CERTIFICATE OF SURVEY

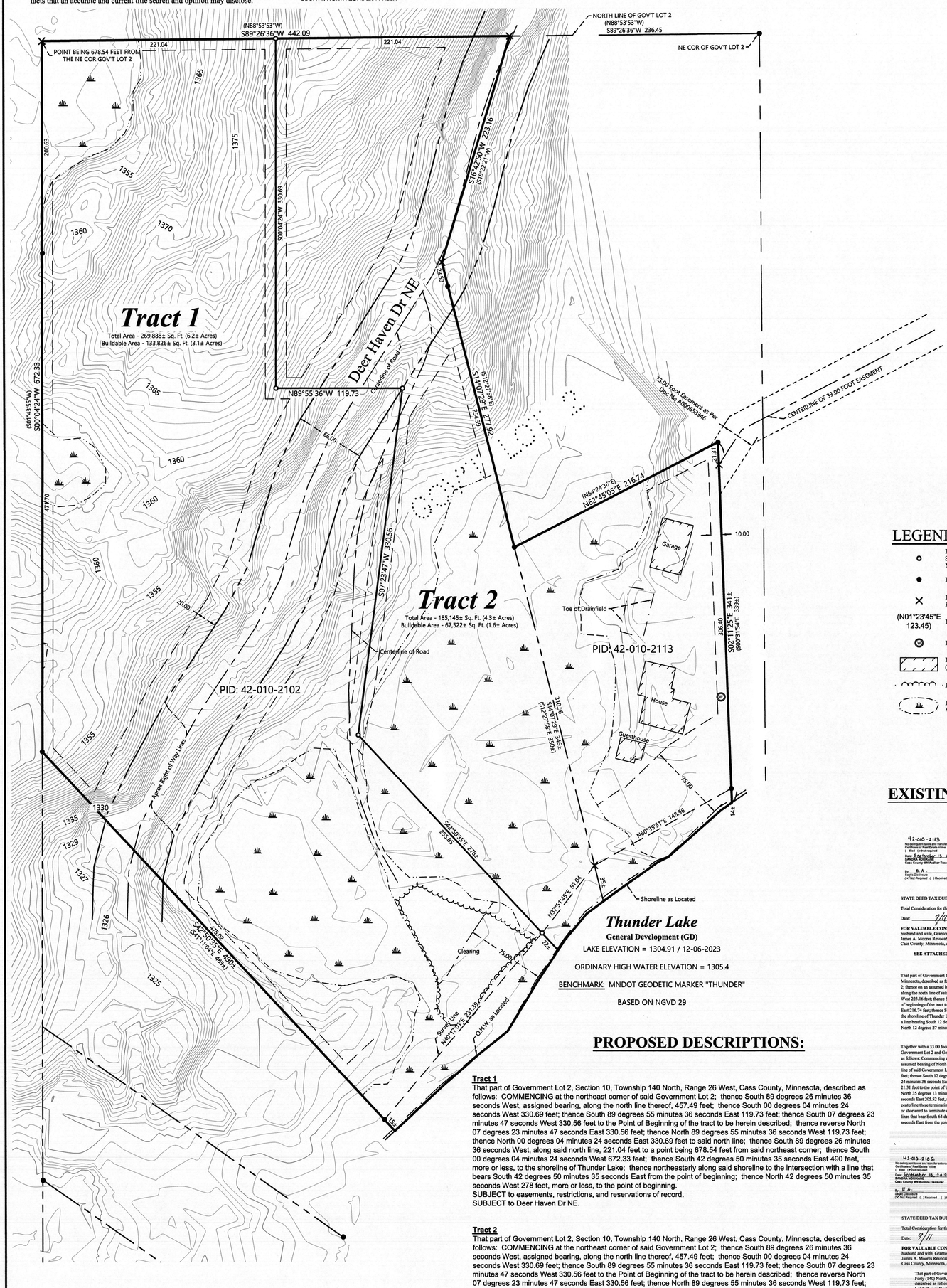
PART OF GOVERNMENT LOT 2, SECTION 10, TOWNSHIP 140 NORTH, RANGE 26 WEST, CASS COUNTY, MINNESOTA

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 42-010-2102 & 42-001-2113.
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. 1259, on 08-15-2024.
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.

