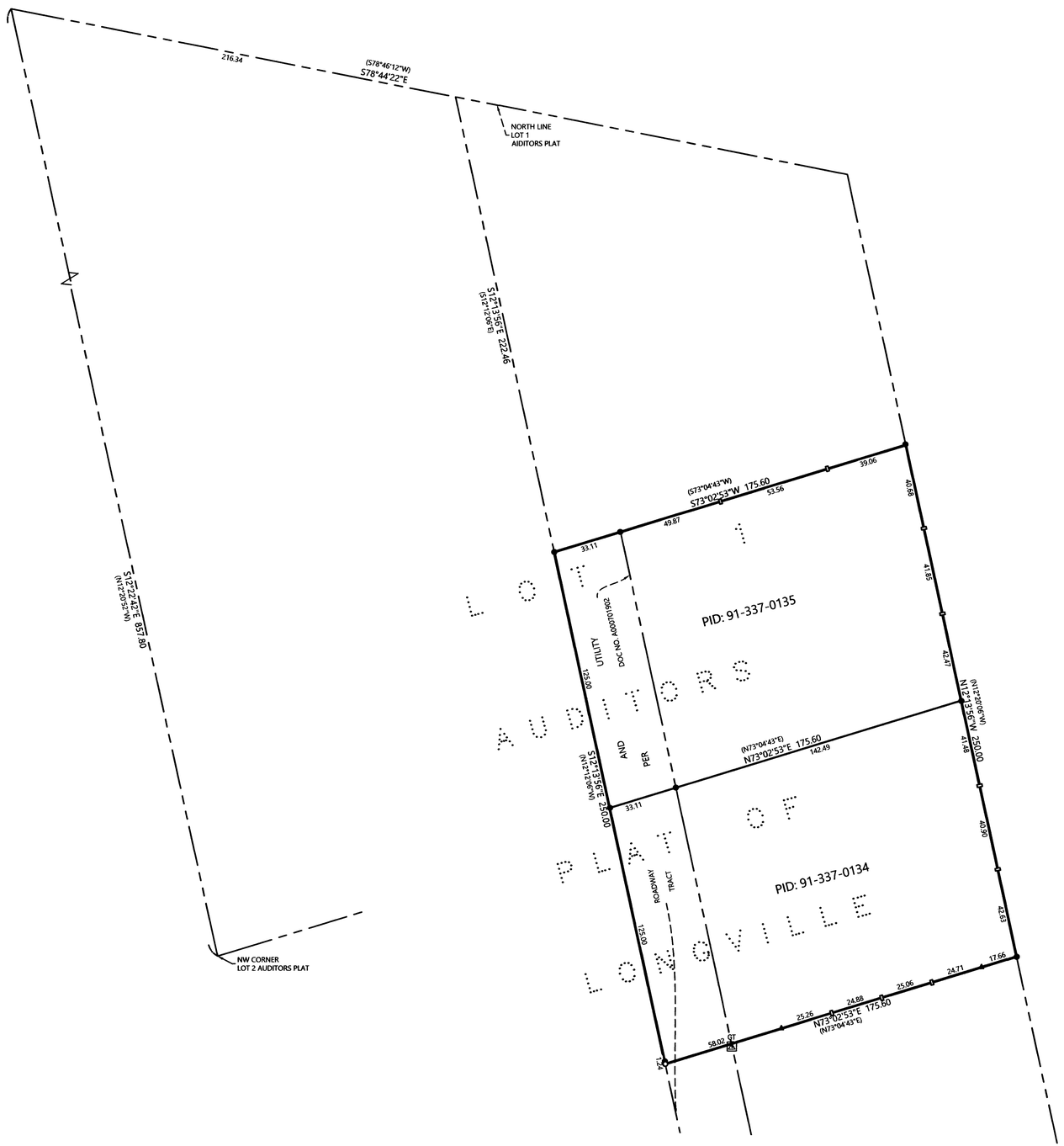
CERTIFICATE OF SURVEY

PART OF LOT 1, AUDITORS PLAT OF LONGVILLE
SECTION 34, TOWNSHIP 141 NORTH, RANGE 28 WEST,
CASS COUNTY, MINNESOTA



0 30 60

SCALE IN FEET

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE MINNEAOTA 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 SET LATH
- DENOTES SET FENCE POST
- DENOTES EXISTING GROUND TRANSFORMER

NOTES:

1. Zoning for subject tract = Residential.
2. Parcel ID for subject tract = 91-337-0134 & 91-337-0135.
3. Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey.
4. 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.

