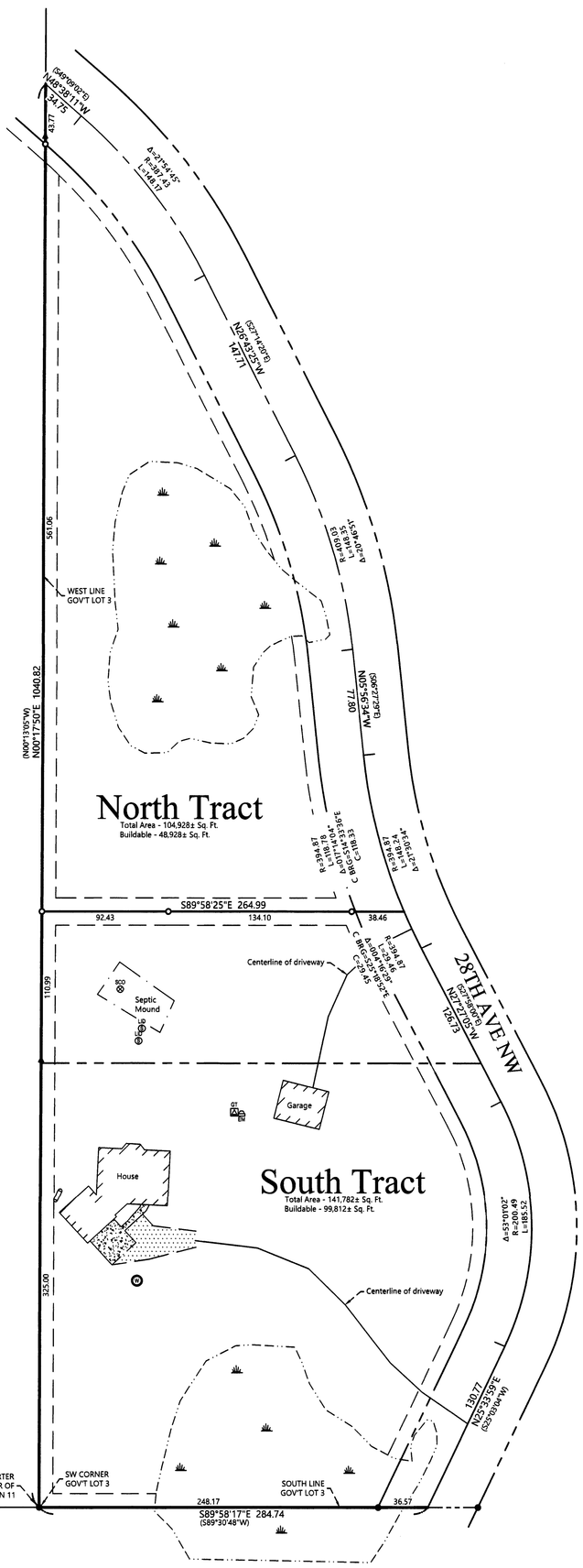
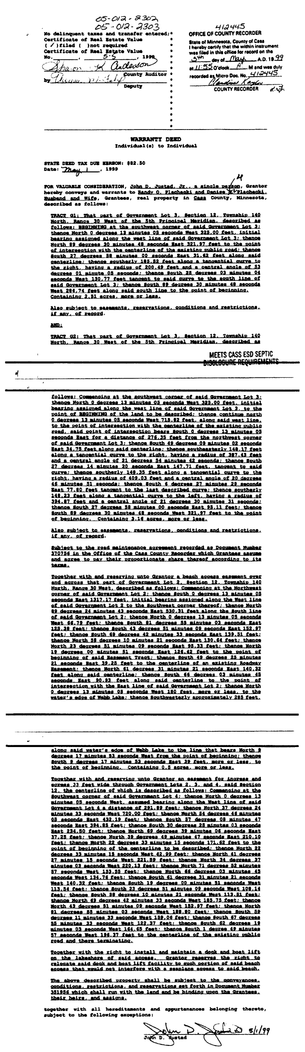
CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 3,
SECTION 12, TOWNSHIP 140 NORTH, RANGE 30 WEST,
CASS COUNTY, MINNESOTA



EXISTING DESCRIPTION:



05-012-2302
05-012-2303

In delinquent tax statement: Certificate not entered.
Certificate of Real Estate Value
[ ] filed [ ] not required
Certificate of Real Estate Value No. _____ 1999
Sharon K. Anderson
County Auditor
by _____ Deputy

