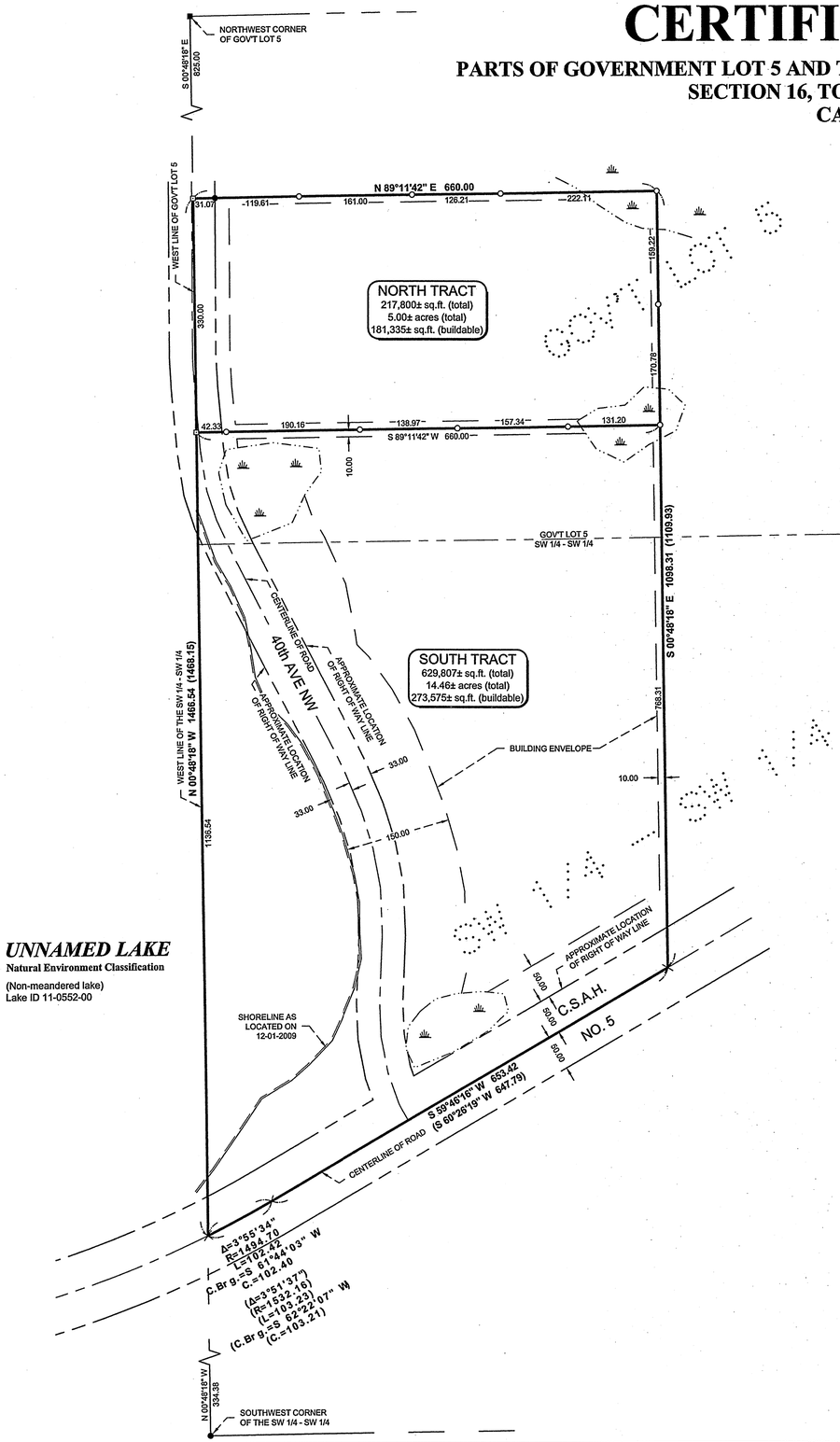
CERTIFICATE OF SURVEY

PARTS OF GOVERNMENT LOT 5 AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 16, TOWNSHIP 140 NORTH, RANGE 30 WEST, CASS COUNTY, MINNESOTA



