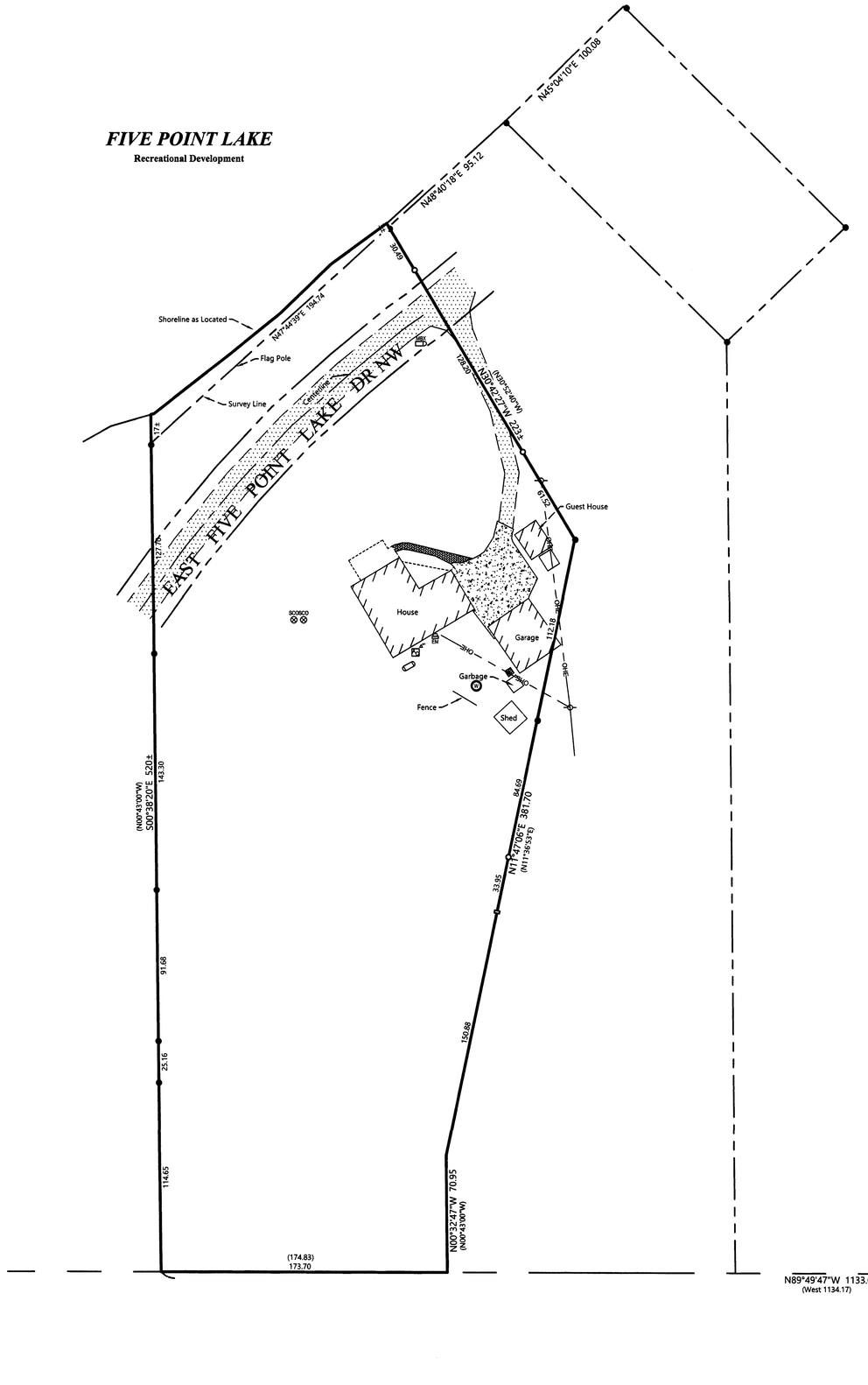
CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 1,
SECTION 11, TOWNSHIP 139 NORTH, RANGE 30 WEST,
CASS COUNTY, MINNESOTA



EXISTING DESCRIPTION:

A00035983
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
11/6/2017 1:37:49 PM
AS DOC #: A00035983
PAGES: 3
REC FEES: $46.00
CATHRYN M. HORST
CASS COUNTY RECORDER
BY: TW Dep TX#: 163468

34-011-2107
No delinquent taxes and transfer entered;
Certificate of Real Estate Value
( ) filed (X) not required
November 06, 2017
Sharon K. Anderson
Cass County MN Auditor-Treasurer
by: Deputy

(Top 3 inches reserved for recording data)

WARRANTY DEED
Individual(s) to Individual(s)

eCRV number:

DEED TAX DUE: $1.65 DATE: October 27, 2017

FOR VALUABLE CONSIDERATION, Dawn L. Brule, formerly known as Dawn L. Julius, and Timothy D. Brule, married to each other ("Grantor"), hereby convey and warrant to Dawn L. Brule, Trustee of the Dawn L. Brule Revocable Trust UA dated October 27, 2017 ("Grantee"), real property in Cass County, Minnesota, legally described as follows:

See attached Exhibit A.

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EXHIBIT A

That part of Government Lot One (1), Section Eleven (11), Township One Hundred Thirty-nine (139), Range Thirty (30) of the 5th P.M. in Cass County, MN described as follows: Commencing at the Southeast corner of said Government Lot 1; thence West assumed bearing 1134.17 feet along the South line of said Government Lot 1 to the point of beginning; thence East 174.83 feet along said South line; thence North 0 degrees 43 minutes West 70.95 feet; thence North 11 degrees 36 minutes 53 seconds East 381.70 feet; thence North 30 degrees 52 minutes 40 seconds West 222.20 feet, more or less, to the shore of Four Point Lake; thence Southwesterly along said shore to a point that bears North 0 degrees 43 minutes West from the point of beginning (called North 499.95 feet on deed); thence South 0 degrees 43 minutes East 517.19 feet, more or less, 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 EXISTING SEPTIC CLEANOUT
- DENOTES EXISTING WELL
- DENOTES EXISTING UTILITY POLE
- DENOTES EXISTING LP TANK
- DENOTES EXISTING ELECTRIC METER
- DENOTES EXISTING MAILBOX(ES)
- DENOTES EXISTING AIR CONDITIONER
- DENOTES EXISTING ANTENNA
- DENOTES EDGE OF EXISTING GRAVEL
- DENOTES EDGE OF EXISTING CONCRETE
- DENOTES EDGE OF EXISTING PAVING STONES
- DENOTES EXISTING BUILDING
- DENOTES EXISTING MONUMENT FOUND LYING ON GROUND
- (123.45) DENOTES PLAT AND/OR DEEDED MEASURE

0 40 80
SCALE IN FEET

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.
2. Parcel ID for subject tract = 34-011-2107.
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.

SHEET NO. 1 OF 1
JOB NO. 24-183
DATE: 9-27-2024

CERTIFICATE OF SURVEY
Tim Brule
1936 E. Five Point Lake Dr. NW
Hackensack, MN 56452

NORTHERN ENGINEERING & CONSULTING, INC.
P.O. Box 292, Walker, MN, 56484
Phone: 218-547-1296
web: www.neciusa.com

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

TERRY L. FREEMAN LIC. NO. 21367 9/27/24

REVISIONS:			
NO.	DATE	DESCRIPTION	BY