

CERTIFICATE OF SURVEY

PARTS OF GOVERNMENT LOTS 2 AND 3,
SECTION 29, TOWNSHIP 140 NORTH, RANGE 29 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTIONS:

PID: 51-029-1202

51-029-1202
A000537026
OFFICE OF COUNTY RECORDER
CASS COUNTY MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
04/08/2008 01:03:11PM
AS DOC #: A000537026
PAGES: 3
REC FEES: \$46.00
KATHRYN M. NORBY
COUNTY RECORDER
BY *Kathryn M. Norby* Deputy

Form No. 1-M - WARRANTY DEED

DEED TAX DUE: \$243.08
Date: April 4, 2008
FOR VALUABLE CONSIDERATION, Gary Van Heel, a single person, Grantor, hereby conveys and warrants to Dennis Roerick, Grantee, real property in Cass County, Minnesota, described as follows:
Grantor's undivided one-fourth (1/4) interest in and to:
SEE ATTACHED EXHIBIT A

EXHIBIT A

The West 150.00 feet of Government Lot 2, Section 29, Township 140 North, Range 29 West, Cass County, Minnesota; Subject to and together with an easement 33.00 feet in width for ingress and egress over and across part of said Government Lot 2, the centerline of which is described as follows: Commencing at the Northwest corner of said Government Lot 2; thence North 89 degrees 37'57" East, assumed bearing, along the North line thereof 198.02 feet to the point of beginning of the centerline to be herein described; thence South 10 degrees 46'27" West 233.51 feet; thence southeasterly 101.07 feet along a tangential curve concave to the northeast, having a radius of 100.00 feet and a central angle of 57 degrees 54'35" and said centerline there terminating. Subject to right-of-way of C.S.A.H. No. 46.

PID: 51-029-2105

A000651669
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
7/22/2019 2:19:50 PM
AS DOC #: A000651669
PAGES: 3
REC FEES: \$46.00
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY *S.A.* Dep TX#: 155081

51-029-2105
No delinquent taxes and transfer entered;
Certificate of Real Estate Value.
() Filed () Not required
Date: July 22, 2019
SANDRA NORBY
Cass County MN Auditor-Treasurer

QUIT CLAIM DEED
Individual(s) to Individual(s)
eCRV number: N/A
DEED TAX DUE: \$1.65
DATE: May 31, 2019

FOR VALUABLE CONSIDERATION, Bonnie A. Holte, a widowed and unmarried woman ("Grantor"), hereby conveys and quitclaims to Jon Holte ("Grantee"), real property in Cass County, Minnesota, legally described as follows:
See Exhibit A attached hereto.

