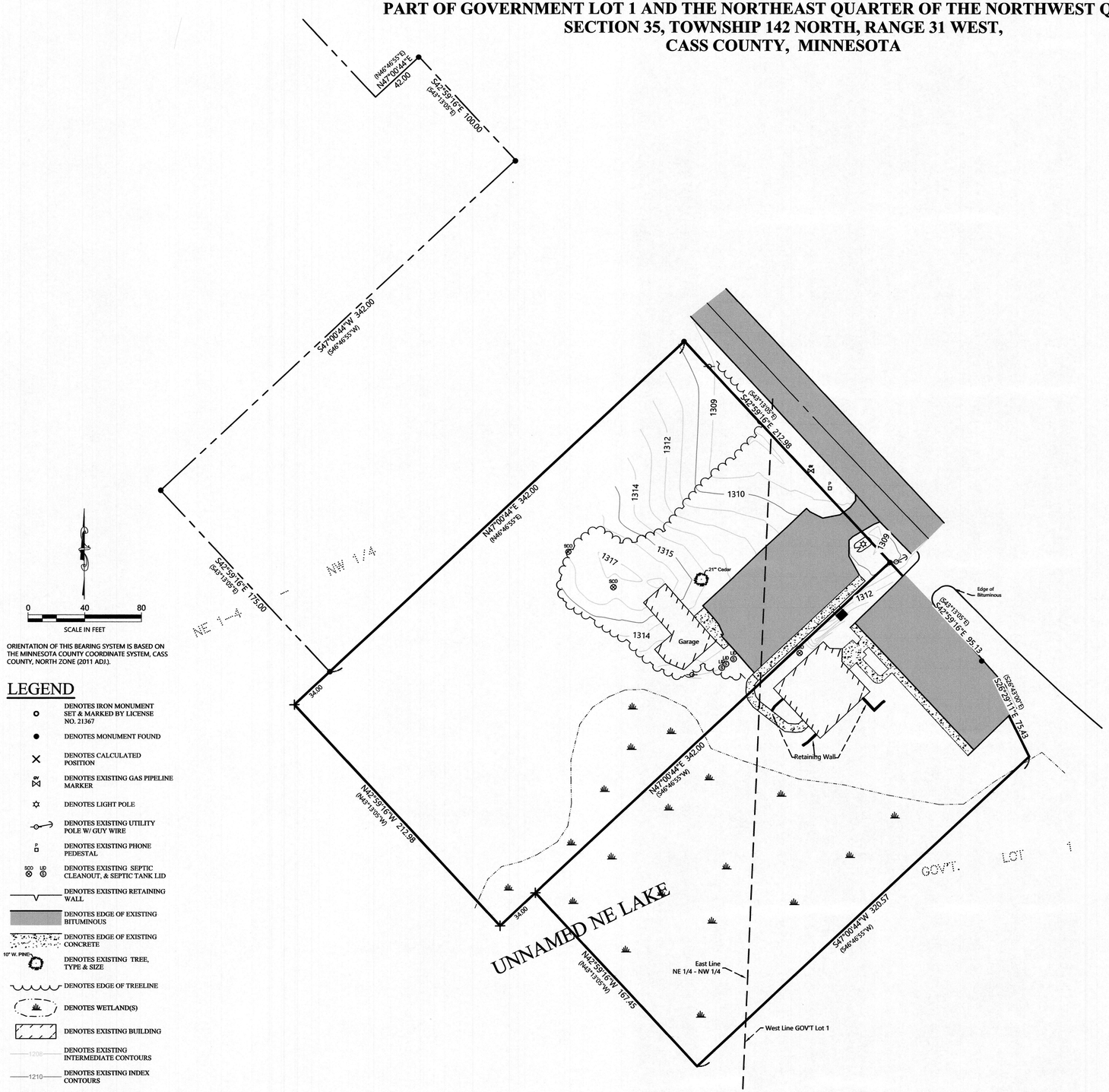
CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 1 AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER
SECTION 35, TOWNSHIP 142 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA



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
- DENOTES EXISTING GAS PIPELINE MARKER
- DENOTES LIGHT POLE
- DENOTES EXISTING UTILITY POLE W/ GUY WIRE
- DENOTES EXISTING PHONE PEDESTAL
- DENOTES EXISTING SEPTIC CLEANOUT, & SEPTIC TANK LID
- DENOTES EXISTING RETAINING WALL
- DENOTES EDGE OF EXISTING BITUMINOUS
- DENOTES EDGE OF EXISTING CONCRETE
- 10" W. PINE — DENOTES EXISTING TREE, TYPE & SIZE
- DENOTES EDGE OF TREELINE
- DENOTES WETLAND(S)
- DENOTES EXISTING BUILDING
- 1208 — DENOTES EXISTING INTERMEDIATE CONTOURS
- 1210 — DENOTES EXISTING INDEX CONTOURS
- (123.45) DENOTES PLAT AND/OR DEEDED MEASURE

EXISTING DESCRIPTION:

Form No. 7-M—WARRANTY DEED — Minnesota Uniform Conveyancing Blanks (1/91) — John Stark Co., Minneapolis

38-135-2116

No delinquent taxes and transfer entered; Certificate of Real Estate Value ( ) filed ( ) not required. Certificate of Real Estate Value No. _____
February 15, 19 94
Sharon K. Anderson, County Auditor
by _____, Deputy