0 50 100
SCALE IN FEET

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 123.45) DENOTES DEEDED VALUES
- DENOTES EXISTING WELL
- DENOTES EXISTING BUILDING (located at eave corners)
- DENOTES EDGE OF TREELINE
- DENOTES DELINEATED WETLAND

EXISTING DESCRIPTIONS:

A00653346
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED ON
9/10/2019 3:28:01 PM
AS DOC #'s A00653346
AND FEES: 34.00
CATHRYN N. BOBBY
CASS COUNTY RECORDER
BY: Dep TEK: 139372

42-010-2113
No delinquent taxes and transfer entered.
Certificate of Real Estate Value
( ) Filed ( ) Not Required
Date: September 13, 2019
Jennifer Ahlquist
Cass County MN Auditor-Treasurer
By: D A
Deputy/Signature
( ) Not Required ( ) Received ( ) Not Received

Quit Claim Deed Into Trust

STATE DEED TAX DUE HEREON: $1.65

Total Consideration for this deed is less than $500.00

Date: 9/11, 2019.

FOR VALUABLE CONSIDERATION, James A. Moores and Rebecca A. Rommel-Moores, husband and wife, Grantors, hereby convey and quit claim to James A. Moores, as Trustee of the James A. Moores Revocable Trust Agreement dated February 17, 1997, Grantee, real property in Cass County, Minnesota, described as follows:

SEE ATTACHED EXHIBIT A.

EXHIBIT A

That part of Government Lot 2, Section 10, Township 140 North, Range 26 West, Cass County, Minnesota, described as follows: Commencing at the Northeast corner of said Government Lot 2; thence on an assumed bearing of North 88 degrees 53 minutes 53 seconds West 236.45 feet along the north line of said Government Lot 2; thence South 18 degrees 22 minutes 21 seconds West 223.16 feet; thence South 12 degrees 27 minutes 58 seconds East 277.92 feet to the point of beginning of the tract to be herein described; thence North 64 degrees 24 minutes 36 seconds East 216.74 feet; thence South 0 degrees 31 minutes 54 seconds East 339 feet, more or less, to the shoreline of Thunder Lake; thence southwesterly along said shoreline to its intersection with a line bearing South 12 degrees 27 minutes 58 seconds East from the point of beginning; thence North 12 degrees 27 minutes 58 seconds West 350 feet, more or less, to the point of beginning.

Together with a 33.00 foot wide roadway easement over and across those parts of said Government Lot 2 and Government Lot 3, said Section 10, the centerline of which is described as follows: Commencing at the Northeast corner of said Government Lot 2; thence on an assumed bearing of North 88 degrees 53 minutes 53 seconds West 236.45 feet along the north line of said Government Lot 2; thence South 18 degrees 22 minutes 21 seconds West 223.16 feet; thence South 12 degrees 27 minutes 58 seconds East 277.92 feet; thence North 64 degrees 24 minutes 36 seconds East 216.74 feet; thence South 0 degrees 31 minutes 54 seconds East 21.31 feet to the point of beginning of the easement centerline to the herein described; thence North 35 degrees 13 minutes 19 seconds East 39.61 feet; thence North 64 degrees 24 minutes 45 seconds East 205.52 feet, more or less, to the centerline of State Highway Number 6 and said centerline there terminating. The sidelines of said 33.00 foot wide easement shall be prolonged or shortened to terminate on the westerly right way line of said State Highway Number 6 and lines that bear South 64 degrees 24 minutes 36 seconds West and South 0 degrees 31 minutes 54 seconds East from the point of beginning.

A00653347
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED ON
9/10/2019 3:28:02 PM
AS DOC #'s A00653347
AND FEES: 0.00
CATHRYN N. BOBBY
CASS COUNTY RECORDER
BY: Dep TEK: 139372

42-010-2102
No delinquent taxes and transfer entered.
Certificate of Real Estate Value
( ) Filed ( ) Not Required
Date: September 13, 2019
Jennifer Ahlquist
Cass County MN Auditor-Treasurer
By: D A
Deputy/Signature
( ) Not Required ( ) Received ( ) Not Received

Quit Claim Deed Into Trust

STATE DEED TAX DUE HEREON: $1.65

Total Consideration for this deed is less than $500.00

Date: 9/11, 2019.