EXISTING DESCRIPTION:

91-337-0134, 91-337-0135
No delinquent taxes and transfer entered; Certificate of Real Estate Value
[X] filed [ ] not required
APRIL 10 2024
Cass County Joint Powers Treasurer
By _____ Deputy
Spatial Disclosure
[ ] Not Required [X] Received [ ] Not Received

A000701902
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR RECORDED ON
4/10/2024 1:17:21 PM
REC FEES: 46.00
AS SOC #: A000701902
PAGES: 3
BY KP DEP TX#: 195868
RECORDED ELECTRONICALLY

(Top 3 inches reserved for recording data)

TRUSTEE'S DEED
by Individual Trustee

Minnesota Uniform Conveyancing Blanks
Form 10.4.1 (2016)

eCRV number: 1635347

DEED TAX DUE: $181.50

DATE: April 10, 2024 (month/day/year)

FOR VALUABLE CONSIDERATION, Joseph J. Westermeyer, V, as Trustee of Rachel M. Westermeyer Revocable Trust dated July 12, 2023 ("Grantor"), hereby conveys and quitclaims to Journey's End Boat Storage, LLC, a Limited Liability Company under the laws of Minnesota ("Grantee"), real

EXHIBIT "A"
LEGAL DESCRIPTION

TRACT B-3

That part of Lot 1, Auditor's Plat of Longville, Cass County, Minnesota, described as follows: Commencing at the Northwesterly corner of Lot 2 of said Auditor's Plat; thence North 12 degrees 20 minutes 52 seconds West 857. 80 feet to the North line of said Lot 1; thence South 78 degrees 46 minutes 12 seconds East 216.34 feet along the North line of said Lot 1; thence South 12 degrees 12 minutes 06 seconds East 347.46 feet to the point of beginning of the tract to be described; thence continue South 13 degrees 12 minutes 06 seconds East 125.00 feet; thence North 73 degrees 04 minutes 43 seconds East 175.60 feet; thence North 12 degrees 12 minutes 06 seconds West 125.00 feet; thence South 73 degrees 04 minutes 43 seconds West 175.60 feet to the point of beginning.

AND

TRACT B-4

That part of Lot 1, Auditor's Plat of Longville, Cass County, Minnesota, described as follows: Commencing at the Northwesterly corner of Lot 2 of said Auditor's Plat; thence North 12 degrees 20 minutes 52 seconds West 857.80 feet to the North line of said Lot 1; thence South 78 degrees 46 minutes 12 seconds East 216.34 feet along the North line of said Lot 1; thence South 12 degrees 12 minutes 06 seconds East 222.46 feet to the point of beginning of the tract to be described; thence continue South 12 degrees 12 minutes 06 seconds East 125.00 feet; thence North 73 degrees 04 minutes 43 seconds East 175.60 feet; thence North 12 degrees 12 minutes 06 seconds West 125.00 feet; thence South 73 degrees 04 minutes 43 seconds West 175.60 feet to the point of beginning

Subject to and together with an appurtenant Roadway and Utility Easement Tract, over, under and across that part of Lot One (1), Auditor's Plat of Longville, Minnesota, described as follows: Commencing at the Northwesterly corner of Lot Two (2) of said Auditor's Plat; thence North 12 degrees 20 minutes 52 seconds West 857.80 feet to the North line of said Lot 1; thence South 78 degrees 46 minutes 12 seconds East 216.34 feet along the North line of said Lot 1; thence South 12 degrees 12 minutes 06 seconds East 222.46 feet to the point of beginning of said "Roadway and Utility Easement Tract"; thence continue South 12 degrees 12 minutes 06 seconds East 500.00 feet; thence North 73 degrees 04 minutes 43 seconds East 33.11 feet; thence North 12 degrees 12 minutes 06 seconds West 500.00 feet; thence South 74 degrees 04 minutes 43 seconds West 33.11 feet to the point of beginning.

Together with and subject to easements of record, if any.

Cass County, Minnesota.

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.

TERRY L. FREEMAN — LIC. NO. 21367 — 12/4/24

NORTHERN ENGINEERING & CONSULTING, INC.
P.O. Box 292, Walker, MN, 56484
Phone: 218-547-1296
web: www.neciusa.com

CERTIFICATE OF SURVEY
Nathan Tabaka
P.O. Box 166
Longville, MN 56655

JOB NO. 24-241
DATE: 12-4-2024

SHEET NO.
1 OF 1