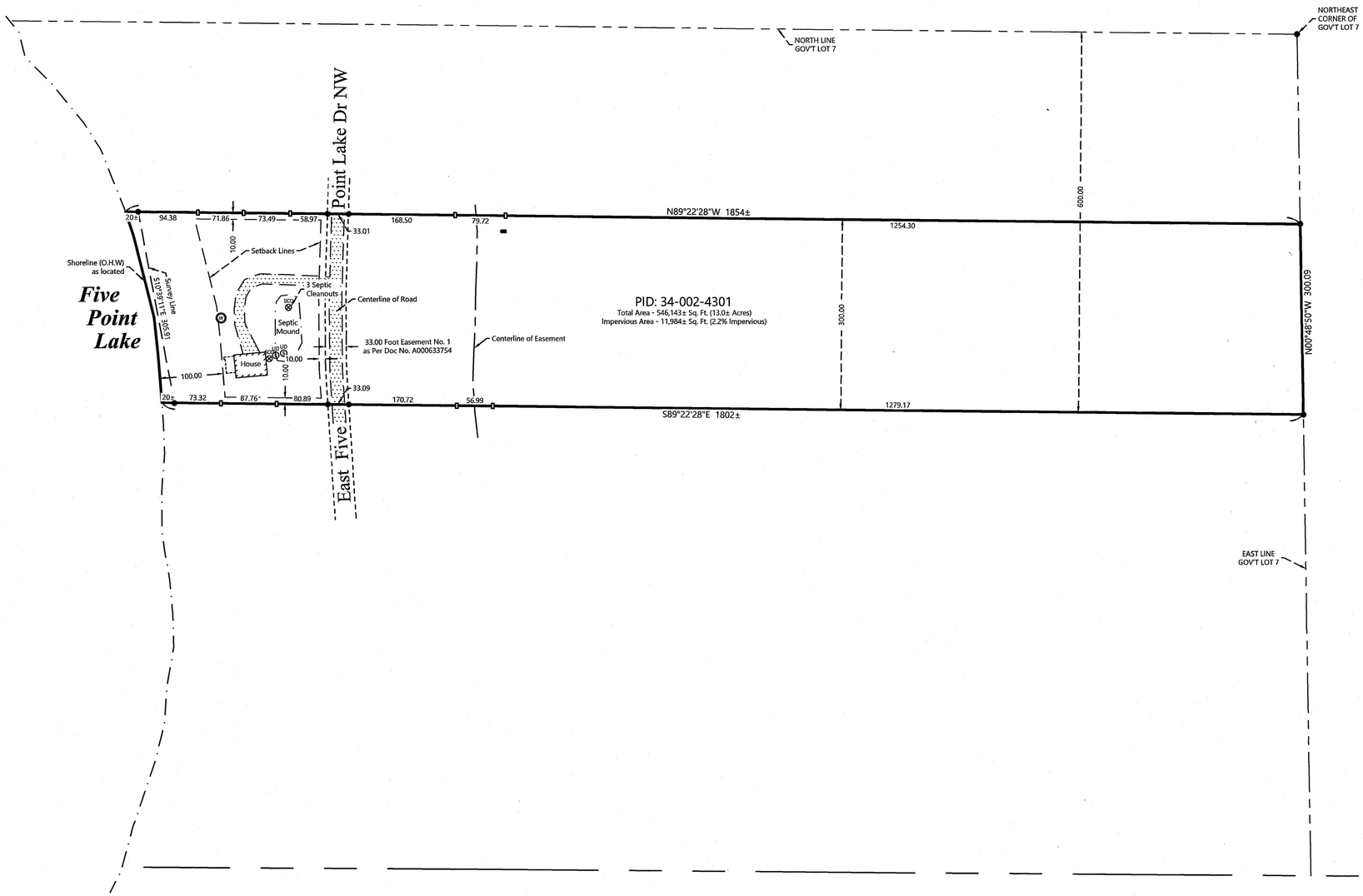
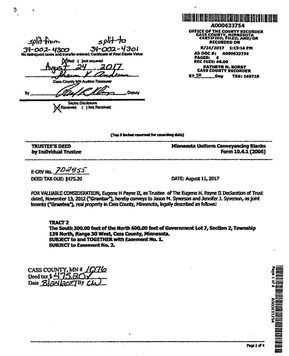
CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 7,
SECTION 02, TOWNSHIP 139 NORTH, RANGE 30 WEST,
CASS COUNTY, MINNESOTA



EXISTING DESCRIPTION:



A000633754
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
RONALD J. SCHMIDT
RCM/2017 5:30:14 PM
AS DOC #: A000633754
REC FEE: 46.00
DOC FEES: 34.00
KATHRYN M. MORRI
CASS COUNTY RECORDER
By: ____ Dep TOD: 108718