Page 3 of 3
QUIT CLAIM DEED
EXHIBIT A

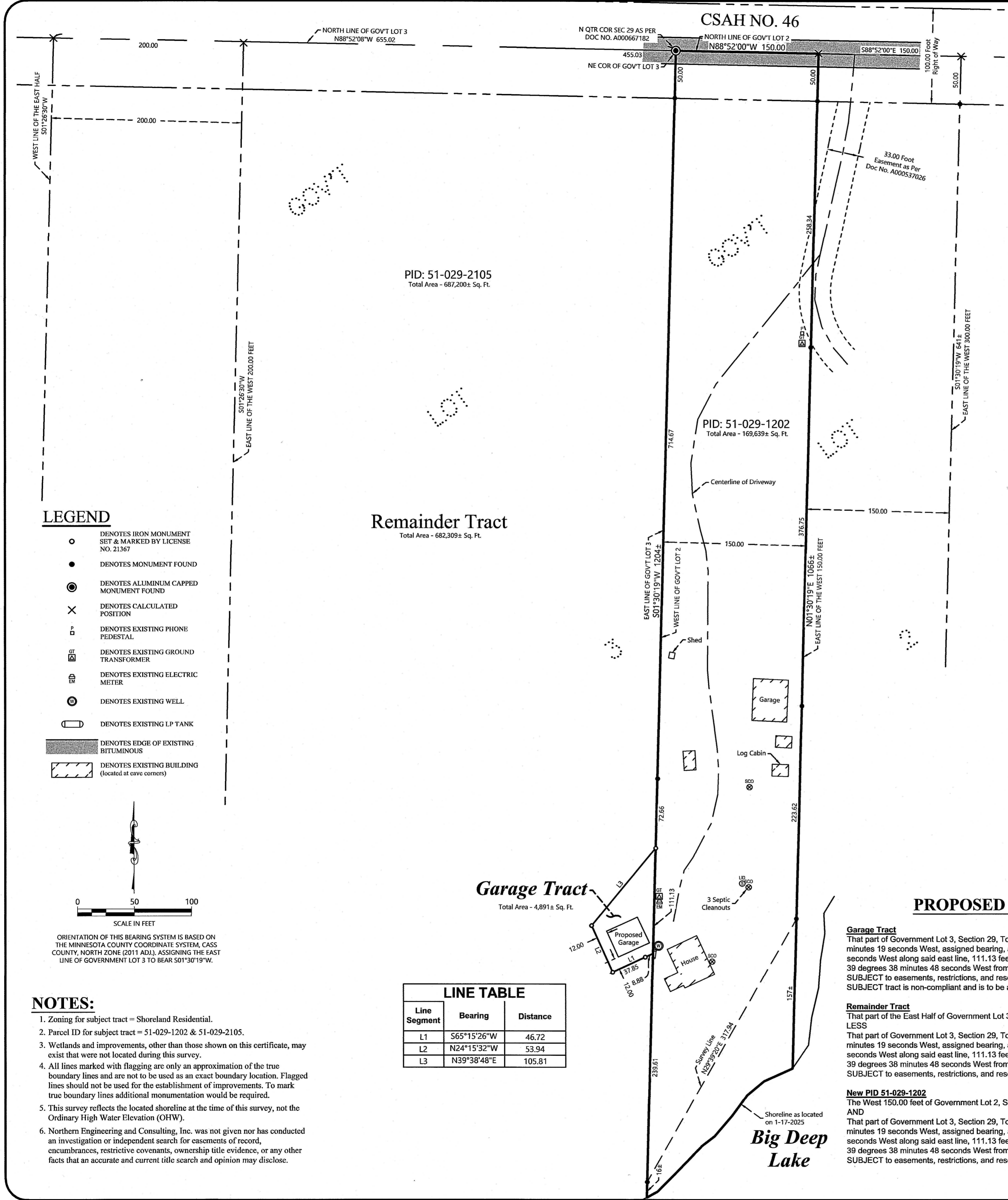
All that part of Government Lot Three (3), Section Twenty-nine (29), Township One Hundred Forty (140), Range Twenty-nine (29), lying and being east of a line running north and south across said lot equally distant from the east and west boundary lines thereof, excepting the westerly 200 feet thereof conveyed to Allen E. Rasmussen and Carol K. Rasmussen by deed recorded as Instrument No. 183273.

PROPOSED DESCRIPTIONS:

Garage Tract
That part of Government Lot 3, Section 29, Township 140 North, Range 29 West, Cass County, Minnesota described as follows: COMMENCING at the northeast corner of said Government Lot 3; thence South 01 degrees 30 minutes 19 seconds West, assigned bearing, along the east line of said Government Lot 3, a distance of 837.33 feet to the Point of Beginning of the tract to be herein described; thence continue South 01 degrees 30 minutes 19 seconds West along said east line, 111.13 feet; thence South 65 degrees 15 minutes 26 seconds West 46.72 feet; thence North 24 degrees 15 minutes 32 seconds West 53.94 feet to the intersection with a line that bears South 39 degrees 38 minutes 48 seconds West from the point of beginning; thence North 39 degrees 38 minutes 48 seconds East 105.81 feet to the point of beginning. SUBJECT to easements, restrictions, and reservations of record. SUBJECT tract is non-compliant and is to be attached to an adjoining parcel.

Remainder Tract
That part of the East Half of Government Lot 3, Section 29, Township 140 North, Range 29 West, Cass County, Minnesota lying east of the West 200.00 feet thereof. LESS
That part of Government Lot 3, Section 29, Township 140 North, Range 29 West, Cass County, Minnesota described as follows: COMMENCING at the northeast corner of said Government Lot 3; thence South 01 degrees 30 minutes 19 seconds West, assigned bearing, along the east line of said Government Lot 3, a distance of 837.33 feet to the Point of Beginning of the tract to be herein described; thence continue South 01 degrees 30 minutes 19 seconds West along said east line, 111.13 feet; thence South 65 degrees 15 minutes 26 seconds West 46.72 feet; thence North 24 degrees 15 minutes 32 seconds West 53.94 feet to the intersection with a line that bears South 39 degrees 38 minutes 48 seconds West from the point of beginning; thence North 39 degrees 38 minutes 48 seconds East 105.81 feet to the point of beginning. SUBJECT to easements, restrictions, and reservations of record.

