

# CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 7,  
SECTION 03, TOWNSHIP 140 NORTH, RANGE 29 WEST,  
CASS COUNTY, MINNESOTA

## EXISTING DESCRIPTIONS:

PID: 51-003-3408

No delinquent taxes and transfer entered;  
Certificate of Real Estate Value  
( ) filed (X) not required  
April 9, 1999  
Shawn K. Anderson  
County Auditor  
by: SA 51-003-3408 Deputy

411552  
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  
9th day of April, A.D. 19 99  
at 9:02 o'clock P.M. and was duly  
recorded as Micro Doc. No. 411552  
TERRY L. BREEMAN  
COUNTY RECORDER

**WARRANTY DEED - Individual(s) to Individual(s)**  
STATE DEED TAX HEREON: \$1.65  
DATE: April 8, 1999  
FOR VALUABLE CONSIDERATION, Arant John Ravenhorst and Lou Ella  
Ravenhorst, husband and wife, Grantor(s) hereby convey(s) and warrant(s)  
to Gail Kay DeBoer, a single person, Grantee(s), real property in CASS  
County, Minnesota, described as follows:  
See attached Exhibit "A"

Subject to and together with easements, restrictions and reservations  
of record, if any.

## EXHIBIT "A"

TRACT A - That part of Gov. Lot 7, Sec. 3-140-29,  
described as follows: Commencing at the Northeast corner  
of said Lot 7; thence North 89 degrees 54 minutes West  
47.98 feet along the North line of said Lot 7 to the point  
of beginning of the tract to be described, said point  
being on the Westerly right-of-way line of the existing  
Township Road; thence South 09 degrees 04 minutes West 109  
feet along said right-of-way line; thence South 16 degrees  
41 minutes West 90 feet along said right-of-way line;  
thence North 88 degrees 57 minutes West 190 feet, more or  
less, to the shore of Man Lake; thence Northeasterly 200  
feet, more or less, along said shore to the North line of  
said Lot 7; thence South 89 degrees 54 minutes East 166  
feet, more or less, along said North line to the point of  
beginning.

PID: 51-003-3101

51-003-3101  
A000706739  
Page 1 of 2

No delinquent taxes and transfer entered;  
Certificate of Real Estate Value  
(X) filed ( ) not required  
Date: October 17, 2024  
LISA A. SHADICK  
Cass County MN Auditor-Treasurer

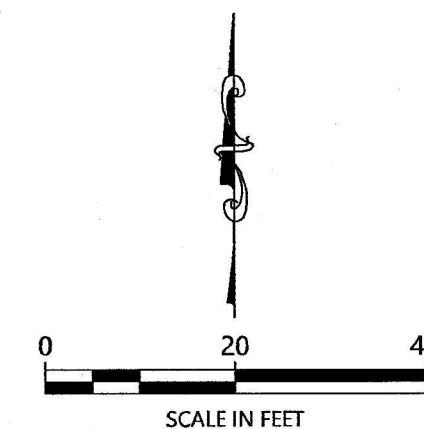
A000706739  
OFFICE OF THE COUNTY RECORDER  
CASS COUNTY, MINNESOTA  
CERTIFIED, FILED, AND/OR  
RECORDED ON  
10/18/2024 9:02:46 AM  
AS DOC #: A000706739  
PAGES: 2  
REC FEES: 46.00  
BY SW Dep TX#: 199829

## TRUSTEE'S DEED

STATE DEED TAX DUE HEREON: \$330.00  
ECRV: 1700120  
Date: 10-04-2024

## FOR VALUABLE CONSIDERATION

David Czech, successor trustee of the Evelyn M. Czech Revocable Trust dated October 19,  
2017, Grantor, hereby conveys and quitclaims to Leif Espeland, Grantee, real property in Cass  
The South 100 feet of Government Lot 6, Section 3, Township 140, Range 29



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON  
THE MINNESOTA COUNTY COORDINATE SYSTEM, CASS  
COUNTY, NORTH ZONE (2011 ADJ), ASSIGNING THE  
NORTH LINE OF GOVT LOT 7 TO BEAR N89°37'28"W