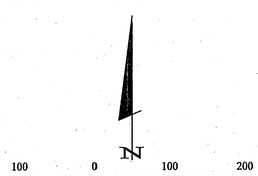
UNNAMED LAKE

Natural Environment Classification

(Non-meandered lake)
Lake ID 11-0552-00

LEGEND

- DENOTES DELINEATED WETLAND(S)
- ● DENOTES MONUMENT FOUND
- ○ DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 21367
- ■ DENOTES FOUND PK NAIL
- ▫ DENOTES SET PK NAIL
- × DENOTES CALCULATED POSITION
- (123.45) DENOTES PLAT AND/OR DEEDED MEASURE



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE WEST LINE OF GOVERNMENT LOT 5 TO HAVE AN ASSIGNED BEARING OF S 00°48'18" E.

EXISTING LEGAL DESCRIPTION

OBTAINED FROM THE CASS COUNTY RECORDERS OFFICE.

05-010-(3301) Split
05-010-3002

No delinquent taxes and transfer entered; Certificate of Real Estate Value (X) filed ( ) not required
Certificate of Real Estate Value No. _____
October 03, 2001
Sharon K. Anderson
County Auditor
by R.A.
Deputy

Abstract Document #442143

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 3rd day of Oct. A.D. 20 01 at 2:30 o'clock P M and was duly recorded as Micro Doc. No. 454213
Kathryn M. Norberg Jr.
COUNTY RECORDER

(reserved for recording data)

WARRANTY DEED

STATE DEED TAX DUE HEREON: $66.00

Date: September 27, 2001

FOR VALUABLE CONSIDERATION, KEVIN LARSON and SUSAN LARSON, husband and wife, Grantors, hereby convey and warrant to THOMAS BREDESON, Grantee, real property in CASS County, Minnesota, described as follows:

Those parts of Government Lot 5 and of the SW ¼ SW ¼ of Section 16, Township 140 North, Range 30 West of the 5th Principal Meridian, described as follows:

Commencing at the NW corner of said Government Lot 5; thence South 00 degrees 48 minutes 18 seconds East, initial bearing assigned, along the west line of the SW ¼ of said Section 16, a distance of 825.00 feet to the point of beginning of the land to be described; thence North 89 degrees 11 minutes 42 seconds East 660.00 feet; thence South 00 degrees 48 minutes 18 seconds East 1109.93 feet to the centerline of C.S.A.H. #5, as now laid out and constructed; thence South 60 degrees 26 minutes 19 seconds West 647.79 feet along said centerline; thence southwesterly 103.23 feet along a tangential curve to the right, having a central angle of 3 degrees 51 minutes 37 seconds, a radius of 1532.16 feet and the chord of said curve bears South 62 degrees 22 minutes 07 seconds West for a distance of 103.21 feet, to said west line; thence North 00 degrees 48 minutes 18 seconds West 1468.15 feet along said west line to the point of beginning. Containing 19.25 acres, more or less.

Subject to Township Road Right of Way, and also subject to C. S. A. H. #5 Right of Way. Further subject to other easements, reservations, conditions and restrictions of record, if any.

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

Check box if applicable:
- X The seller certifies that the seller does not know of any wells on the described real property.
- ☐ A well disclosure certificate accompanies this document.
- ☐ I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

CASS COUNTY, MN #21635
Deed tax $ 66.00
Date 10-03-01 By RA

Kevin Larson
Kevin Larson
Susan Larson
Susan Larson

STATE OF MINNESOTA } ss.
COUNTY OF CASS }

The foregoing instrument was acknowledged before me this 4th day of October 2001, by Kevin Larson and Susan Larson, husband and wife.
NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

BONNIE K. DUPRE
NOTARY PUBLIC—MINNESOTA
My Commission Expires JAN. 31, 2005

Bonnie K. Dupre
SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

Tax Statements for the real property described in this instrument should be sent to: (Include name and address of Grantee)

C:\Docs\Vermis\CLIENTS\LARSON KEVIN & SUSAN to BREDESON THOMAS - WD - 1971-00.wpd

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):

LAW OFFICE OF STEPHEN M. BAKER
P.O. BOX 924 – WALKER MN 56484

MR THOMAS BREDESON
PO Box 368
Hackensack Mn 56452.

