

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 3,
SECTION 14, TOWNSHIP 143 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:

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20-014-3102
In development and/or intended as a Certificate of Title for the
CASS COUNTY, MINNESOTA

OCTOBER 28 2024
RECORDED ON
CASS COUNTY REGISTER
REC. TIME: 08:40
AS DOC # A000797022
PAGE 1

BY SA DEP TAX: 200000
RECORDED ELECTRONICALLY

WARRANTY DEED
Individual to Individual(s)
Minnesota Uniform Conveying Statute
Form 15.1 (1/2016)

DEED TAX DUE: \$1,956.00
DATE: March 22, 2024

FOR VALUABLE CONSIDERATION, Anyia Carpenter, a single person and Peter Engstrom, a single person ("Grantor"), hereby conveys and warrants to the Tina L. Reas Revocable Trust and the Allen M. Reas Revocable Trust ("Grantee"), as

(Check only one box) Intests in common; Joint tenants; If more than one grantor is named above and either no box is checked or both boxes are checked, this conveyance is made to the named Grantee as tenants in common.

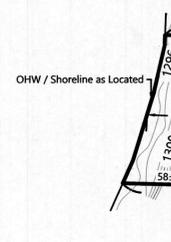
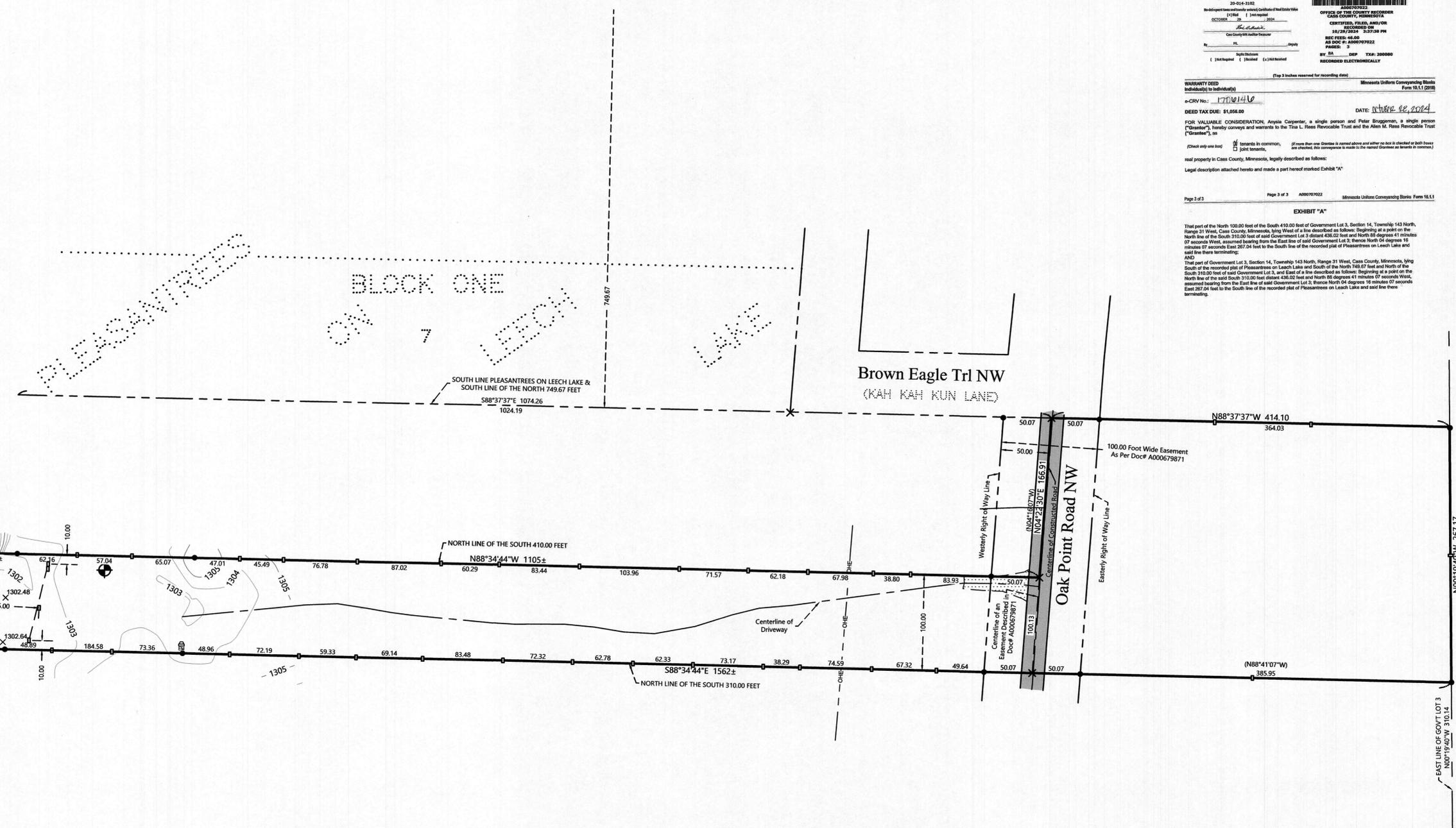
real property in Cass County, Minnesota, legally described as follows:
Legal description attached hereto and made a part hereof marked Exhibit "A"

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EXHIBIT "A"

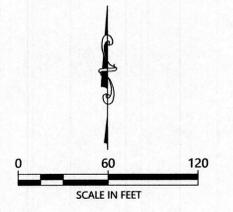
That part of the North 100.00 feet of the South 410.00 feet of Government Lot 3, Section 14, Township 143 North, Range 31 West, Cass County, Minnesota, being West of a line described as follows: Beginning at a point on the North line of the South 310.00 feet of said Government Lot 3 distant 430.00 feet and North 89 degrees 41 minutes 07 seconds West, assumed bearing from the East line of said Government Lot 3, thence North 04 degrees 16 minutes 07 seconds East 267.04 feet to the South line of the recorded plat of Pleasantree on Leech Lake and said line thence terminating.

AND
That part of Government Lot 3, Section 14, Township 143 North, Range 31 West, Cass County, Minnesota, lying South of the recorded plat of Pleasantree on Leech Lake and South of the North 188.07 feet and North of the South 310.00 feet of said Government Lot 3, and East of a line described as follows: Beginning at a point on the North line of the said South 310.00 feet distant 430.00 feet and North 89 degrees 41 minutes 07 seconds West, assumed bearing from the East line of said Government Lot 3, thence North 04 degrees 16 minutes 07 seconds East 267.04 feet to the South line of the recorded plat of Pleasantree on Leech Lake and said line thence terminating.



LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- ▬ DENOTES SET LATH
- Ⓜ DENOTES EXISTING ELECTRIC METER
- ▬ DENOTES EDGE OF EXISTING BITUMINOUS
- ▬ DENOTES EDGE OF EXISTING GRAVEL
- ⊕ DENOTES BENCHMARK NAIL IN EASTERLY SIDE OF 14" OAK TREE ELEV. = 1305.43



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 = 20-014-3102.
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 and 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.

REVISIONS:	DESCRIPTION	DATE	BY

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. Reas
TERRY L. REAS
LIC. NO. 21367



CERTIFICATE OF SURVEY
Allen Rees
6095 Plana Lays Dr.
Naples, FL 34113

JOB NO. 24-221
DATE: 10-30-2024
SHEET NO.
1 OF 1