

CERTIFICATE OF SURVEY

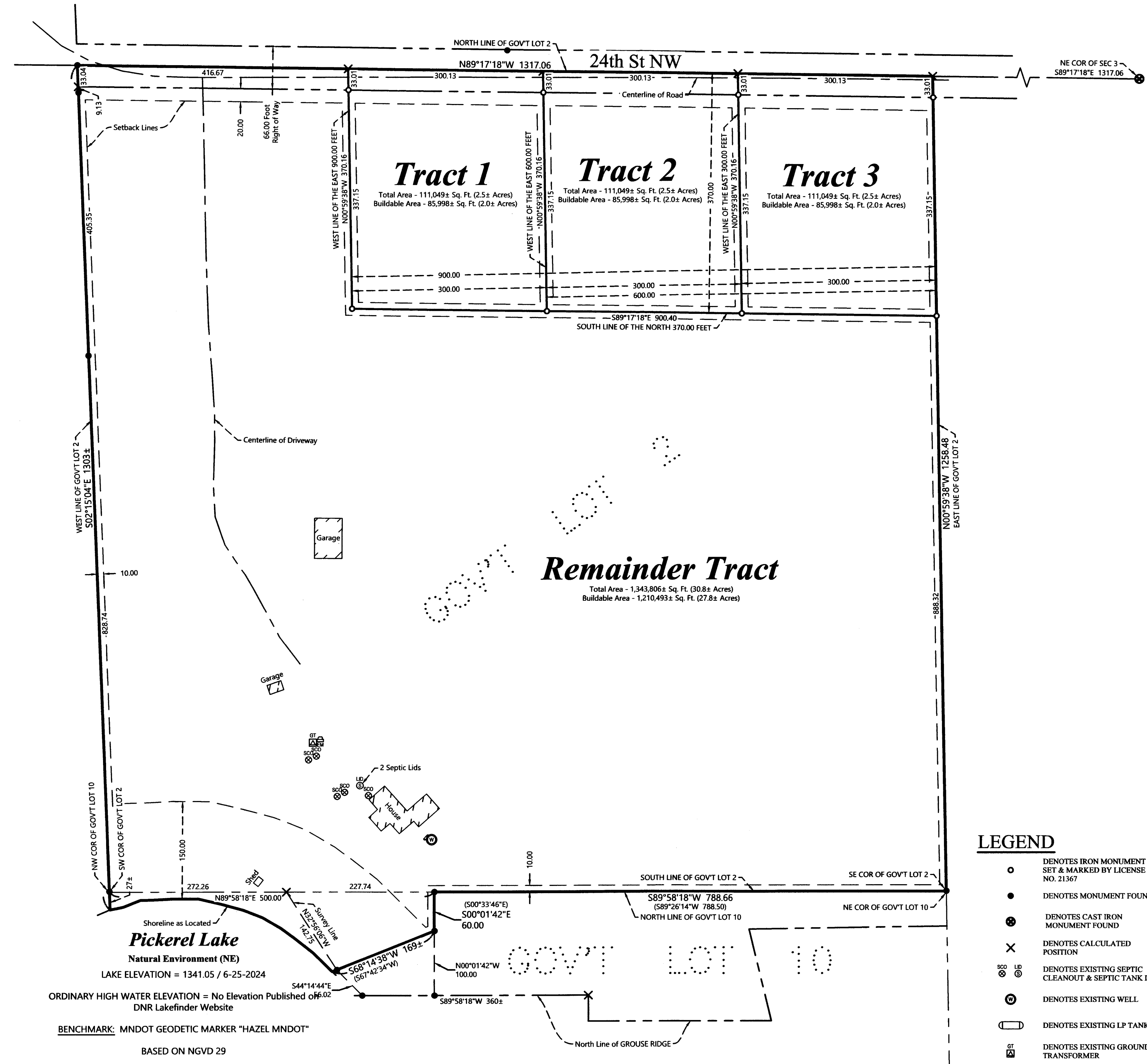
PARTS OF GOVERNMENT LOTS 2 & 10,
SECTION 03, TOWNSHIP 139 NORTH, RANGE 30 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:

Page 1 of 3 A000650024

34-003-1200
No delinquent taxes and transfer entered; Certificate of Real Estate Value
() Mailed () Not Mailed
MAY 23 2019
CASS COUNTY
Cass County 18th Auditor-Treasurer
By: MJL Deputy
Septic Disclosure
() Not Required (X) Received () Not Received

A000650024
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
5/23/2019 2:10:14 PM
REC FEE: \$46.00
PAGES: 3
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY: KF DEP TX#: 153758
RECORDED ELECTRONICALLY



(Top 3 inches reserved for recording data)
WARRANTY DEED Individual(s) to Joint Tenants Minnesota Uniform Conveyancing Blanks Form 10.1.5 (2013)

eCR number: 954749
DEED TAX DUE: \$495.00 DATE: May 23, 2019
(month/day/year)

FOR VALUABLE CONSIDERATION, Mark E. Croteau and Ann Marie Croteau, married to one another ("Grantor"), hereby convey(s) and warrant(s) to Russell Wynn Rich and Cindy Lynn Rich ("Grantee"), as joint tenants, real property in Cass County, Minnesota, legally described as follows:

