

# CERTIFICATE OF SURVEY

THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, AND PART OF GOVERNMENT LOTS 1 AND 2, SECTION 33,  
AND GOVERNMENT LOT 3, SECTION 34, TOWNSHIP 140 NORTH, RANGE 29 WEST,  
CASS COUNTY, MINNESOTA

RECEIVED  
# 7707  
JUN 29 2015  
COUNTY SURVEYOR

## EXISTING DESCRIPTION:

OBTAINED FROM THE CASS COUNTY RECORDERS OFFICE.

From No. 5-88 - WARRANTY DEED Minnesota Uniform Conveyance Blanks (2012) - See Book On, Paragraph 18 to John T. Jones

51-033-1105, 1109, 1200 & 51-034-2200

No delinquent taxes and transfer on death; Certificate of Real Estate Value (X) (Not required) Certificate of Real Estate Value No. 8-6

322630  
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 6 day of August, A.D. 1920 at 1:50 O'clock P.M. and was duly recorded as Micro Doc. No. 722630 as COUNTY RECORDER

STATE DEED TAX DUE HEREBY: \$ 237.60  
Date: August 1, 1920 (reserved for recording data)

FOR VALUABLE CONSIDERATION, C. Thomas Buchman and Marilyn M. Buchman, husband and wife, Grantor(s), hereby convey (s) and warrant (s) to Harold Pierce and Virginia Marie Pierce, Grandson as joint tenants, real property in Cass County, Minnesota, described as follows:

(Parcel 1)  
The Northwest Quarter of the Northeast Quarter; Government Lot 1 and the North Half of Government Lot 2, EXCEPT the part placed as BUCHMANS BAY WOODS; ALL in Section 33, Township 140, Range 29, Cass County, Minnesota;

(Parcel 2)  
Government Lot 3, Section 34, Township 140, Range 29, Cass County, Minnesota.

(If more space is needed, continue on back)  
Together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

Liens and encumbrances created or suffered to be created by the acts or omissions of the Grantees.

CASS COUNTY MINNESOTA  
Deed Tax \$ 237.60  
Date 8-6-20 By 1247

STATE OF MINNESOTA  
COUNTY OF Cass  
The foregoing instrument was acknowledged before me this 1st day of August, 1920, by C. Thomas Buchman and Marilyn M. Buchman, husband and wife, Grantor(s).

EDWARD A. BOCK, JR.  
Notary Public - Minnesota  
ANOKA COUNTY  
My Commission Expires Feb. 5, 1925

JENSEN, HILDEBRAND, GEORGE & SCOTT, P.A.  
300 Anoka Office Center  
2150 Third Avenue  
Anoka, MN 55303

EDWARD A. BOCK, JR.  
Notary Public - Minnesota  
ANOKA COUNTY  
My Commission Expires Feb. 5, 1925

Harold Pierce and Virginia Marie Pierce  
Parcel 1, Box 62 F  
Backus, MN 56435

NO.	DATE	DESCRIPTION

REVISIONS:

LIBERTY COUNTY PLAT THIS SURVEY, IN ALL OR PART, 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.

