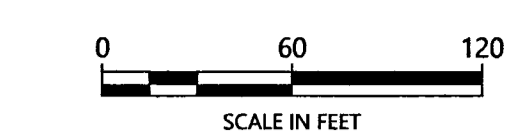
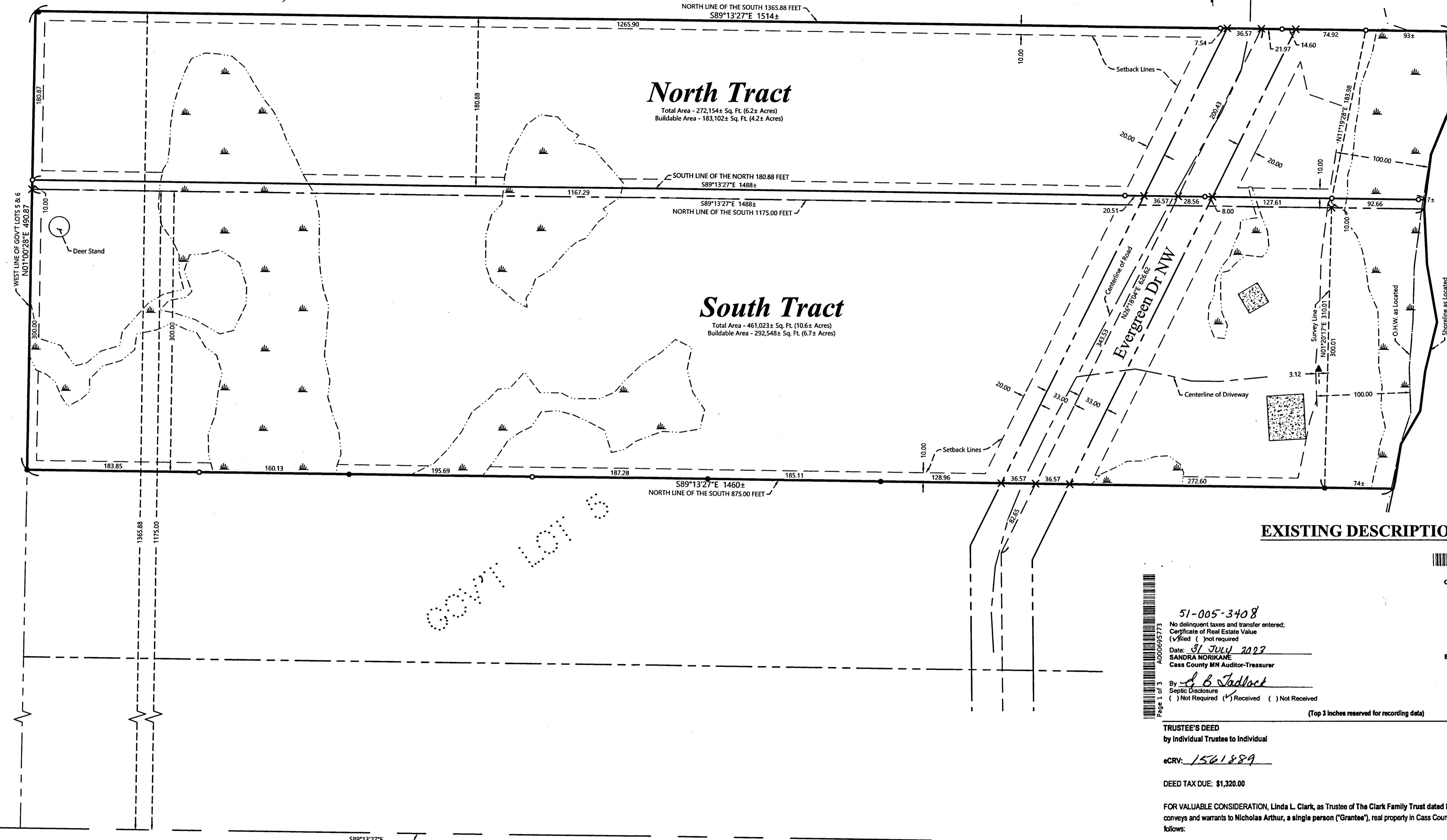


CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOTS 5 & 6,
SECTION 05, TOWNSHIP 140 NORTH, RANGE 29 WEST,
CASS COUNTY, MINNESOTA

GOV'T LOT 6



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 & Rural Residential 2.5 (RR-2.5).
2. Parcel ID for subject tract = 51-005-3408.
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, in July, 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. 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	BY

I 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. Freeman
TERRY L. FREEMAN
LIC. NO. 21367



Baby Lake
Recreational Development (RD)
LAKE ELEVATION = 1327.65 / 2024-05-29
ORDINARY HIGH WATER ELEVATION = 1327.9
BENCHMARK: MNDOT GEODETIC MARKER "HAZEL MNDT"
BASED ON NGVD29

EXISTING DESCRIPTION:

A000695773
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR RECORDED ON
7/31/2023 11:48:00 AM
AS DOC #: A000695773
PAGES: 3
REC FEES: 46.00
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY KF Dep TX#: 190766

51-005-3408
No delinquent taxes and transfer entered:
Certificate of Real Estate Value
(Verified () Not Required)
Date: 01 JULY 2023
SANDRA WORIKANE
Cass County MN Auditor-Treasurer

By: *A. B. Tadlock*
Septic Disclosure
() Not Required () Received () Not Received

(Top 3 inches reserved for recording data)

TRUSTEE'S DEED
by Individual Trustee to Individual

eCRV: 1561889

DEED TAX DUE: \$1,320.00

DATE: July 27, 2023

FOR VALUABLE CONSIDERATION, Linda L. Clark, as Trustee of The Clark Family Trust dated March 19, 1996 ("Grantor"), hereby conveys and warrants to Nicholas Arthur, a single person ("Grantee"), real property in Cass County, Minnesota, legally described as follows:

See Exhibit A attached hereto.

Page 3 of 3

Page 3 of 2 A000695773 TRUSTEE'S DEED

Exhibit A

That part of Government Lots 5 and 6, Section 5, Township 140, Range 29, lying South of a line drawn parallel with and 1365.88 feet North of the South line of said Government Lot 5, EXCEPT the South 1175.00 feet thereof.

AND

The North 300 feet of the South 1175 feet of Government Lot 5, Section 5, Township 140, Range 29.

Subject to and together with easements, restrictions, and reservations of record, if any.

PROPOSED DESCRIPTIONS:

North Tract
The North 180.88 feet of the South 1365.88 feet of Government Lots 5 & 6, Section 5, Township 140 North, Range 29 West, Cass County, Minnesota.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to Evergreen Dr NW.

South Tract
That part of Government Lot 5, Section 5, Township 140 North, Range 29 West, Cass County, Minnesota, lying south of the North 180.88 feet of the South 1365.88 feet of Government Lots 5 & 6, said Section 5, and lying north of the South 875.00 feet of said Government Lot 5.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to Evergreen Dr NW.

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- ▲ DENOTES FOUND PINK PIN FLAG SET BY OTHERS
- × DENOTES CALCULATED POSITION
- DENOTES EDGE OF EXISTING CONCRETE
- ▭ DENOTES DELINEATED WETLAND(S)

CERTIFICATE OF SURVEY
Nicholas Arthur
5941 Forestview Lane N.
Plymouth, MN 55442

JOB NO. 24-064
DATE: 8-20-2024

SHEET NO.
1 OF 1