STATE DEED TAX DUE HEREON: $ 3.65
Date: February 15, 19 94

FOR VALUABLE CONSIDERATION, R.W. Jones, Inc., a Corporation under the laws of Minnesota, Grantor, hereby conveys and warrants to Duke W. Jones and Harriet D. Jones, as joint tenants, an undivided one-half interest; and Dan Nelson, Grantee Co, real property to Cass County, Minnesota, described as follows:

** Ronald A. Duchesneau, Jr., and Lori L. Duchesneau, as joint tenants, an undivided one-half Interest, Purchasers

Legal on Reverse hereof

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
15th day of February, A.D. 19 94
at 9:45 o'clock A.M. and was duly recorded as Micro Doc. No. 356421
Sharon K. Anderson, COUNTY RECORDER
(reserved for recording data)

These parts of Government Lot 1, and the Northeast Quarter of the Northwest Quarter, described as follows: Commencing at the North Quarter corner of said Section 35; thence North 87 degrees 03 minutes 02 seconds West on an assumed bearing along the north line of said Northeast Quarter of the Northwest Quarter 565.11 feet; thence South 43 degrees 13 minutes 05 seconds East 375.00 feet; thence North 46 degrees 46 minutes 55 seconds East 42.00 feet; thence South 43 degrees 13 minutes 05 seconds East 100.00 feet; thence South 46 degrees 46 minutes 55 seconds West 342.00 feet; thence South 43 degrees 13 minutes 05 seconds East 175.00 feet to the point of beginning of the tract to be herein described; thence North 46 degrees 46 minutes 55 seconds East 342.00 feet; thence South 43 degrees 13 minutes 05 seconds East 212.98 feet; thence South 46 degrees 46 minutes 55 seconds West 378.00 feet; thence North 43 degrees 13 minutes 05 seconds West 212.98 feet; thence North 46 degrees 46 minutes 55 seconds East 34.00 feet to the point of beginning.
Subject to County Road Number 13B
Subject to Trunk Highway 371.

38-135-2117
No delinquent taxes and transfer entered; Certificate of Real Estate Value
Not required
Dec. 04, 2012
Sharon K. Anderson
County Auditor By _____ Deputy
Sophi Dickmann
[X] Received [ ] Not Received

A00058702
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED FILED AND/OR RECORDED ON
12/4/2012 3:02:28 PM
AS DOC #: A00058702
DOC FEES: 46.00
KATHRYN M. BOBBY
CASS COUNTY RECORDER
BY SH Dep

(Top 3 inches reserved for recording data) — Wilkin Check Company - wilkinbank.com

WARRANTY DEED — Minnesota Uniform Conveyancing Blanks — Form 10.1.1 (2011)
Individual(s) to Individual(s)

DEED TAX DUE: $ 412.50 — DATE: November 30, 2012 (month/day/year)

FOR VALUABLE CONSIDERATION, William R. Honer, a single individual (legal name and marital status of each Grantor) ("Grantor"),

hereby conveys and warrants to Ronald A Duchesneau Jr and Lori L Duchesneau as joint tenants an undivided 1/2 interest (joint tenants and Grantee)

and Dale W Jones and Harriet D Jones, as joint tenants an undivided 1/2 interest ("Grantee"), real property

in Cass County, Minnesota, legally described as follows:

Schedule A Legal Description — Page 3 of 3 — A00058702

Those parts of Government Lot One (1) and of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4), all in Section Thirty-five (35), Township One Hundred Forty-two (142) North, Range Thirty-one (31) West, Cass County, Minnesota, described as follows: Commencing at the North Quarter corner of said Section 35; thence North 87 degrees 03 minutes 02 seconds West on an assumed bearing along the North line of said Northeast Quarter of the Northwest Quarter 565.11 feet; thence South 43 degrees 13 minutes 05 seconds East 375.00 feet; thence North 46 degrees 46 minutes 55 seconds East 42.00 feet; thence South 43 degrees 13 minutes 05 seconds East 100.00 feet; thence South 46 degrees 46 minutes 55 seconds West 342.00 feet; thence South 43 degrees 13 minutes 05 seconds East 175.00 feet to the point of beginning of the tract to be herein described; thence North 46 degrees 46 minutes 55 seconds East 342.00 feet; thence South 43 degrees 13 minutes 05 seconds East 212.98 feet; thence South 46 degrees 46 minutes 55 seconds West 378.00 feet; thence North 43 degrees 13 minutes 05 seconds West 212.98 feet; thence North 46 degrees 46 minutes 55 seconds East 34.00 feet to the point of beginning.

Abstract Property in Cass County, Minnesota

NOTES:

1. Zoning for subject tract = Shoreland Commercial.
2. Parcel ID for subject tract = 38-135-2166 & 38-135-2117.
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.

NO.	DATE	DESCRIPTION	BY
		REVISIONS:	

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.

10/29/24
TERRY L. EBEMAN — LIC. NO. 21367

NORTHERN ENGINEERING & CONSULTING, INC.
P.O. Box 292, Walker, MN. 56484
Phone: 218-547-1266
Web: www.necsla.com

CERTIFICATE OF SURVEY
D.W. Jones
P.O.Box 340
Walker, MN 56484

JOB NO. 24-214
DATE: 10-29-2024

SHEET NO.
1 OF 1