OFFICE OF COUNTY RECORDER
State of Minnesota, County of Cass
I hereby certify that this within instrument was filed in this office for record on the 22nd day of May A.D. 19 99 at 11:30 o'clock A. M and was duly recorded as Micro Doc. No. 412045
Sharon Lee
COUNTY RECORDER

WARRANTY DEED
Individual(s) to Individual

STATE DEED TAX DUE HEREON: $82.50
Date: May 1, 1999

FOR VALUABLE CONSIDERATION, John D. Ostrom Jr., a single person, Grantor hereby conveys and warrants to Randy D. Plachecki and Frances M. Plachecki, husband and wife, Grantees, real property in Cass County, Minnesota, described as follows:

TRACT #1: That part of Government Lot 3, Section 12, Township 140 North, Range 30 West of the 5th Principal Meridian, described as follows: BEGINNING at the southwest corner of said Government Lot 3; thence North 0 degrees 13 minutes 03 seconds West 302.00 feet; thence North 89 degrees 58 minutes 25 seconds East 264.99 feet; thence South 48 degrees 38 minutes 48 seconds East 321.97 feet to the point of intersection with the centerline of the existing cable road; thence South 27 degrees 56 minutes 49 seconds East 75.45 feet along said centerline; thence southeasterly 148.17 feet along a tangential curve, concave to the southwest, having a radius of 387.40 feet and a central angle of 21 degrees 54 minutes 45 seconds; thence South 26 degrees 43 minutes 25 seconds East, tangent to said curve, 147.71 feet; thence southerly 148.35 feet along a tangential curve, concave to the west, having a radius of 409.03 feet and a central angle of 20 degrees 46 minutes 51 seconds; thence South 05 degrees 56 minutes 34 seconds East, tangent to last said curve, 77.80 feet; thence southeasterly 118.78 feet along a tangential curve, concave to the northeast, having a radius of 394.87 feet and a central angle of 17 degrees 14 minutes 04 seconds to the intersection with a line bearing South 89 degrees 58 minutes 25 seconds East from the point of beginning; thence North 89 degrees 58 minutes 25 seconds West, not tangent to last said curve, 264.99 feet to the point of beginning.

Also subject to easements, reservations, conditions and restrictions, if any, of record.

AND,

TRACT #2: That part of Government Lot 3, Section 12, Township 140 North, Range 30 West of the 5th Principal Meridian, described as

MEETS CASS ESD SEPTIC SIZING REQUIREMENTS

follows: Commencing at the southwest corner of said Government Lot 3; thence North 0 degrees 13 minutes 03 seconds West 302.00 feet; initial bearing continued along the west line of said Government Lot 3 to the point of beginning of the land to be described; thence continue North 0 degrees 13 minutes 03 seconds West 259.00 feet; thence North 48 degrees to the point of intersection with the centerline of the existing cable road, said point of intersection being South 0 degrees 13 minutes 03 seconds East 561.06 feet from the northwest corner of said Government Lot 3; thence South 27 degrees 56 minutes 49 seconds East 75.75 feet along said centerline; thence southeasterly 148.17 feet along a tangential curve, concave to the southwest, having a radius of 387.40 feet and a central angle of 21 degrees 54 minutes 45 seconds; thence South 26 degrees 43 minutes 25 seconds East, tangent to said curve, 147.71 feet; thence southerly 148.35 feet along a tangential curve, concave to the west, having a radius of 409.03 feet and a central angle of 20 degrees 46 minutes 51 seconds; thence South 05 degrees 56 minutes 34 seconds East, tangent to last said curve, 77.80 feet; thence southeasterly 118.78 feet along a tangential curve, concave to the northeast, having a radius of 394.87 feet and a central angle of 17 degrees 14 minutes 04 seconds to the intersection with a line bearing South 89 degrees 58 minutes 25 seconds East from the point of beginning; thence North 89 degrees 58 minutes 25 seconds West, not tangent to last said curve, 264.99 feet to the point of beginning.

Also subject to easements, reservations, conditions and restrictions, if any, of record.

Subject to the road maintenance agreement recorded as Document Number 370734 in the Office of the Cass County Recorder which Grantees assume and agree to, as their proportionate share thereof according to the terms.