OK TO TRANSFER
CASS COUNTY ESD
DATE: 10/22/01
INITIALS:

I hereby certify that taxes for the year 2001 on property I.D. # 05-010-3002 were paid.
Sharon K. Anderson
Cass County Auditor-Treasurer
by Cass Deputy 10/25/01

PROPOSED DESCRIPTIONS

NORTH TRACT

That part of Government Lot 5, Section 16, Township 140 North, Range 30 West, Cass County, Minnesota, described as follows:
COMMENCING at the northwest corner of said Government Lot 5; thence South 00 degrees 48 minutes 18 seconds East, assigned bearing, along the west line thereof, a distance of 825.00 feet to the point of beginning of the tract to be herein described; thence North 89 degrees 11 minutes 42 seconds East 660.00 feet; thence South 00 degrees 48 minute 18 seconds East 330.00 feet; thence South 89 degrees 11 minutes 42 seconds West 660.00 feet to said west line; thence North 00 degrees 48 minutes 18 seconds West, along said west line, 330.00 feet to the point of beginning.

SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to 40th Avenue NW right of way.

SOUTH TRACT

That part of Government Lot 5 and that part of the Southwest Quarter of the Southwest Quarter, both in Section 16, Township 140 North, Range 30 West, Cass County, Minnesota, described as follows:
COMMENCING at the northwest corner of said Government Lot 5; thence South 00 degrees 48 minutes 18 seconds East, assigned bearing, along the west line of the Southwest Quarter of said Section 16, a distance of 825.00 feet; thence North 89 degrees 11 minutes 42 seconds East 660.00 feet; thence South 00 degrees 48 minute 18 seconds East 330.00 feet to the point of beginning of the tract to be herein described; thence continue South 00 degrees 48 minutes 18 seconds East 768.31 feet to the centerline of C.S.A.H. #5, as now laid out and constructed; thence South 59 degrees 46 minutes 16 seconds West 653.42 feet, along said centerline; thence southwesterly 102.42 feet along a tangential curve to the right, having a central angle of 3 degrees 55 minutes 34 seconds, a radius of 1494.70 feet and the chord of said curve bears South 61 degrees 44 minutes 03 seconds West for a distance of 102.40 feet, to said west line; thence North 00 degrees 48 minutes 18 seconds West 1136.54 feet to the intersection with a line bearing South 89 degrees 11 minutes 42 seconds West from the point of beginning; thence North 89 degrees 11 minutes 42 seconds East 660.00 feet to the point of beginning.

SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to 40th Avenue NW right of way.
SUBJECT to C.S.A.H. No. 5 right of way.

NOTES:

1. Zoning for subject tract = "Shoreland Residential".
2. Wetland delineation was completed on 10-12-2009, by Ben Meister, Landecker & Associates, Inc.
3. Parcel ID of subject parcel: 05-016-3002.
4. The survey boundary shown is based on the recorded document as obtained from the Cass County Recorders Office. If descriptions of record or as noted in the abstract vary from those shown, a further review by the surveyor should be retained.
5. 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.
6. The MNDNR has not determined an official Ordinary High Water (O.H.W.) elevation. There for the shoreline labeled on this drawing represents an unofficial O.H.W. elevation. If the official O.H.W. is needed, please contact the MNDNR division of waters for that determination.

RECEIVED
JAN 21 2010
CASS COUNTY SURVEYOR

© 2009 Landecker & Associates, Inc.

Landecker & Associates, Inc.
Engineering • Surveying • Planning
Walker, MN 56484
Phone: 218-547-1290 Fax: 218-547-2272

REVISIONS

DESCRIPTION	DATE	BY

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
Terry L. Freeman, PLS #21367
DATE: 12/14/09
LIC. NO. 21367

DATE: 12-04-2009
SCALE: HORZ. 1" = 100' VERT. NONE
PROJECT No.: 092113
FILE NAME: C092113.dwg
FIELD BOOK: BOOK 304 PG. 38
PROJECT MANAGER: TLF
CHECKED BY: TLF
DRAWN BY: WAG

CERTIFICATE OF SURVEY

Joan McGuire
1048 County Road 11 NW
Hackensack, MN 56452

SHEET 1 OF 1

Wayne gregory 12/4/2009 10:19 AM - P:\Drawings\2009\092113 MCGUIRE\dwg\C092113.dwg