

# CERTIFICATE OF SURVEY

PARTS OF GOVERNMENT LOT 1, SECTION 30,  
& GOVERNMENT LOT 6, SECTION 19,  
TOWNSHIP 142 NORTH, RANGE 27 WEST,  
CASS COUNTY, MINNESOTA

## EXISTING DESCRIPTION:

A000585231  
OFFICE OF THE COUNTY RECORDER  
CASS COUNTY, MINNESOTA  
CERTIFIED, FILED, AND/OR  
RECORDED ON  
10/9/2012 3:51:24 PM  
AS DOC #: A000585231  
PAGES: 3  
REC FEES: 46.00  
KATHRYN M. NORBY  
CASS COUNTY RECORDER  
BY MW Dep

36-030-1101  
No delinquent taxes and transfer entered; Certificate of Real Estate Value  
Filed (not required)  
October 09 2012  
Sharon K. Anderson  
County Auditor  
By Paul H. Peterson Deputy  
Septic Disclosure  
 Received ( ) Not Received

WARRANTY DEED  
Individual(s) to Individual(s) Minnesota Uniform Conveyancing Blanks  
Form 10.1.1 (2011)  
DEED TAX DUE: \$ 824.34 DATE: October 1, 2012  
FOR VALUABLE CONSIDERATION, Tony G. Dockendorf and Rose M. Dockendorf, husband and wife  
(insert name and marital status of each Grantor)  
hereby conveys and warrants to Timothy A. Curtis, a single person  
(insert name of each Grantee) ("Grantor"),  
in Cass County, Minnesota, legally described as follows: ("Grantee"), real property

CASS COUNTY, MN # 1646  
Deed tax \$ 824.34  
Date 10/9/2012 By aw

Check here if all or part of the described real property is Registered (Torrens)

Page 3 of 3 A000585231

## EXHIBIT "A"

### EAST TRACT

Those parts of Government Lot 1, Section 30 and of Government Lot 6, Section 19, all in Township 142 North, Range 27 West, Cass County, Minnesota described as follows: Commencing at the Northwest corner of said Government Lot 1 and assuming the North line thereof bears East; thence North 69 degrees 13 minutes 00 seconds East 380.00 feet to the point of beginning of the tract to be herein described; thence continue North 69 degrees 13 minutes 00 seconds East 65.00 feet; thence North 74 degrees 58 minutes 00 seconds East 112.80 feet; thence South 2 degrees 48 minutes 37 seconds East 517 feet, more or less, to the shoreline of Boy Lake; thence westerly along said shoreline to the intersection with a line which bears South 9 degrees 24 minutes 56 seconds East from the point of beginning; thence North 9 degrees 24 minutes 56 seconds West 505 feet, more or less, to the point of beginning.

Subject to an easement 10.00 feet in width over and across part of Government Lot 1, Section 30, Township 142 North, Range 27 West, Cass County, Minnesota the easterly line of which is described as follows: Commencing at the Northwest corner of said Government Lot 1 and assuming the North line thereof bears East; thence North 69 degrees 13 minutes 00 seconds East 380.00 feet; thence South 9 degrees 24 minutes 56 seconds East 398.76 feet; thence North 80 degrees 35 minutes 04 seconds East 10.00 feet to the point of beginning of said line; thence South 9 degrees 24 minutes 56 seconds East 103 feet, more or less, to the shoreline of Boy Lake and said line there terminating.

Subject to right-of-way of Township Road (Boy Lake Drive).

## NOTES:

- Zoning for subject tract = Shoreland Residential.
- Parcel ID for subject tract = 36-030-1101.
- 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.
- 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.). ASSIGNING THE NORTH LINE OF GOVERNMENT LOT 1 TO BEAR N 89°56'17" E