Together with and reserving unto Grantor a beach access easement over and across that part of Government Lot 3, Section 12, Township 140 North, Range 30 West, described as follows: Commencing at the southwest corner of said Government Lot 3; thence South 0 degrees 13 minutes 03 seconds East 1317.17 feet; initial bearing continued along the West line of said Government Lot 3 to the centerline of the existing cable road; thence North 48 degrees 38 minutes 48 seconds East 321.97 feet; thence South 27 degrees 56 minutes 49 seconds East 75.45 feet; thence South 26 degrees 43 minutes 25 seconds East 148.17 feet; thence South 21 degrees 39 minutes 39 seconds East 128.38 feet; thence South 43 degrees 31 minutes 29 seconds East 152.97 feet; thence South 49 degrees 31 minutes 29 seconds East 100.00 feet; thence South 29 degrees 32 minutes 31 seconds West 139.44 feet; thence South 23 degrees 31 minutes 29 seconds East 90.00 feet; thence North 19 degrees 30 minutes 31 seconds East 126.41 feet to the point of beginning of said Easement Tract; thence South 49 degrees 33 minutes 29 seconds East 100.00 feet; thence South 29 degrees 32 minutes 31 seconds West 200.00 feet; thence North 91 degrees 31 minutes 31 seconds West 107.30 feet along said centerline; thence South 44 degrees 53 minutes 49 seconds West 113.54 feet; thence South 23 degrees 31 minutes 29 seconds East 109.14 feet; thence South 29 degrees 32 minutes 31 seconds West 117.31 feet; thence North 49 degrees 47 minutes 33 seconds West 34.73 feet; thence North 29 degrees 32 minutes 31 seconds East 139.44 feet; thence North 23 degrees 31 minutes 29 seconds West 90.00 feet; thence North 29 degrees 31 minutes 31 seconds West 132.24 feet; thence South 47 degrees 33 minutes 29 seconds West 100.00 feet; thence North 29 degrees 32 minutes 31 seconds West 165.00 feet; thence North 5 degrees 49 minutes 57 seconds West 134.37 feet to the centerline of the existing cable road and there terminating.

Together with the right to install and maintain a dock and boat lift on the lakeshore of said access. Grantor reserves the right to relocate said dock and boat lift facility to such portion of said beach access that would not interfere with a reasonable access to said beach.

The above described property shall be subject to the conveyance, conditions, restrictions, and reservations set forth in Document Number 361858 which shall run with the land and be binding upon the Grantees, their heirs, and assigns.

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

John D. Ostrom 5/1/99

along said water's edge of Webb Lake to the line that bears North 7 degrees 49 minutes 57 seconds West from the point of beginning; thence South 7 degrees 49 minutes 57 seconds East 50 feet, more or less, to the point of beginning. Containing 0.5 acres, more or less.

Together with and reserving unto Grantor an easement for ingress and egress over and across that part of Government Lot 3, Section 12, Township 140 North, Range 30 West of the 5th Principal Meridian, described as follows: Commencing at the southwest corner of said Government Lot 4; thence North 0 degrees 13 minutes 03 seconds West 1317.17 feet; thence South 89 degrees 58 minutes 25 seconds East 1,267.3 feet; thence North 27 degrees 27 minutes 09 minutes 34 seconds East 720.00 feet; thence North 62 degrees 48 minutes 03 seconds East 120.10 feet; thence South 27 degrees 56 minutes 49 seconds East 294.85 feet; thence South 30 degrees 32 minutes 53 seconds East 137.92 feet; thence South 27 degrees 56 minutes 49 seconds East 37.50 feet; thence North 39 degrees 44 minutes 17 seconds East 210.10 feet; thence North 62 degrees 33 minutes 13 seconds 171.62 feet to the point of beginning of the centerline to be described; thence North 39 degrees 13 minutes 13 seconds North 21.00 feet; thence North 61 degrees 33 minutes 13 seconds West 200.00 feet; thence North 28 degrees 26 minutes 47 seconds East 200.10 feet; thence North 71 degrees 42 minutes 47 seconds West 120.30 feet; thence North 44 degrees 53 minutes 49 seconds West 113.54 feet; thence South 23 degrees 31 minutes 29 seconds West 109.14 feet; thence South 29 degrees 32 minutes 31 seconds West 117.31 feet; thence North 49 degrees 47 minutes 33 seconds West 34.73 feet; thence North 29 degrees 32 minutes 31 seconds East 139.44 feet; thence North 23 degrees 31 minutes 29 seconds East 90.00 feet; thence North 29 degrees 31 minutes 31 seconds West 132.24 feet; thence South 47 degrees 33 minutes 29 seconds West 100.00 feet; thence North 29 degrees 32 minutes 31 seconds West 165.00 feet; thence North 5 degrees 49 minutes 57 seconds West 134.37 feet to the centerline of the existing cable road and there terminating.

