

EXISTING DESCRIPTION:

Obtained from the Cass County Recorders Office

CERTIFICATE OF SURVEY

PART OF LOT 1, SPARKLING WATERS,
SECTION 23, TOWNSHIP 141 NORTH, RANGE 28 WEST,
CASS COUNTY, MINNESOTA



Form No. 1-M-WARRANTY DEED Minnesota Uniform Conveyance Forms (U278) MINNESOTA COUNTY RECORDERS OFFICE
 Individual (if no individual) 232780-50001
 No delinquent taxes and transfer entered; Certificate of Real Estate Value (X) filed () not required
 Certificate of Real Estate Value No. 0
 Date of Valuation 27, 19 87
 by *Sharon K. Anderson* County Auditor
 by *Clayton* Deputy
 302490
 OFFICE OF COUNTY RECORDER
 State of Minnesota, County of Cass
 I hereby certify that this instrument was filed in this office for record on the 29 day of January A.D. 19 88 at 10:20 O'clock A.M. and was duly recorded as Micro Doc. No. 302490
Clayton COUNTY RECORDER

STATE DEED TAX DUE HEREON: \$
 Date: Sept. 9, 19 87 (reserved for recording data)

FOR VALUABLE CONSIDERATION, Marie A. Hendrickson, single, Grantor (s);
 hereby convey (s) and warrant (s) to John A. Verly, Grantee (s),
 real property in Cass County, Minnesota, described as follows:

That part of Lot 1, Sparkling Waters, Cass County, Minnesota, lying west of the following described line: Beginning at a point on the North line of said Lot 1 distance 388.24 feet west of the Northeast corner thereof; thence S 00° 00' W and at right angles to said North line a distance of 16.5 feet; then S 65° 08' W a distance of 38.93 feet; thence S 3° 50' 50" W a distance of 338 feet more or less to the shore of Long Lake.

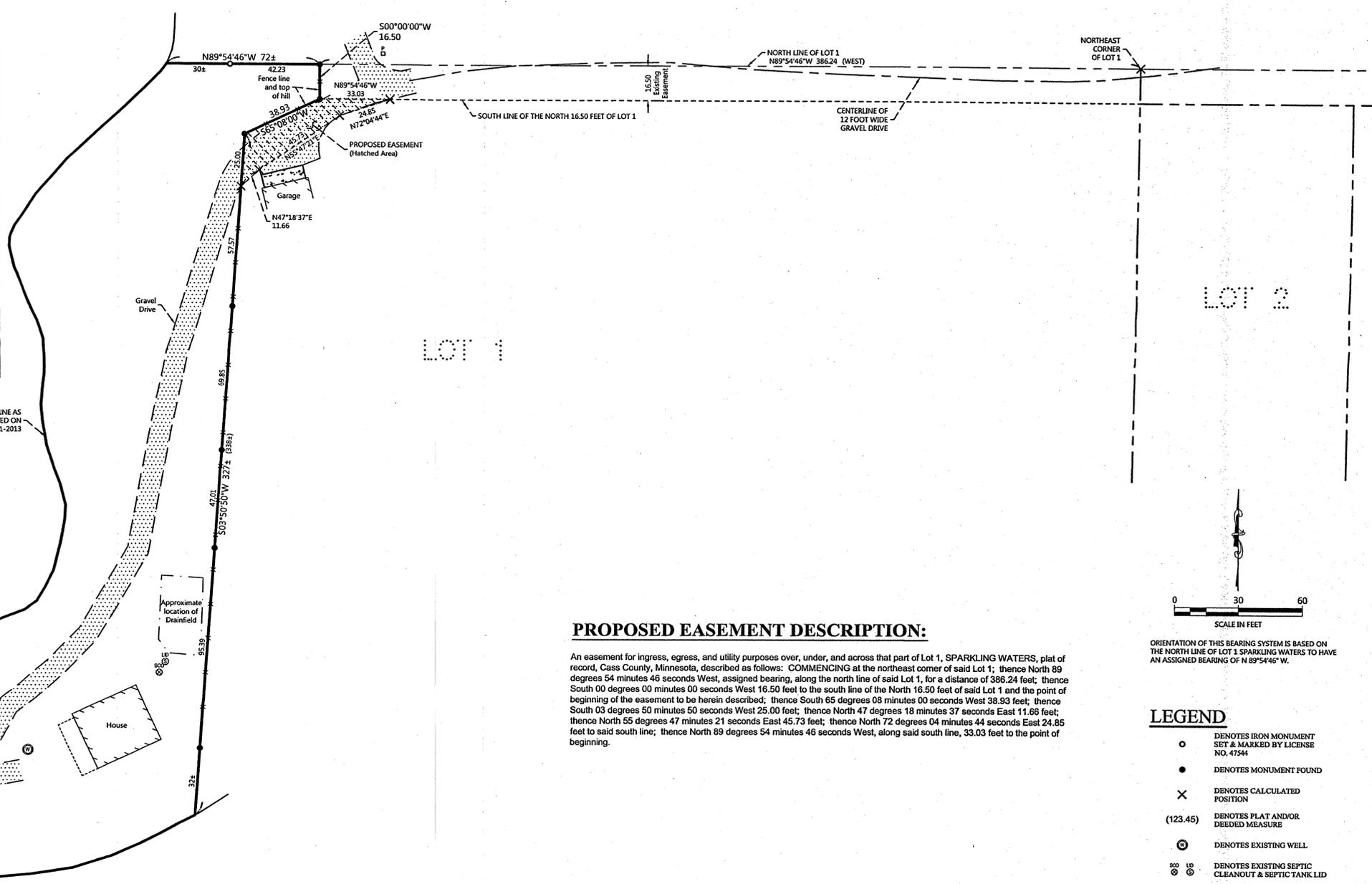
Together with an easement over the North 16.5 feet of the East 386.24 feet of said Lot 1.