34-002-4300 34-002-4301
Check number or each parcel to which Certificate of Real Estate Value is to be assigned and Certificate of Real Estate Value number
None I. Issued
August 21 2017
Cass County Auditor-Treasurer
By ____ Deputy
Cass County
X Received 1 (No) Received

(Top 3 inches reserved for recording data)

TRUSTEE'S DEED
by Individual Trustee

Minnesota Uniform Conveyancing Blanks
Form 10.4.1 (2006)

E-CRV No. 704955
DEED TAX DUE: $475.20

DATE: August 11, 2017

FOR VALUABLE CONSIDERATION, Eugene H Payne II, as Trustee of The Eugene H. Payne II Declaration of Trust dated, November 13, 2012 ("Grantor"), hereby conveys to Jason N. Syverson and Jennifer L Syverson, as joint tenants ("Grantee"), real property in Cass County, Minnesota, legally described as follows:

TRACT 2
The South 300.00 feet of the North 600.00 feet of Government Lot 7, Section 2, Township 139 North, Range 30 West, Cass County, Minnesota.
SUBJECT to and TOGETHER with Easement No. 1.
SUBJECT to Easement No. 2.

CASS COUNTY, MN # 10716
Deed tax $ 475.20
Date 8/21/2017

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Easement No. 1
Grantor hereby reserves the following easement for the benefit of future owns. A 33.00 foot wide easement for ingress, egress, and utility purposes over, under, and across the South 33.00 feet of Government Lot 7, Section 2, Township 139 North, Range 30 West, Cass County, Minnesota, the centerline of said 33.00 foot wide easement is described as follows: Commencing at the northeast corner of said Government Lot 7; thence South 00 degrees 22 minutes 28 seconds West, assigned bearing, along the north line thereof, 33.01 feet to the point of beginning of the centerline to be herein described; thence South 00 degrees 38 minutes 32 seconds West 168.50 feet; thence South 00 degrees 38 minutes 32 seconds West 137.84 feet; thence South 01 degrees 38 minutes 03 seconds West 125.42 feet; thence South 00 degrees 31 minutes 23 seconds East 131.10 feet; thence South 03 degrees 35 minutes 23 seconds East 79.72 feet; thence South 00 degrees 38 minutes 32 seconds West 118.20 feet; thence South 07 degrees 35 minutes 12 seconds West 134.72 feet; thence South 22 degrees 44 minutes 24 seconds West 232.30 feet to the north line of Outlot A, Point Lake Estates (FORMERLY FIVE POINT LAKE), Cass County, and said described centerline terminating.
The sidelines of said 33.00 foot wide easement shall be prolonged or shortened to terminate on said north line of Government Lot 7 and on said north line of Outlot A.
Easement No. 2
A 10.00 foot wide easement for ingress, egress, and utility purposes over, under, and across that part of Government Lot 7, Section 2, Township 139 North, Range 30 West, Cass County, Minnesota, the centerline of said 10.00 foot wide easement is described as follows: COMMENCING at the northeast corner of said Government Lot 7; thence South 00 degrees 22 minutes 28 seconds West, assigned bearing, along the north line thereof, 1,755.28 feet to the point of beginning of the centerline to be herein described; thence South 89 degrees 37 minutes 32 seconds East 79.72 feet; thence South 00 degrees 38 minutes 32 seconds West 56.99 feet; thence northwesterly 275.20 feet, along a tangential curve, concave to the northeast, having a radius of 125.48 feet, and a central angle of 125 degrees 37 minutes 31 seconds; thence North 00 degrees 38 minutes 32 seconds East 170.72 feet; thence North 56.93 feet; thence North 10 degrees 28 minutes 55 seconds West 27.27 feet; thence South 44 degrees 15 minutes 23 seconds West 30.00 feet; thence South 89 degrees 28 minutes 37 seconds East 73.32 feet to the end of said Five Point Lake Drive NW and said described centerline there terminating.
The sidelines of said 10.00 foot easement shall be prolonged or shortened to terminate on said north line of Government Lot 7.

Check here if all or part of the described real property is Registered (Torrens) ☐

Together with all hereditaments and appurtenances belonging thereto.

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NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 34-002-4301.
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. 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.

0 100 200
SCALE IN FEET

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 SET LATH
- DENOTES FOUND WHITE POST
- SEPTIC CLEANOUT / UD — DENOTES EXISTING SEPTIC CLEANOUT, & SEPTIC TANK LID
- DENOTES EXISTING WELL
- DENOTES EXISTING BUILDING

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1.	2-12-2025	Impervious Area	G.A.Y.

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.

2/12/25
TERRY L. FREEMAN LIC. NO. 21367

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

CERTIFICATE OF SURVEY
Jason Syverson
2275 Stone Creek Lane E.
Chanhassen, MN 55317

JOB NO. 25-011
DATE: 2-6-2025

SHEET NO.
1 OF 1