

*Deerfield*  
Boundary division for *Plotter*

BOUNDARY AGREEMENT

THIS AGREEMENT, made by and between Ernest G. Spelers and Gertrude E. Spelers husband and wife, hereinafter known as parties of the first part; and Nels A. Lundell and Alice B. Lundell, husband and wife, parties of the second part;

That parties of the first part own the following described tract of land located in Cass County, Minnesota, to-wit:

Part of Government Lots 2 and 3, Section 25, T.139 N., R. 31 W., Cass County, Minnesota lying between Pine Mountain Lake and the easterly right of way line of Cass County Road #116, described as follows: Commencing at an iron monument on the west bank of Pine Mountain Lake, 736.70' south and 771.40' east from the northwest corner of said Gov. Lot 3 (the north line of said Gov. Lot 3 is assumed to be a true East and West line in this description); thence north 74° West 200' to an iron monument; thence North 16° East 153' to an iron monument; thence continue on said course 47'; thence south 74° East 16.70' to an iron monument (distances and bearings from the northwest corner of said Gov. Lot 3 to this last mentioned iron monument are from Deeds of record and surveys by others); thence North 17° 44' West 114.65' to an iron monument the point of BEGINNING of the land to be described; thence North 75° 03' 30" East 63.36' to an iron monument on the easterly right of way line of said Cass County Road #116; thence North 17° 18' East 434.45' along said right of way line to an iron monument; thence south 72° 59' 05" east 340.31' to an iron monument; thence continue south 72° 59' 05" east 30' to the shore of said Pine Mountain Lake; thence southerly and westerly along said shore 421.76', more or less, to an iron monument; thence North 75° 03' 30" West 302.56' to the point of beginning. Containing 3.6 acres, more or less. Title extends to the waters edge of Pine Mountain Lake.

That said parties of the second part own the following described tract of land located in Cass County, Minnesota, to-wit:

A 100' strip of land lying between Pine Mountain Lake and County Highway #116, said tract lying and being north and east of a line described as follows: Commencing at a point 736.70' south and 771.40' east from the northwest corner of said Gov. Lot 3; thence North 74° west 200' to a second iron pipe; thence North 16° east 153' to a third iron pipe; thence continue on said course 47' to the point of beginning of the line to be described; thence south 74° east 16.70' to a fourth iron pipe; thence south 74° east 183.3' to a fifth iron pipe, the end of the line herein described, all property within said tract to the water's edge.

WHEREAS, a controversy exists between the parties of the first part and the parties of the second part concerning the boundary and division line of certain tracts of the parties;

That in order to ascertain the true and correct boundary between the said parcels of land it is necessary that monuments and markers be placed to show the correct division or boundary line between the said parcels.

That parties of the first part and parties of the second part have nominated and appointed W. J. "Bill" Spain Jr., Registered Land Surveyor, as their agent, to make a division between the said parcels for the purpose of ascertaining the true boundary and division lines in said section.

WHEREAS, the survey by the said W. J. "Bill" Spain Jr. has been completed and an exhibit is attached and incorporated herein by reference as Exhibit "A".

That both parties to this agreement covenant and agree that the south boundary line of the parcel heretofore described owned by parties of the first part, is true and correct and accurately describes the boundary division that the said W. J. "Bill" Spain Jr. has surveyed for the parties herein upon the lands owned by parties hereto lying between Pine Mountain Lake and Cass County Road #116.

That all monuments and markers have been appropriately placed by the said W. J. "Bill" Spain, Jr., and that the parties of the first part and parties of the second part have went upon and over said described tract of land with the said W. J. "Bill" Spain, Jr., and have agreed that the south line delineated and shown on Exhibit "A" attached hereto is true and accurate and that said Exhibit "A" attached hereto is true and correct and that said Exhibit "A" accurately represents the division between the parcels owned by the parties hereto.

WHEREAS, parties of the first part and parties of the second part hereby covenant and agree that this said boundary agreement together with Exhibit "A" attached hereto will be filed with the Register of Deeds, Cass County, Minnesota, for the purpose of showing the true and accurate intent of the parties herein.

Dated: July 3, 1975.

*Ernest G. Spelers*  
Ernest G. Spelers  
*Gertrude E. Spelers*  
Gertrude E. Spelers  
*Nels A. Lundell*  
Nels A. Lundell  
*Alice B. Lundell*  
Alice B. Lundell

STATE OF MINNESOTA )  
COUNTY OF CASS )

The foregoing instrument was acknowledged before me this 3rd day of July, 1975 by Ernest G. Spelers and Gertrude E. Spelers, and Nels A. Lundell and Alice B. Lundell.

*Michael Haas*  
Notary Public, Cass County, Mn.

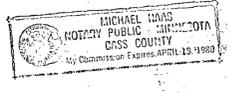


EXHIBIT "A"

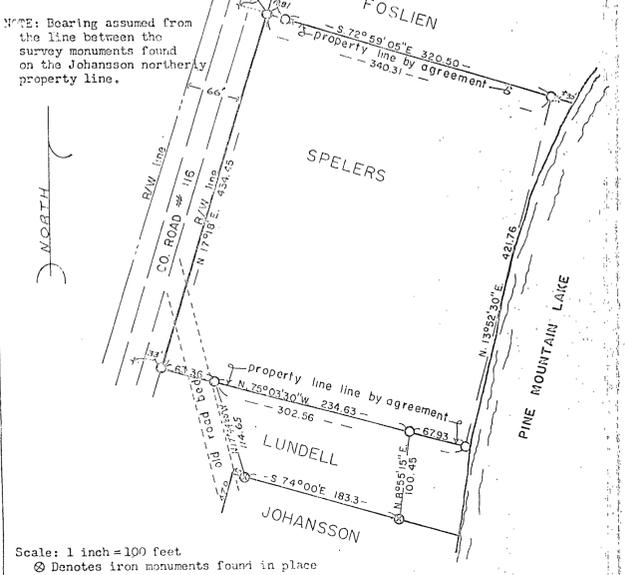
ROGER A. MUSTONEN  
HACKENSACK, MINN. 56452  
675-6680

W. J. "BILL" SPAIN, JR. & ASSOCIATES  
Registered Land Surveyor No. 8008  
218-682-2565  
HACKENSACK, MINN. 56452

EARL SCHULTZ  
JENKINS, MINN. 52423  
633-6223

PLAT OF SURVEY

PART OF SECTION 25, T.139 N., R. 31 W., CASS COUNTY, MINNESOTA FOR THE ESTABLISHMENT OF THE PROPERTY LINES BY AGREEMENT.



NOTE: Bearing assumed from the line between the survey monuments found on the Johanson northerly property line.

Scale: 1 inch = 100 feet  
 ⊙ Denotes iron monuments found in place  
 ○ Denotes iron monuments placed this survey  
 — Denotes steel fence posts found in place, marking the line by agreement.  
 CERTIFICATE OF SURVEY  
 I hereby certify that this survey was made by me or under my direct supervision and that I am a duly registered land surveyor under the laws of the State of Minnesota.

*W. J. Spain, Jr.*  
Registered Surveyor  
Date 30 June, 1975 Revised 2 July, 1975 *W. J. Spain*  
2003 Reg. No.