(if more space is needed, continue on back)
 together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:
 Provided, however, that the warranties herein shall be construed as of the 15th day of June, 1981, and not thereafter.

STATE OF MINNESOTA
 COUNTY OF Hennepin
 I, *Marie A. Hendrickson*
 Marie A. Hendrickson
 The foregoing instrument was acknowledged before me this 9th day of September, 19 87, by Marie A. Hendrickson, single, Grantor (s).

NUTRIAL STAMP OR SEAL (OR OTHER TITLE OR NAME)
 STATE OF MINNESOTA
 COUNTY OF Hennepin
 I, *Marie A. Hendrickson*
 Marie A. Hendrickson
 The foregoing instrument was acknowledged before me this 9th day of September, 19 87, by Marie A. Hendrickson, single, Grantor (s).

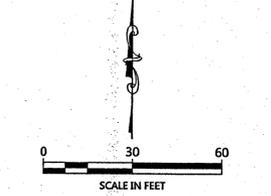
CORRICK & SONDRALL
 3811 West Broadway
 Robbinsdale, Minnesota 55422



PROPOSED EASEMENT DESCRIPTION:

An easement for ingress, egress, and utility purposes over, under, and across that part of Lot 1, SPARKLING WATERS, plat of record, Cass County, Minnesota, described as follows: COMMENCING at the northeast corner of said Lot 1; thence North 89 degrees 54 minutes 46 seconds West, assigned bearing, along the north line of said Lot 1, for a distance of 386.24 feet; thence South 00 degrees 00 minutes 00 seconds West 16.50 feet to the south line of the North 16.50 feet of said Lot 1 and the point of beginning of the easement to be herein described; thence South 65 degrees 08 minutes 00 seconds West 38.93 feet; thence South 03 degrees 50 minutes 50 seconds West 25.00 feet; thence North 47 degrees 18 minutes 37 seconds East 11.66 feet; thence North 55 degrees 47 minutes 21 seconds East 45.73 feet; thence North 72 degrees 04 minutes 44 seconds East 24.85 feet to said south line; thence North 89 degrees 54 minutes 46 seconds West, along said south line, 33.03 feet to the point of beginning.

- LEGEND**
- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 47544
 - DENOTES MONUMENT FOUND
 - × DENOTES CALCULATED POSITION
 - (123.45) DENOTES PLAT AND/OR DEEDED MEASURE
 - ⊙ DENOTES EXISTING WELL
 - ⊙⁸⁰ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
 - ⊕ DENOTES EXISTING PHONE PEDESTAL
 - ▨ DENOTES EDGE OF EXISTING GRAVEL
 - ▨ DENOTES EDGE OF EXISTING CONCRETE
 - x-x- DENOTES EXISTING FENCE LINE



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTH LINE OF LOT 1 SPARKLING WATERS TO HAVE AN ASSIGNED BEARING OF N 89°54'46" W.

NO.	DATE	DESCRIPTION	BY

I HEREBY CERTIFY THAT THIS SURVEY, PLAT AND 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.
Terry L. Freeman
 TERRY L. FREEMAN
 2367
 LIC. NO. 2187



CERTIFICATE OF SURVEY
 John Verly
 P.O. Box 176
 Longville, MN 56655

JOB NO. 13-067
 DATE: 07-19-2013

SHEET NO.
 1 OF 1