

EXISTING DESCRIPTION:

A000656429
 OFFICE OF THE COUNTY RECORDER
 CASS COUNTY, MINNESOTA
 CERTIFIED, FILED, AND/OR
 RECORDED ON
 12/26/2019 11:47:16 AM
 AS DOC #: A000656429
 PAGES: 3
 REC FEES: 46.00
 KATHRYN M. MORBY
 CASS COUNTY RECORDER
 BY NG Dep TX#: 158868

PID # 51-361-0115
 26- DUBUQUE 2019
 TODD ACKNOWLEDGEMENT
 Exempt from State Deed Tax
 SANDRA NORIKANE
 Cass County MN Auditor-Treasurer
 by: G.A. Deputy

(Top 3 inches reserved for recording data)

TRANSFER ON DEATH DEED
 Statutory form

NO DEED TAX DUE pursuant to Minn. Stat. 287.22(15)

DATE: August 19, 2019

I (we) Myra C. Turner, a single person, ("Grantor(s)"), hereby convey(s) and quitclaim(s) to Cinda Current ("Grantee Beneficiary"), effective

- (check only one box)
- on the death of the Grantor Owner, if only one grantor is named above, or on the death of the last of the Grantor Owners to die, if more than one Grantor Owner is named above, or
 - on the death of [insert name of Grantor Owner, must be one of the Grantor Owners named above],

the following described real property:

See attached.

Page 3 of 3 A000656429

LEGAL DESCRIPTION

Parcel One

All that part of Lot 1, Block 1 of the recorded plat of PARTRIDGE POINT SECOND ADDITION lying northerly of the following described line and its prolongation westerly:

Commencing at the southwest corner of said Lot 1, Block 1; thence northerly 16.96 feet along a curve concave to the west, said curve being along the easterly line of the cul-de-sac for Partridge Trail as shown on said recorded plat, having a radius of 100.00 feet, a central angle of 9 degrees 43 minutes 12 seconds and the chord of said curve bears North 11 degrees 40 minutes 31 second West 16.94, initial bearing based on the south line of said Lot 1, Block 1 as shown on said recorded plat, to the point of beginning of the line to be described; thence North 87 degrees 43 minutes 18 seconds East along said line, not tangent to said curve, to the waters edge of Baby Lake and said line there terminating. Containing 20,200 square feet, more or less, Cass County, Minnesota.

Subject to easements, reservations, conditions and restrictions, if any.

Parcel Two

Lot Two, (2), Block One (1), Partridge Point Second Addition, according to the plat thereof on file and of record in the office of the Register of Deeds in and for Cass County subject to mineral reservations, County ordinances, regulations and covenants, terms and conditions of that certain instrument recorded in the office of the Register of Deeds in and for said County of Cass, as Document No. 221363.

Including a non-exclusive easement for boat launching purposes over and across outlot "A", Block One (1), Partridge Point Second Addition, according to the plat thereof now on file in Cass County; said easement shall be appurtenant and shall run with and bind the land and shall be a perpetual burden upon the interest of the Grantors, their heirs, assigns and transferees.

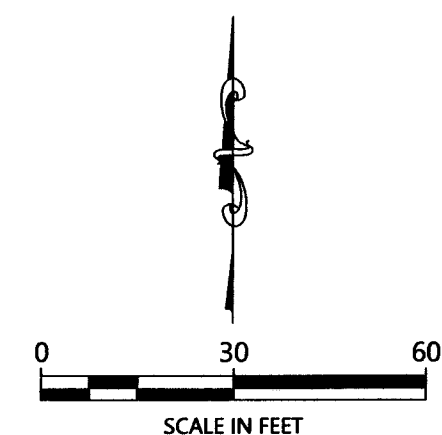
CURVE TABLE					
Curve Segment	Delta	Radius	Length	Chord Bearing	Chord Distance
C1	Δ=09°43'03"	100.00	16.96	N11°31'55"W	16.94
C2	Δ=10°20'10"	100.00	18.04	N11°31'55"W	18.02
C3	Δ=17°43'49"	100.00	30.95	N35°35'31"W	30.82
C4	Δ=02°19'24"	100.00	4.05	N45°37'07"W	4.05

NOTES:

- Zoning for subject tract = Shoreland Residential.
- Parcel ID for subject tract = 51-361-0115.
- Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey.
- 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.
- This survey reflects the located shoreline at the time of this survey, not the Ordinary High Water Elevation (OHWE).
- 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

