

# CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 6,  
SECTION 22, TOWNSHIP 140 NORTH, RANGE 30 WEST,  
CASS COUNTY, MINNESOTA

## EXISTING DESCRIPTION:

05-022-3413  
No delinquent taxes and transfer entered;  
Certificate of Real Estate Value  
Filed ( ) not required  
October 28, 2023  
Shawn K. Anderson  
County Auditor  
By: gjs, Deputy

Abstract Document  
#475580  
OFFICE OF COUNTY RECORDER  
State of Minnesota, County of Cass  
I hereby certify that the within instrument  
was filed in this office for record on the  
28th day of Oct. A.D. 2023  
at 1:50 O'clock P.M. and was duly  
recorded as Micro Doc. No. 475580  
Kathleen M. Freyman  
COUNTY RECORDER

Form No. 5-M - WARRANTY DEED  
DEED TAX DUE: \$783.75  
Date: October 24, 2023

FOR VALUABLE CONSIDERATION, Bruce L. Laugeson, single Grantor, hereby conveys and warrants to Thomas W. Koch and Sina K. Koch Grantees, as joint tenants, real property in Cass County, Minnesota, described as follows:

### SEE ATTACHED EXHIBIT A

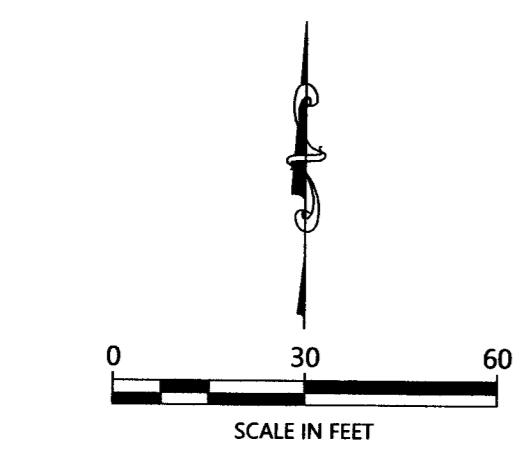
File No.: 101015

### EXHIBIT A

Tract B. That part of Government Lot Six (6), Section Twenty-two (22), Township One Hundred Forty (140) North, Range Thirty (30) West of the Fifth Principal Meridian, described as follows: Commencing at the Southeast corner of said Government Lot 6; thence West assumed bearing 942.81 feet along the South side line of said Government Lot 6; thence North 17 degrees 47 minutes 15 seconds East 88.11 feet; thence West 245.43 feet to the Southeast corner of the Lambert Tract; thence North 21 degrees 40 minutes 30 seconds East 81.40 feet along the Easterly line of said Lambert Tract to the point of beginning; thence East 239.63 feet; thence North 17 degrees 47 minutes 15 seconds East 72.38 feet; thence North 69 degrees 37 minutes 40 seconds West 385.03 feet more or less to the shore of Pleasant Lake; thence Southerly along said shore to a point that bears North 69 degrees 37 minutes 30 seconds West from the point of beginning; thence South 69 degrees 37 minutes 30 seconds East 145.56 feet more or less along the Northerly line of said Lambert Tract to the point of beginning subject to and together with an easement over the existing road access of said Government Lot 6, for ingress and egress to CSAH #45.

Subject to a 33.00 foot ingress and egress easement over the existing roadway as now traveled in said Government Lot Six (6), Section Twenty-two (22), Township One Hundred Forty (140) North, Range Thirty (30) West, the centerline of said easement is described as follows: Commencing at the Southeast corner of said Government Lot Six (6); thence on an assumed bearing of West along the South line of said Government Lot Six (6) a distance of 1284.94 feet to a found iron monument; thence North 4 degrees 1 minute 8 seconds East a distance of 128.46 feet to a found iron monument; thence South 68 degrees 40 minutes 31 seconds East a distance of 122.51 feet to a found iron monument; thence continuing South 68 degrees 40 minutes 31 seconds East a distance of 16.82 feet to the point of beginning of the centerline to be described; thence North 32 degrees 35 minutes 2 seconds East a distance of 46.58 feet; thence North 4 degrees 45 minutes 28 seconds East a distance of 52.32 feet; thence North 6 degrees 35 minutes 1 second East a distance of 62.31 feet; thence North 34 degrees 42 minutes 39 seconds East a distance of 219.13 feet; thence North 27 degrees 57 minutes 16 seconds East a distance of 131.30 feet; thence North 18 degrees 32 minutes 10 seconds East a distance of 159.41 feet; thence North 41 degrees 28 minutes 25 seconds East a distance of 51.46 feet and said line there terminating.

Subject to a 66.00 foot ingress and egress easement over the existing roadway as now traveled in said Government Lot Six (6), Section Twenty-two (22), Township One Hundred Forty (140) North, Range Thirty (30) West, the centerline of said easement is described as follows: Beginning at the terminus of the above described easement centerline; thence South 68 degrees 53 minutes 23 seconds East a distance 186.77 feet; thence South 62 degrees 53 minutes 56 seconds East a distance of 124.99 feet; thence South 55 degrees 18 minutes 23 seconds East a distance of 403.25 feet; thence South 72 degrees 47 minutes 19 seconds East a distance of 115.20 feet; thence South 87 degrees 59 minutes 33 seconds East to the centerline of County Road #45 and there said line terminating.



