

# CERTIFICATE OF SURVEY

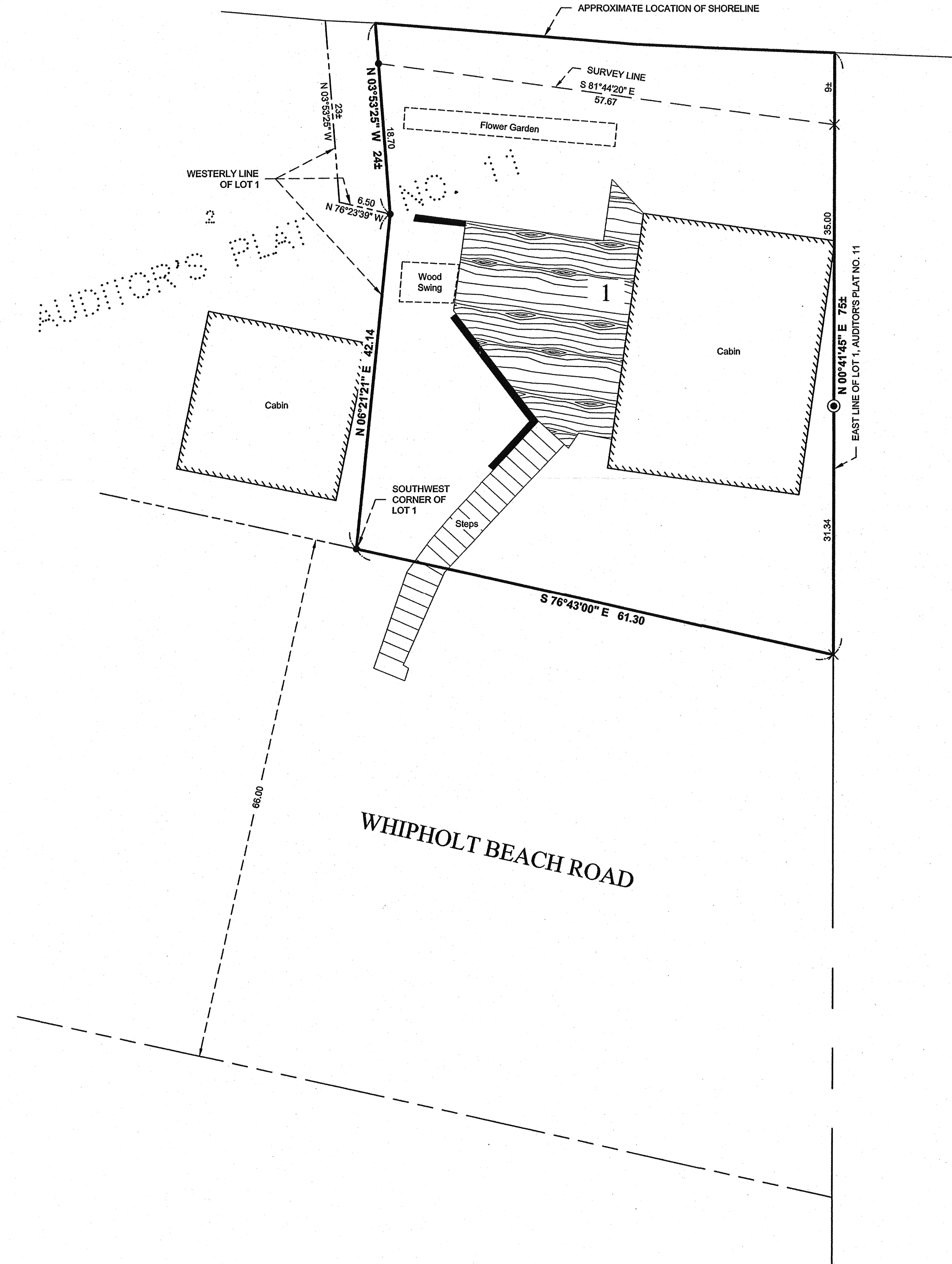
PART OF LOT 1, AUDITOR'S PLAT NO. 11,  
SECTION 8, TOWNSHIP 141 NORTH, RANGE 29 WEST,  
CASS COUNTY, MINNESOTA

**LEECH LAKE**  
General Development Classification

## PROPOSED DESCRIPTION

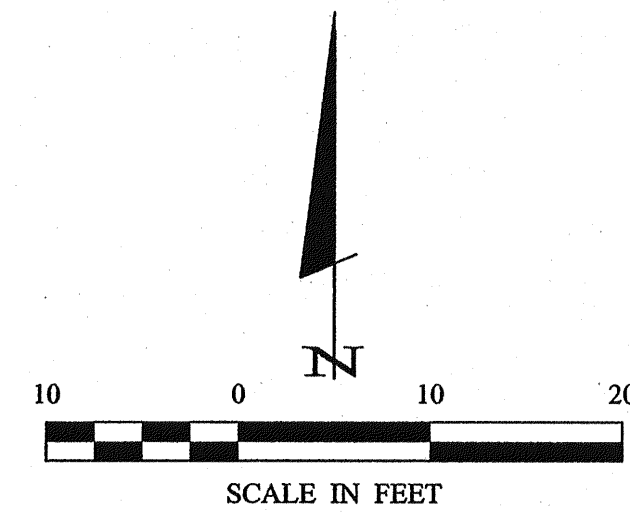
Lot 1, AUDITOR'S PLAT NO. 11, according to the recorded plat thereof, Cass County, Minnesota, LESS that part recorded in Document No. 403299.