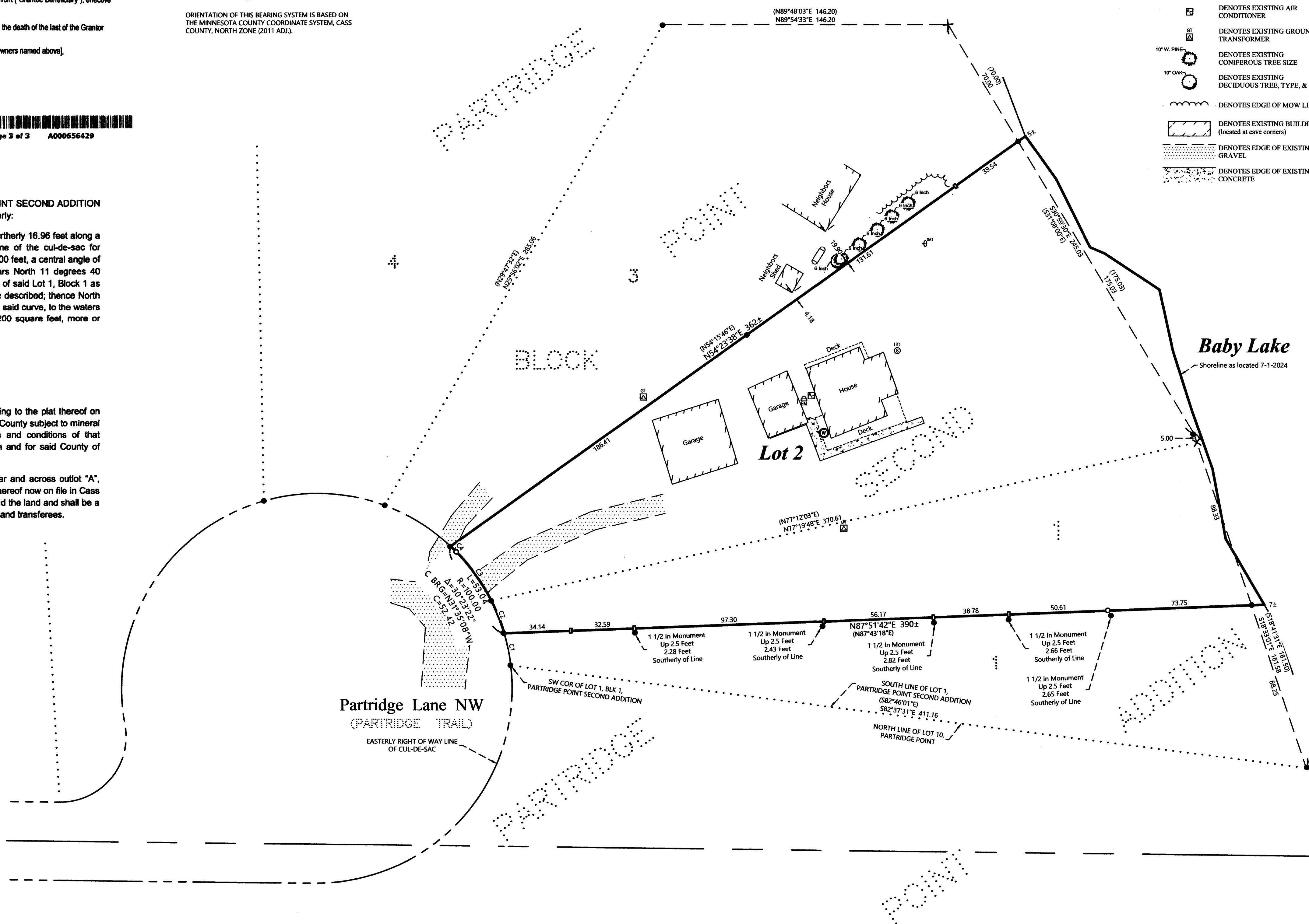
LOT 2 & PART OF LOT 1, BLOCK 1 PARTRIDGE POINT 2ND ADDITION
 SECTION 05, TOWNSHIP 140 NORTH, RANGE 29 WEST,
 CASS COUNTY, MINNESOTA



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 CALCULATED POSITION
- (N01°23'45"E 100.00) DENOTES PLAT AND/OR DEEDED VALUE
- ⊙ DENOTES EXISTING WELL
- ⊕ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- SAT DENOTES EXISTING SATELLITE
- ⊖ DENOTES EXISTING ELECTRIC METER
- DENOTES EXISTING LP TANK
- ⊞ DENOTES EXISTING AIR CONDITIONER
- ⊞ DENOTES EXISTING GROUND TRANSFORMER
- 10" W. PINE ○ DENOTES EXISTING CONIFEROUS TREE SIZE
- 10" OAK ○ DENOTES EXISTING DECIDUOUS TREE, TYPE, & SIZE
- DENOTES EDGE OF MOW LINE
- ▨ DENOTES EXISTING BUILDING (located at eave corners)
- ▨ DENOTES EDGE OF EXISTING GRAVEL
- ▨ DENOTES EDGE OF EXISTING CONCRETE



NO.	DATE	DESCRIPTION

HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
 Terry L. Greenman
 LIC. NO. 21367
 8/6/24

NORTHERN ENGINEERING & CONSULTING, INC.
 P.O. Box 292, Walker, MN, 55644
 Phone: 218-547-1256
 Web: www.necinc.com

CERTIFICATE OF SURVEY
 Myrna Turner
 18331 Elm Tree Circle
 Farmington, MN 55024

JOB NO. 24-132
 DATE: 8-06-2024

SHEET NO.
 1 OF 1