FOR VALUABLE CONSIDERATION, James A. Moores and Rebecca A. Rommel-Moores, husband and wife, Grantors, hereby convey and quit claim to James A. Moores, as Trustee of the James A. Moores Revocable Trust Agreement dated February 17, 1997, Grantee, real property in Cass County, Minnesota, described as follows:

That part of Government Lot Two (2), Section Ten (10), Township One Hundred Forty (140) North, Range Twenty-six (26) West, Cass County, Minnesota, described as follows: Commencing at the Northeast corner of said Government Lot 2; thence North 88 degrees 53 minutes 53 seconds West, assumed bearing along the North line of said Government Lot 2, a distance of 236.45 feet; thence South 18 degrees 22 minutes 21 seconds West 223.16 feet to the point of beginning of the tract to be herein described; thence North 18 degrees 22 minutes 21 seconds East 223.16 feet to said North line; thence North 88 degrees 53 minutes 53 seconds West along the North line thereof 442.09 feet, to a point being 678.54 feet from said northeast corner; thence South 00 degrees 04 minutes 24 seconds West 672.33 feet; thence South 42 degrees 50 minutes 35 seconds East 490 feet, more or less, to the shoreline of Thunder Lake; thence northeasterly along said shoreline to the intersection with a line that bears South 42 degrees 50 minutes 35 seconds East from the point of beginning; thence North 42 degrees 50 minutes 35 seconds West 278 feet, more or less, to the point of beginning; thence North 12 degrees 27 minutes 58 seconds East from the point of beginning; thence North 12 degrees 27 minutes 58 seconds West 632 feet, more or less, to the point of beginning.

PROPOSED DESCRIPTIONS:

Tract 1
That part of Government Lot 2, Section 10, Township 140 North, Range 26 West, Cass County, Minnesota, described as follows: COMMENCING at the northeast corner of said Government Lot 2; thence South 89 degrees 26 minutes 36 seconds West, assigned bearing, along the north line thereof, 457.49 feet; thence South 00 degrees 04 minutes 24 seconds West 330.69 feet; thence South 89 degrees 55 minutes 36 seconds East 119.73 feet; thence South 07 degrees 23 minutes 47 seconds West 330.56 feet to the Point of Beginning of the tract to be herein described; thence reverse North 07 degrees 23 minutes 47 seconds East 330.56 feet; thence North 89 degrees 55 minutes 36 seconds West 119.73 feet; thence North 00 degrees 04 minutes 24 seconds East 330.69 feet to said north line; thence South 89 degrees 26 minutes 36 seconds West, along said north line, 221.04 feet to a point being 678.54 feet from said northeast corner; thence South 00 degrees 04 minutes 24 seconds West 672.33 feet; thence South 42 degrees 50 minutes 35 seconds East 490 feet, more or less, to the shoreline of Thunder Lake; thence northeasterly along said shoreline to the intersection with a line that bears South 42 degrees 50 minutes 35 seconds East from the point of beginning; thence North 42 degrees 50 minutes 35 seconds West 278 feet, more or less, to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to Deer Haven Dr NE.

Tract 2
That part of Government Lot 2, Section 10, Township 140 North, Range 26 West, Cass County, Minnesota, described as follows: COMMENCING at the northeast corner of said Government Lot 2; thence South 89 degrees 26 minutes 36 seconds West, assigned bearing, along the north line thereof, 457.49 feet; thence South 00 degrees 04 minutes 24 seconds West 330.69 feet; thence South 89 degrees 55 minutes 36 seconds East 119.73 feet; thence South 07 degrees 23 minutes 47 seconds West 330.56 feet to the Point of Beginning of the tract to be herein described; thence reverse North 07 degrees 23 minutes 47 seconds East 330.56 feet; thence North 89 degrees 55 minutes 36 seconds West 119.73 feet; thence North 00 degrees 04 minutes 24 seconds East 330.69 feet to said north line; thence North 89 degrees 26 minutes 36 seconds East, along said north line, 221.04 feet; thence South 16 degrees 42 minutes 50 seconds West 223.16 feet; thence South 14 degrees 07 minutes 29 seconds East 277.92 feet; thence North 62 degrees 45 minutes 05 seconds East 216.74 feet; thence South 02 degrees 11 minutes 25 seconds East 341 feet, more or less, to the shoreline of Thunder Lake; thence southwesterly along said shoreline to the intersection with a line that bears South 42 degrees 50 minutes 35 seconds East from the point of beginning; thence North 42 degrees 50 minutes 35 seconds West 278 feet, more or less, to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to Deer Haven Dr NE.

JOB NO. 23-267
DATE: 8-28-2024
SHEET NO. 1 OF 1

CERTIFICATE OF SURVEY
James Moores
2209 14th St. S
Saint Cloud, MN 56301

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.

10/24/24
TERRY L. FREEMAN LIC. NO. 21367

REVISIONS:

NO.	DATE	DESCRIPTION	BY	L.A.H.
1.	10-24-2024	Tract 1, Tract 2		