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE MINNESOTA COUNTY COORDINATE SYSTEM, CASS COUNTY, NORTH ZONE (2011 ADJ.), ASSIGNING THE SOUTH LINE OF GOV'T LOT 6 TO BEAR S89°46'09"W

**Pleasant Lake**  
General Development (GD)

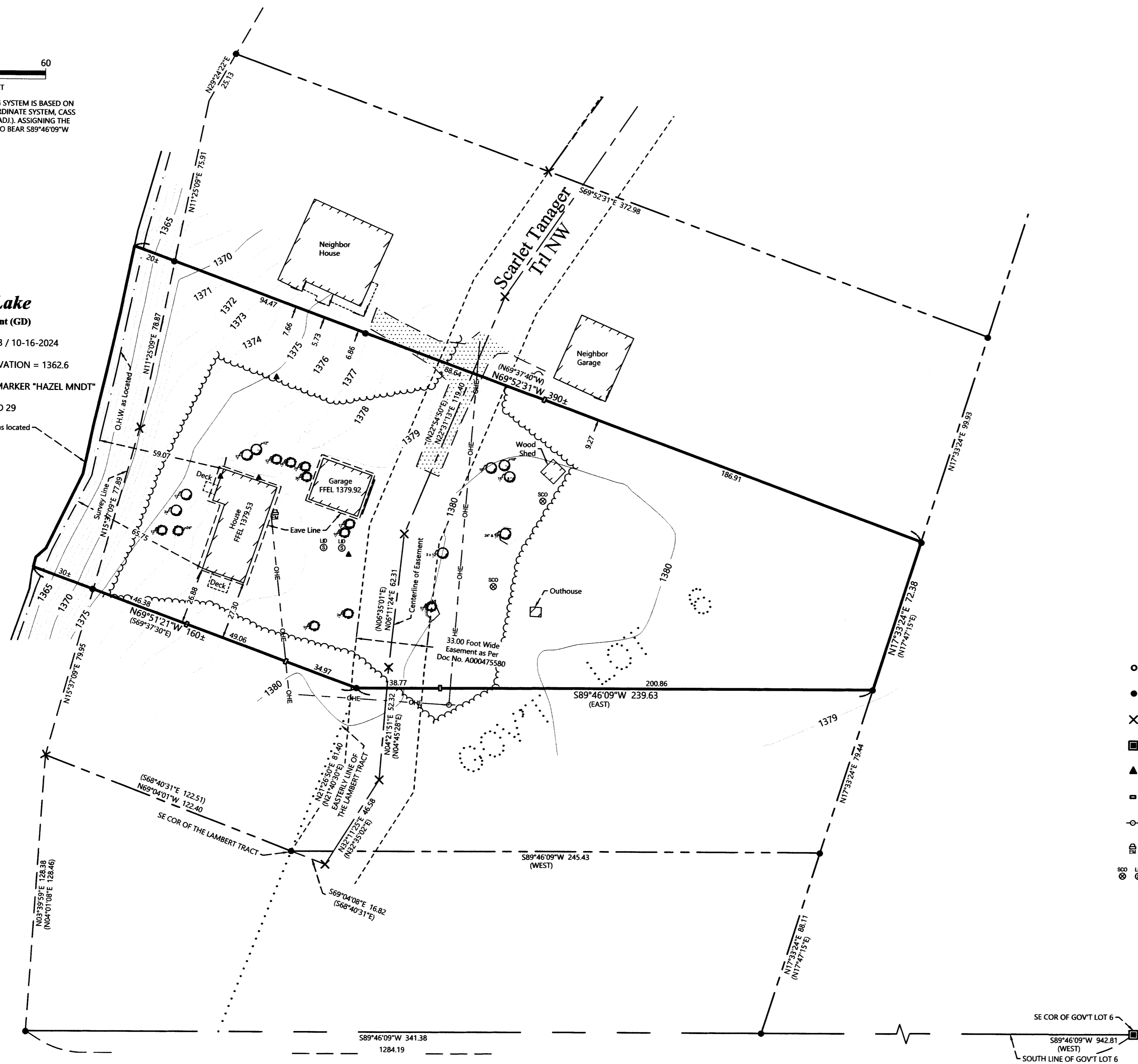
LAKE ELEVATION = 1360.43 / 10-16-2024

ORDINARY HIGH WATER ELEVATION = 1362.6

BENCHMARK: MNDOT GEODETIC MARKER "HAZEL MNDT"

BASED ON NGVD 29

Shoreline as located



## LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- ✕ DENOTES CALCULATED POSITION
- DENOTES FOUND NAIL
- ▲ DENOTES PINK PIN FLAG
- DENOTES SET LATH
- DENOTES EXISTING UTILITY POLE
- ⊕ DENOTES EXISTING ELECTRIC METER
- ⊗ DENOTES EXISTING SEPTIC CLEANOUT, & SEPTIC TANK LID
- DENOTES EDGE OF EXISTING CONCRETE
- DENOTES EDGE OF EXISTING GRAVEL
- ▭ DENOTES EXISTING BUILDING
- DENOTES EXISTING CONIFEROUS TREE
- DENOTES EXISTING DECIDUOUS TREE
- DENOTES EDGE OF TREELINE
- DENOTES EXISTING BRICK RETAINING WALL
- DENOTES EXISTING INTERMEDIATE CONTOURS
- DENOTES EXISTING INDEX CONTOURS
- DENOTES OVERHEAD ELECTRIC LINE

## NOTES:

- Zoning for subject tract = Shoreland Residential.
- Parcel ID for subject tract = 05-022-3413.
- 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.

REVISIONS	NO.	DATE	DESCRIPTION

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAWS OF THE STATE OF MINNESOTA.  
TERRY L. FREYMAN  
LIC. NO. 21367  
10/23/24



CERTIFICATE OF SURVEY  
Tom Koch  
10509 Shelter Grove  
Eden Prairie, MN 55347

JOB NO. 24-200  
DATE: 10-23-2024

SHEET NO.  
1 OF 1