WELL
- ⊞ DENOTES EXISTING UTILITY POLE
- ⊞ DENOTES EXISTING GROUND TRANSFORMER
- ⊞ DENOTES EXISTING ELECTRIC METER
- ⊞ DENOTES EXISTING LP TANK
- ▨ DENOTES EXISTING BUILDING
- ▨ DENOTES EDGE OF EXISTING BITUMINOUS
- ▨ DENOTES DELINEATED WETLAND(S)

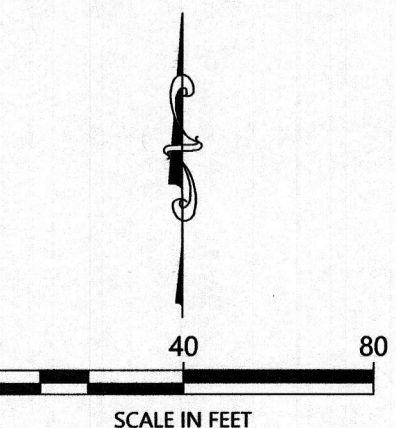
Detail Not To Scale



WEBB LAKE
Residential Development (RD)
LAKE ELEVATION = 1346.51 / 7/02/2024
ORDINARY HIGH WATER ELEVATION = 1350.1

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.).

REVISIONS	DATE	DESCRIPTION
1.	7/26/2024	Shed Easement

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 SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
TERRY L. FREEMAN
LIC. NO. 21367

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