## LEGEND

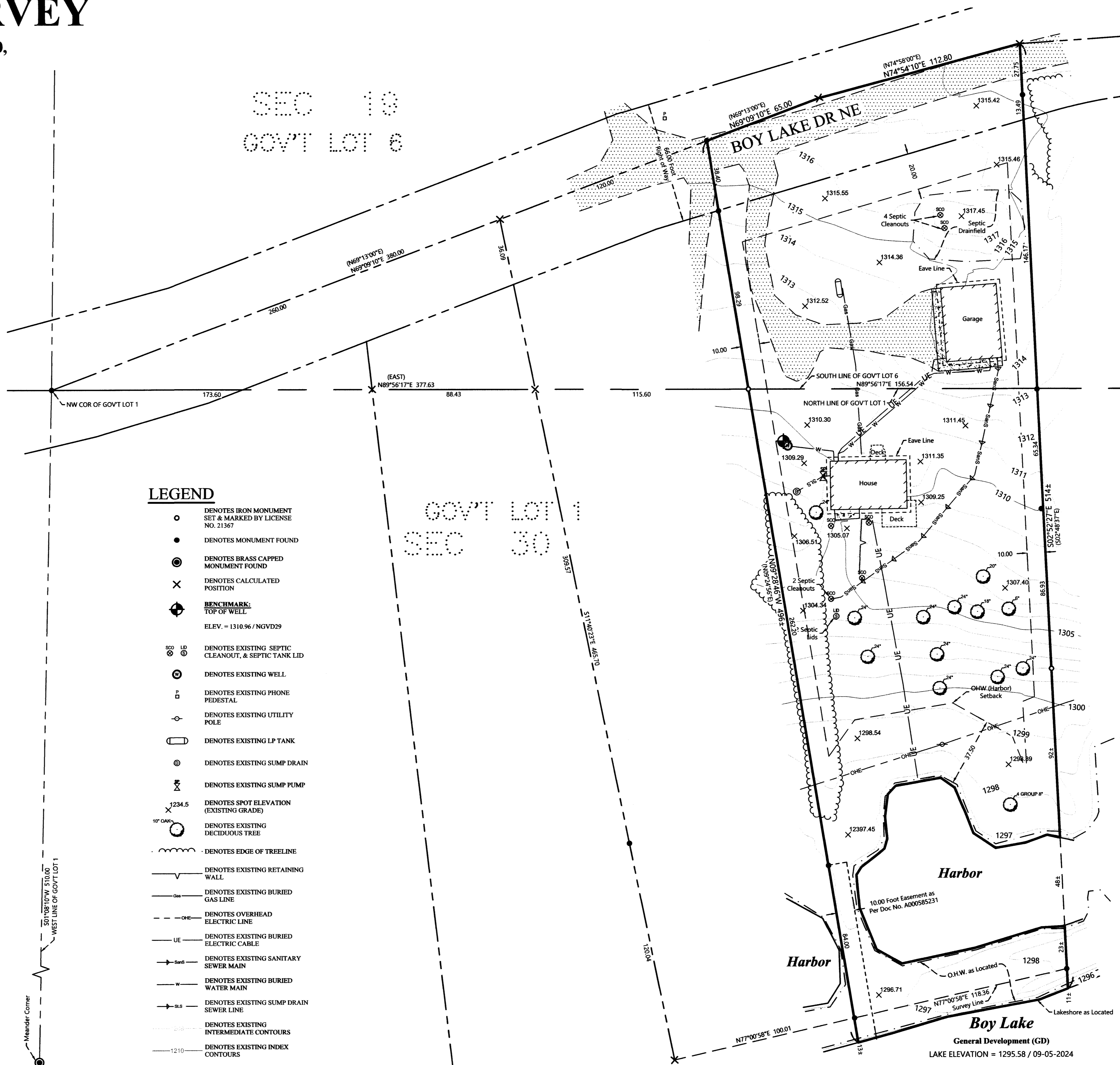
- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- ⊙ DENOTES BRASS CAPPED MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- ⊕ DENOTES BENCHMARK: TOP OF WELL  
ELEV. = 1310.96 / NGVD29
- ⊙ DENOTES EXISTING SEPTIC CLEANOUT, & SEPTIC TANK LID
- ⊙ DENOTES EXISTING WELL
- ⊙ DENOTES EXISTING PHONE PEDESTAL
- ⊙ DENOTES EXISTING UTILITY POLE
- ⊙ DENOTES EXISTING LP TANK
- ⊙ DENOTES EXISTING SUMP DRAIN
- ⊙ DENOTES EXISTING SUMP PUMP
- ⊙ DENOTES SPOT ELEVATION (EXISTING GRADE)
- ⊙ DENOTES EXISTING DECIDUOUS TREE
- DENOTES EDGE OF TREELINE
- DENOTES EXISTING RETAINING WALL
- DENOTES EXISTING BURIED GAS LINE
- DENOTES OVERHEAD ELECTRIC LINE
- DENOTES EXISTING BURIED ELECTRIC CABLE
- DENOTES EXISTING SANITARY SEWER MAIN
- DENOTES EXISTING BURIED WATER MAIN
- DENOTES EXISTING SUMP DRAIN SEWER LINE
- DENOTES EXISTING INTERMEDIATE CONTOURS
- DENOTES EXISTING INDEX CONTOURS
- DENOTES EXISTING BUILDING
- DENOTES EDGE OF EXISTING CONCRETE
- DENOTES EDGE OF EXISTING GRAVEL

SCALE IN FEET  
0 30 60

Meander Corner  
501°08'10"W 510.00'  
WEST LINE OF GOV'T LOT 1

SEC 19  
GOV'T LOT 6

GOV'T LOT 1  
SEC 30



REVISIONS	DATE	DESCRIPTION

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. BRENNAN  
9/18/24  
LIC. NO. 21367



CERTIFICATE OF SURVEY  
Tim Curtis  
502 Edgewood Court  
Bellevue, NE 68005

JOB NO. 24-176  
DATE: 9-18-2024  
SHEET NO. 1 OF 1

BASED ON NGVD29  
LAKE ELEVATION = 1295.58 / 09-05-2024  
ORDINARY HIGH WATER ELEVATION = 1296.4  
BENCHMARK: Spike in NE side of 1.0 Foot Aspen as Described on MNDNR Lakefinder Website.