The above described property shall be subject to the conveyance, conditions, restrictions, and reservations set forth in Document Number 361858 which shall run with the land and be binding upon the Grantees, their heirs, and assigns.

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

John D. Ostrom 5/1/99

PROPOSED DESCRIPTIONS:

NORTH TRACT
That part of Government Lot 3, Section 12, Township 140 North, Range 30 West, Cass County, Minnesota, described as follows: COMMENCING at the southwest corner of said Government Lot 3; thence North 00 degrees 17 minutes 50 seconds East, assigned bearing, along the west line thereof 435.99 feet to the Point of Beginning of the tract to be herein described; thence continue North 00 degrees 17 minutes 50 seconds East, along said west line 604.83 feet; thence South 48 degrees 38 minutes 11 seconds East 34.75 feet; thence southeasterly 148.17 feet along a tangential curve, concave to the southwest, having a radius of 387.43 feet and a central angle of 21 degrees 54 minutes 45 seconds; thence South 26 degrees 43 minutes 25 seconds East, tangent to said curve, 147.71 feet; thence southerly 148.35 feet along a tangential curve, concave to the west, having a radius of 409.03 feet and a central angle of 20 degrees 46 minutes 51 seconds; thence South 05 degrees 56 minutes 34 seconds East, tangent to last said curve, 77.80 feet; thence southeasterly 118.78 feet along a tangential curve, concave to the northeast, having a radius of 394.87 feet and a central angle of 17 degrees 14 minutes 04 seconds to the intersection with a line bearing South 89 degrees 58 minutes 25 seconds East from the point of beginning; thence North 89 degrees 58 minutes 25 seconds West, not tangent to last said curve, 264.99 feet to the point of beginning.

SUBJECT to and TOGETHER with easements, restrictions, and reservations of record.
SUBJECT to 28th Ave. NW.

SOUTH TRACT
That part of Government Lot 3, Section 12, Township 140 North, Range 30 West, Cass County, Minnesota, described as follows: BEGINNING at the southwest corner of said Government Lot 3; thence North 00 degrees 17 minutes 50 seconds East, assigned bearing, along the west line thereof 435.99 feet; thence South 89 degrees 58 minutes 25 seconds East 264.99 feet; thence southeasterly 29.46 feet along a non-tangential curve, concave to the northeast, having a radius of 394.87 feet, a central angle of 04 degrees 16 minutes 29 seconds and the chord bears South 25 degrees 18 minutes 52 seconds East for a chord distance of 29.45 feet; thence South 27 degrees 27 minutes 05 seconds East, tangent to said curve, 126.73 feet; thence southerly 185.52 feet along a tangential curve, concave to the west, having a radius of 200.49 feet and a central angle of 53 degrees 01 minutes 02 seconds; thence South 25 degrees 33 minutes 59 seconds West, tangent to last said curve, 130.77 feet to the intersection with the south line of said Government Lot 3; thence North 89 degrees 58 minutes 17 seconds West, along said south line, 287.74 feet to the point of beginning.

SUBJECT to and TOGETHER with easements, restrictions, and reservations of record.
SUBJECT to 28th Ave. NW.

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- DENOTES CALCULATED POSITION
- DENOTES FOUND SPIKE
- DENOTES EXISTING GROUND TRANSFORMER
- DENOTES EXISTING ELECTRIC METER
- DENOTES EXISTING WELL
- DENOTES EXISTING SEPTIC CLEANOUT, & SEPTIC TANK LID
- DENOTES EXISTING LP TANK
- DENOTES EXISTING BUILDING
- DENOTES EDGE OF EXISTING CONCRETE
- DENOTES EDGE OF EXISTING GRAVEL
- DENOTES DELINEATED WETLAND(S)
- (123.45) DENOTES PLAT AND/OR DEEDED MEASURE

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.).

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 05-012-2302 & 05-012-2303.
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 11-1-2024.
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.

SHEET NO. 1 OF 1
JOB NO. 24-232
DATE 11-12-2024

CERTIFICATE OF SURVEY
Randy Plachecki
4215 28th Ave NW
Hackensack, MN 56452

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.

TERRY L. FREEMAN — LIC. NO. 21367 — 11/12/24

REVISIONS:			
NO.	DATE	DESCRIPTION	BY