5/20/15  
TERRY L. FREEMAN  
LIC. NO. 21587

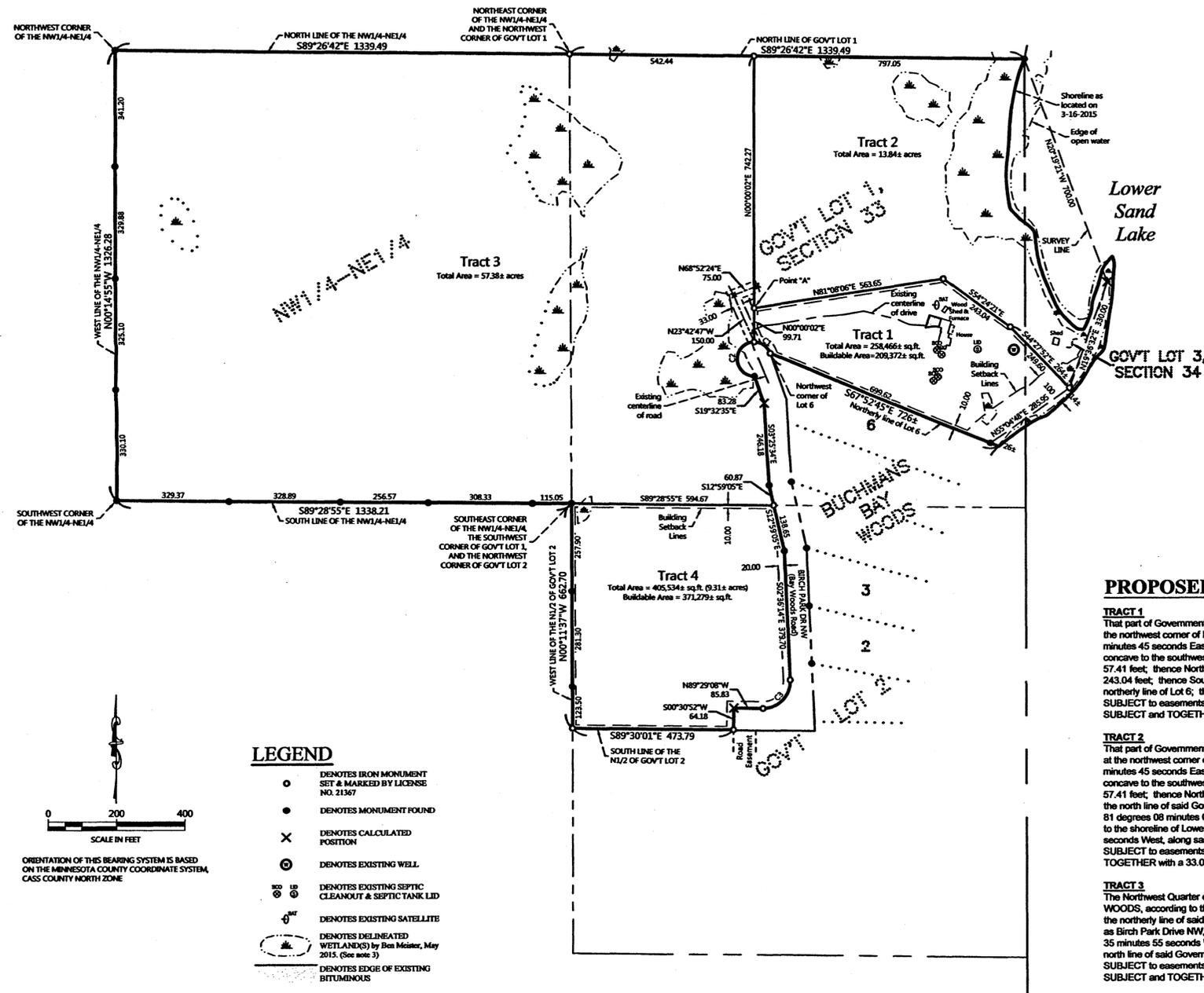


CERTIFICATE OF SURVEY

Amy Rostad  
1240 Watson Ave  
St. Paul, MN 55116

JOB NO. 15-031  
DATE: 05-28-2015

SHEET NO.  
1 OF 1



## PROPOSED DESCRIPTIONS:

**TRACT 1**  
That part of Government Lot 1, Section 33, and that part of Government Lot 3, Section 34, both in Township 140 North, Range 29 West, Cass County, Minnesota, described as follows: BEGINNING at the northwest corner of Lot 6, Block One, BUCHMANS BAY WOODS, according to the recorded plat thereof, said County, and assigning the northerly line of said Lot 6 to bear South 67 degrees 52 minutes 45 seconds East; thence northwesterly 61.15 feet, along the right of way of Bay Woods Road, as dedicated in said plat, now known as Birch Park Drive NW, being a nontangential curve, concave to the southwest, having a radius of 50.00 feet, a central angle of 70 degrees 04 minutes 42 seconds, a chord bearing of North 54 degrees 35 minutes 55 seconds West, and a chord distance of 57.41 feet; thence North 00 degrees 00 minutes 02 seconds East 99.71 feet; thence North 81 degrees 08 minutes 06 seconds East 563.65 feet; thence South 54 degrees 24 minutes 21 seconds East 243.04 feet; thence South 44 degrees 27 minutes 52 seconds East 284 feet, more or less, to the shoreline of Lower Sand Lake; thence southwesterly along said shoreline to the intersection with said northerly line of Lot 6; thence North 67 degrees 52 minutes 45 seconds West, along said northerly line 726 feet, more or less, to the point of beginning. SUBJECT to easements, restrictions, and reservations of record. SUBJECT AND TOGETHER with a 33.00 foot wide easement.