New PID 51-029-1202
The West 150.00 feet of Government Lot 2, Section 29, Township 140 North, Range 29 West, Cass County, Minnesota. AND
That part of Government Lot 3, Section 29, Township 140 North, Range 29 West, Cass County, Minnesota described as follows: COMMENCING at the northeast corner of said Government Lot 3; thence South 01 degrees 30 minutes 19 seconds West, assigned bearing, along the east line of said Government Lot 3, a distance of 837.33 feet to the Point of Beginning of the tract to be herein described; thence continue South 01 degrees 30 minutes 19 seconds West along said east line, 111.13 feet; thence South 65 degrees 15 minutes 26 seconds West 46.72 feet; thence North 24 degrees 15 minutes 32 seconds West 53.94 feet to the intersection with a line that bears South 39 degrees 38 minutes 48 seconds West from the point of beginning; thence North 39 degrees 38 minutes 48 seconds East 105.81 feet to the point of beginning. SUBJECT to easements, restrictions, and reservations of record.



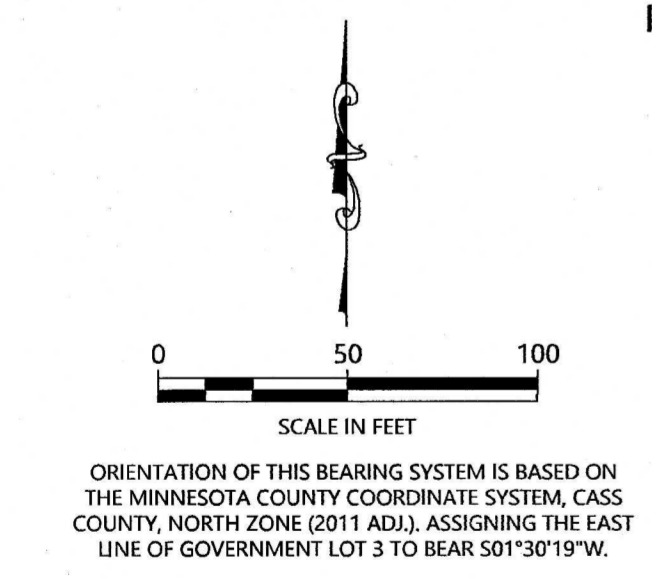
PID: 51-029-2105
Total Area - 687,200± Sq. Ft.

Remainder Tract
Total Area - 682,309± Sq. Ft.

Garage Tract
Total Area - 4,891± Sq. Ft.

Line Segment	Bearing	Distance
L1	S65°15'26"W	46.72
L2	N24°15'32"W	53.94
L3	N39°38'48"E	105.81

- ### LEGEND
- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
 - DENOTES MONUMENT FOUND
 - ⊙ DENOTES ALUMINUM CAPPED MONUMENT FOUND
 - × DENOTES CALCULATED POSITION
 - P DENOTES EXISTING PHONE PEDESTAL
 - ⊠ DENOTES EXISTING GROUND TRANSFORMER
 - ⊞ DENOTES EXISTING ELECTRIC METER
 - ⊙ DENOTES EXISTING WELL
 - ⊠ DENOTES EXISTING LP TANK
 - ▨ DENOTES EDGE OF EXISTING BITUMINOUS
 - ▩ DENOTES EXISTING BUILDING (located at cave corners)



- ### NOTES:
- Zoning for subject tract = Shoreland Residential.
 - Parcel ID for subject tract = 51-029-1202 & 51-029-2105.
 - 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.
 - This survey reflects the located shoreline at the time of this survey, not the Ordinary High Water Elevation (OHWE).
 - 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:	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 LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
Terry L. Agerman
TERRY L. AGERMAN
LIC. NO. 21367



CERTIFICATE OF SURVEY
Kevin Roerick
1816 10th Ave N
Grey Eagle, MN 56336
JOB NO. 24-237
DATE: 01-21-2024
SHEET NO. 1 OF 1