SEE EXHIBIT "A" ATTACHED HERETO
EXHIBIT "A"
LEGAL DESCRIPTION

Government Lot Two (2), Section Three (3), Township One Hundred Thirty-nine (139), Range Thirty (30);
AND
That part of Government Lot Ten (10), Section Three (3), Township One Hundred Thirty-nine (139) North, Range Thirty (30) West, described as follows: Commencing at the Northeast corner of said Government Lot 10; thence South 89 degrees 26 minutes 14 seconds West, assigned bearing, along the North line thereof, a distance of 788.50 feet to a point 500.00 feet Easterly of the Northwest corner of said Government Lot 10 and the point of beginning of the tract to be herein described; thence South 00 degrees 33 minutes 46 seconds East 60.00 feet; thence South 67 degrees 42 minutes 34 seconds West 168 feet, more or less, to the shoreline of Pickerel Lake; thence Northwesterly and Westerly along said shoreline to the intersection with the West line of said Government Lot 10; thence Northerly along said West line to the Northwest corner of said Government Lot 10; thence Easterly along said North line 500.00 feet to the point of beginning.
Cass County, Minnesota

PROPOSED DESCRIPTIONS:

Tract 1
The North 370.00 feet of the West 300.00 feet of the East 900.00 feet of Government Lot 2, Section 03, Township 139 North, Range 30 West, Cass County, Minnesota.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to 24th St NW.

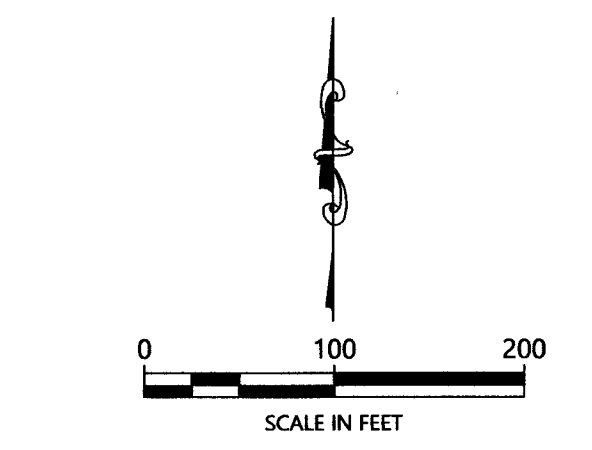
Tract 2
The North 370.00 feet of the West 300.00 feet of the East 600.00 feet of Government Lot 2, Section 03, Township 139 North, Range 30 West, Cass County, Minnesota.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to 24th St NW.

Tract 3
The North 370.00 feet of the East 300.00 feet of Government Lot 2, Section 03, Township 139 North, Range 30 West, Cass County, Minnesota.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to 24th St NW.

Remainder Tract
That part of Government Lot 2, Section 03, Township 139 North, Range 30 West, Cass County, Minnesota lying south of the North 370.00 feet thereof and west of the East 900.00 feet.
AND
That part of Government Lot 10, Section 03, Township 139 North, Range 30 West, Cass County, Minnesota described as follows: COMMENCING at the northeast corner of said Government Lot 10; thence South 89 degrees 58 minutes 18 seconds West, assigned bearing, along the north line thereof, 788.50 feet to a point 500.00 feet easterly of the northwest corner of said Government Lot 10 also being the Point of Beginning of the tract to be herein described; thence South 00 degrees 01 minutes 42 seconds East 60.00 feet; thence South 68 degrees 14 minutes 38 seconds West 169 feet, more or less, to the shoreline of Pickerel Lake; thence northwesterly along said shoreline to the west line of said Government Lot 10; thence North 02 degrees 15 minutes 04 seconds West, along said west line, 27 feet, more or less, to the northwest corner of said Government Lot 10; thence North 89 degrees 58 minutes 18 seconds East, along said north line 500.00 feet to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to 24th St NW.

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- ⊙ DENOTES CAST IRON MONUMENT FOUND
- ✕ DENOTES CALCULATED POSITION
- ⊙ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- ⊙ DENOTES EXISTING WELL
- DENOTES EXISTING LP TANK
- ⊕ DENOTES EXISTING GROUND TRANSFORMER
- ⊕ DENOTES EXISTING ELECTRIC METER
- ▭ DENOTES EXISTING BUILDING (located at cave corners)



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE MINNESOTA COUNTY COORDINATE SYSTEM, CASS COUNTY, NORTH ZONE (2011 AD.). ASSIGNING THE NORTH LINE OF GOVERNMENT LOT 10 TO BEAR S89°58'18"W.

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 34-003-1200.
3. Improvements other than those shown on this certificate, may exist that were not located during this survey.
4. Wetlands as shown delineated by Patrick Reardon, Wetland Certification No. 1295, on July 19, 2024.
5. 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.
6. This survey reflects the located shoreline at the time of this survey, not the Ordinary High Water Elevation (OHWE). There is no OHWE elevation published by the MNDNR.
7. 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.

NO.	DATE	DESCRIPTION

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
Terry L. Breesman 7/25/24
TERRY L. BRESMAN LIC. NO. 21367



CERTIFICATE OF SURVEY
Russ Rich
6909 State 371 NW
Walker, MN 56484

JOB NO. 24-135
DATE: 7-25-2024

SHEET NO.
1 OF 1