(Document No. 403299)  
That part of Lot 1, AUDITOR'S PLAT NO. 11 of record, Cass County, Minnesota, described as follows: Commencing at the Southwest corner of said Lot 1; thence North 6 degrees 21 minutes 21 seconds East, assumed bearing along the line common to said Lot 1 and Lot 2, said plat, 42.14 feet to the point of beginning of the tract to be herein described; thence North 76 degrees 23 minutes 39 seconds West along said common line 6.50 feet; thence North 3 degrees 53 minutes 25 seconds West along said common line 23 feet, more or less, to the shoreline of Leech Lake; thence easterly along said shoreline to the intersection with a line bearing North 3 degrees 53 minutes 25 seconds West from the point of beginning; thence South 3 degrees 53 minutes 25 seconds East 24 feet, more or less, to the point of beginning.



### LEGEND

- DENOTES EDGE OF EXISTING WOODEN DECKING
- DENOTES EXISTING RETAINING WALL
- DENOTES MONUMENT FOUND, SET BY RLS #21367 ON PREVIOUS SURVEY
- DENOTES BRASS CAPPED MONUMENT FOUND
- DENOTES CALCULATED POSITION



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE EAST LINE OF LOT 1, AUDITOR'S PLAT NO. 11 TO HAVE AN ASSIGNED BEARING OF N 00°41'45\"/>

### NOTES:

1. Zoning for subject tract = SHORELAND RESIDENTIAL.
2. Parcel ID of subject parcel: 30-378-0010.
3. 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.
4. The monumented line between Lots 1 and 2 is from a Landecker & Associates survey from 1998, which was performed for the owner of the east part of Lot 2. The purpose of that survey was to obtain the 6.5 foot wide portion in the northwest corner of Lot 1. The line was established by proportionate measurement along the south line of Lots 1 thru 5 of AUDITOR'S PLAT NO. 11.
5. The location or existence of any wells and septic systems have not been shown on this survey.

30-378-0010  
No delinquent taxes and transfer entered Certificate of Real Estate Taxes on this property. I am not required to file a return of taxes on this property.  
403299  
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 14th day of August, A.D. 1998 at 11:58 O'clock, A.M. and was duly recorded as Micro Doc. No. 403299  
Terry L. Freeman, PLS #21367  
COUNTY RECORDER

QUIT CLAIM DEED - Individual(s) to Joint Tenants  
STATE DEED TAX REVISION: \$13.20  
DATE: August 14, 1998  
FOR VALIDATION CONSIDERATION, James M. Mozis and Helene F. Mozis, husband and wife, Grantor(s), hereby convey(s) and quitclaim(s) to Laurence R. Martin and Arlene G. Martin, husband and wife, Grantee(s), as joint tenants, 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.  
SELLER CERTIFIES THAT SELLER DOES NOT KNOW OF ANY WELLS ON PROPERTY, together with all hereditaments and appurtenances belonging thereto.

CASS COUNTY  
MINNESOTA  
SIGNED AND SEALED:  
James M. Mozis  
Helene F. Mozis

STATE OF MINNESOTA  
COUNTY OF CASS

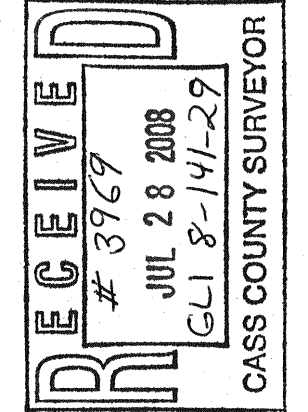
The foregoing instrument was acknowledged before me, a notary public, this 14th day of August, 1998, by James M. Mozis and Helene F. Mozis, husband and wife, Grantor(s).

Notary Public in and for the State of Minnesota  
(Notarial Stamp or Seal)

THIS INSTRUMENT WAS DRAWN BY:  
ACTION TITLE, INC.  
1735 1/2 1st St. N  
Walker, MN 56484  
Description provided by Landecker & Associates, Inc.  
Tax statements sent to:  
Laurence Arlene Martin  
303 8th, Room 118  
Walker, MN 56484  
OK TO TRANSFER  
DOCUMENT FILED  
DATE: 8/14/98  
INITIALS: JMM

### EXHIBIT "A"

That part of Lot 1, AUDITOR'S PLAT NO. 11 of record, Cass County, Minnesota, described as follows: Commencing at the Southwest corner of said Lot 1; thence North 6 degrees 21 minutes 21 seconds East, assumed bearing along the line common to said Lot 1 and Lot 2, said plat, 42.14 feet to the point of beginning of the tract to be herein described; thence North 76 degrees 23 minutes 39 seconds West along said common line 6.50 feet; thence North 3 degrees 53 minutes 25 seconds West along said common line 23 feet, more or less, to the shoreline of Leech Lake; thence easterly along said shoreline to the intersection with a line bearing North 3 degrees 53 minutes 25 seconds West from the point of beginning; thence South 3 degrees 53 minutes 25 seconds East 24 feet, more or less, to the point of beginning.



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**Landecker & Associates, Inc.**  
Engineering - Surveying - Planning  
Walker, MN 56484  
Phone: 218-547-1296 Fax: 218-547-2272

LIC. NO. 21367

DATE:	07-23-2008
PROJECT No.:	082047
PROJECT MANAGER:	TJL
CHECKED BY:	TJL
FILE NAME:	C082047.dwg
SCALE:	1" = 10'
DRAWN BY:	IWAG
FIELD BOOK:	BOOK 287
PG. 1	
VERT.:	NONE

CERTIFICATE OF SURVEY

James Mozis  
1600 Whipholt Beach Road NW  
Walker, MN 56484

SHEET 1 of 1