## NOTES:

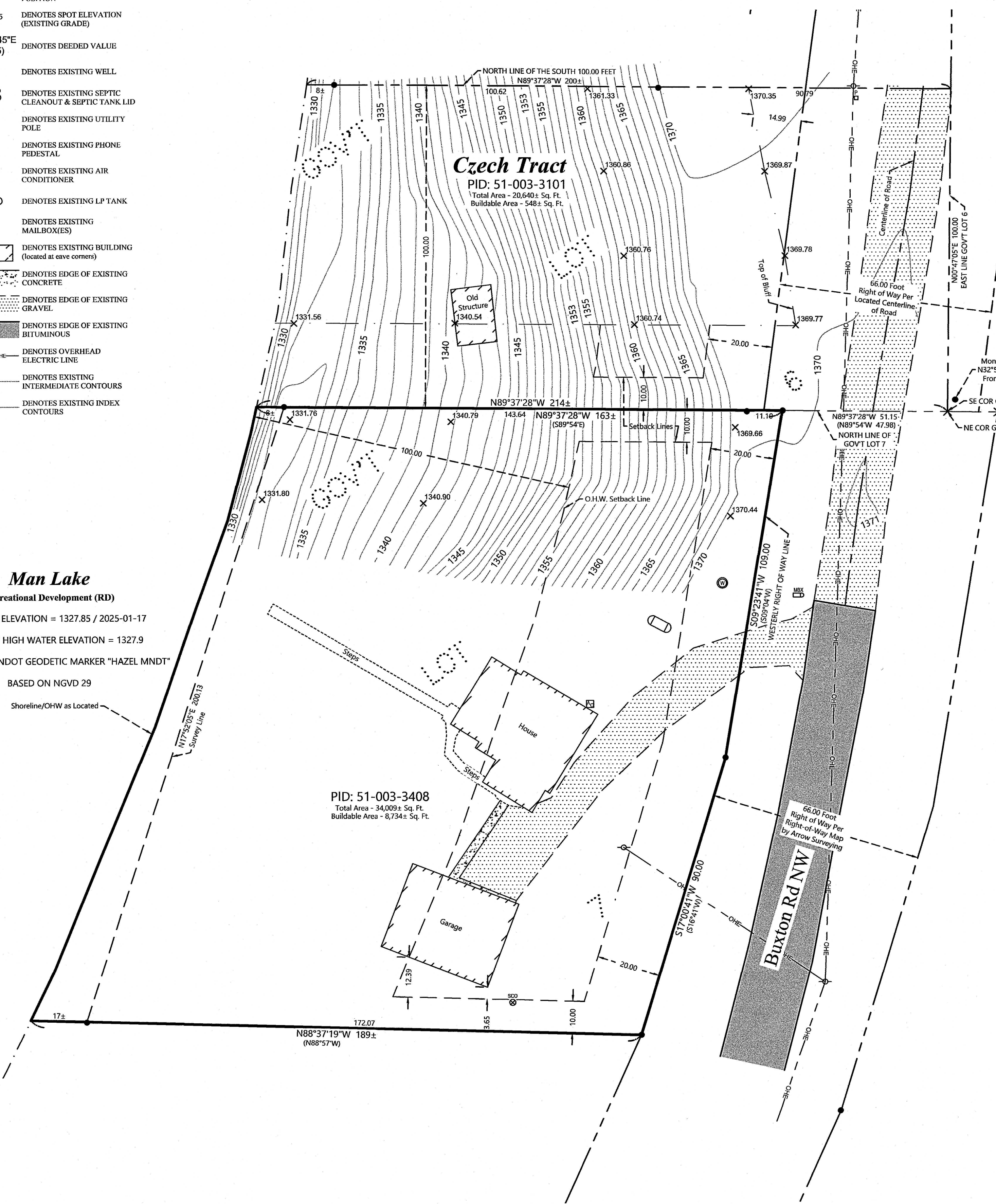
- Zoning for subject tract = Shoreland Residential.
- Parcel ID for subject tract = 51-003-3408 & 51-003-3101.
- Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey.
- All lines marked with flagging are only an approximation of the 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.
- 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.

## LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- × 1234.5 DENOTES SPOT ELEVATION (EXISTING GRADE)
- (N01°23'45"E 123.45) DENOTES DEEDED VALUE
- ⊙ DENOTES EXISTING WELL
- ⊙⊙ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- DENOTES EXISTING UTILITY POLE
- P DENOTES EXISTING PHONE PEDESTAL
- ⊠ DENOTES EXISTING AIR CONDITIONER
- ⊠ DENOTES EXISTING LP TANK
- ⊠ DENOTES EXISTING MAILBOX(ES)
- ▭ DENOTES EXISTING BUILDING (located at cove corners)
- ▭ DENOTES EDGE OF EXISTING CONCRETE
- ▭ DENOTES EDGE OF EXISTING GRAVEL
- ▭ DENOTES EDGE OF EXISTING BITUMINOUS
- — — DENOTES OVERHEAD ELECTRIC LINE
- 1208 — DENOTES EXISTING INTERMEDIATE CONTOURS
- 1210 — DENOTES EXISTING INDEX CONTOURS

## Man Lake

Recreational Development (RD)  
TOP OF ICE ELEVATION = 1327.85 / 2025-01-17  
ORDINARY HIGH WATER ELEVATION = 1327.9  
BENCHMARK: MNDOT GEODETIC MARKER "HAZEL MNDT"  
BASED ON NGVD 29  
Shoreline/OHW as Located



PID: 51-003-3408  
Total Area - 34,009± Sq. Ft.  
Buildable Area - 8,734± Sq. Ft.

Czech Tract  
PID: 51-003-3101  
Total Area - 20,640± Sq. Ft.  
Buildable Area - 548± Sq. Ft.

NO.	DATE	DESCRIPTION

I HEREBY CERTIFY THAT THIS SURVEY PLAN OR REPORT WAS  
PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION  
AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE  
LAWS OF THE STATE OF MINNESOTA.  
Terry L. Breeman  
TERRY L. BREEMAN  
LIC. NO. 21367

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

CERTIFICATE OF SURVEY  
Gail DeBoer  
4519 Buxton Rd NW  
Hackensack, MN 56452

JOB NO. 24-246  
DATE: 2-3-2025  
SHEET NO.  
1 OF 1