**TRACT 2**  
That part of Government Lot 1, Section 33, and that part of Government Lot 3, Section 34, both in Township 140 North, Range 29 West, Cass County, Minnesota, described as follows: COMMENCING at the northwest corner of Lot 6, Block One, BUCHMANS BAY WOODS, according to the recorded plat thereof, said County, and assigning the northerly line of said Lot 6 to bear South 67 degrees 52 minutes 45 seconds East; thence northwesterly 61.15 feet, along the right of way of Bay Woods Road, as dedicated in said plat, now known as Birch Park Drive NW, being a nontangential curve, concave to the southwest, having a radius of 50.00 feet, a central angle of 70 degrees 04 minutes 42 seconds, a chord bearing of North 54 degrees 35 minutes 55 seconds West, and a chord distance of 57.41 feet; thence North 00 degrees 00 minutes 02 seconds East 99.71 feet to a point hereinafter referred to as Point "A"; thence continue North 00 degrees 00 minutes 02 seconds East 742.27 feet to the north line of said Government Lot 1 and the point of beginning of the tract to be herein described; thence South 00 degrees 02 seconds West 742.27 feet to said Point "A"; thence North 81 degrees 08 minutes 06 seconds East 563.65 feet; thence South 54 degrees 24 minutes 21 seconds East 243.04 feet; thence South 44 degrees 27 minutes 52 seconds East 284 feet, more or less, to the shoreline of Lower Sand Lake; thence in a general northerly direction along said shoreline to the intersection with said north line of Government Lot 1; thence North 89 degrees 26 minutes 42 seconds West, along said north line 797.05 feet to the point of beginning. SUBJECT to easements, restrictions, and reservations of record. TOGETHER with a 33.00 foot wide easement.

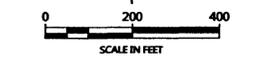
**TRACT 3**  
The Northwest Quarter of the Northeast Quarter, Section 33, Township 140 North, Range 29 West, Cass County, and that part of Government Lot 1, said Section 33, lying westerly of BUCHMANS BAY WOODS, according to the recorded plat thereof, said County, and also lying westerly of the following described line: COMMENCING at the northwest corner of Lot 6, Block One, said plat and assigning the northerly line of said Lot 6 to bear South 67 degrees 52 minutes 45 seconds East; thence northwesterly 61.15 feet, along the right of way of Bay Woods Road, as dedicated in said plat, now known as Birch Park Drive NW, being a nontangential curve, concave to the southwest, having a radius of 50.00 feet, a central angle of 70 degrees 04 minutes 42 seconds, a chord bearing of North 54 degrees 35 minutes 55 seconds West, and a chord distance of 57.41 feet to the point of beginning of the line to be herein described; thence North 00 degrees 00 minutes 02 seconds East 841.98 feet to the north line of said Government Lot 1 and said described line there terminating. SUBJECT to easements, restrictions, and reservations of record. SUBJECT AND TOGETHER with a 33.00 foot wide easement.

**TRACT 4**  
The North Half of Government Lot 2, Section 33, Township 140 North, Range 29 West, Cass County, Minnesota, lying westerly of BUCHMANS BAY WOODS, according to the recorded plat thereof, said County. SUBJECT to easements, restrictions, and reservations of record.

Curve Segment	Delta	Radius	Length	Chord Bearing	Chord Distance
C1	Δ=70°04'42"	50.00	61.15	N54°35'55"W	57.41
C2	Δ=178°44'26"	50.00	158.18	N00°16'03"W	99.99
C3	Δ=93°07'06"	80.00	130.02	S43°57'19"W	116.17

- ### LEGEND
- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
  - DENOTES MONUMENT FOUND
  - × DENOTES CALCULATED POSITION
  - ⊙ DENOTES EXISTING WELL
  - ⊕ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
  - ⊙ DENOTES EXISTING SATELLITE
  - ⊕ DENOTES DELINEATED WETLAND(S) by Ben Meiser, May 2015. (See note 3)
  - DENOTES EDGE OF EXISTING BITUMINOUS

- ### NOTES:
- Zoning for subject tract = Shoreland Residential and Rural Residential 2.5.
  - Parcel ID for subject tract = 51-033-1102.
  - Wetland information shown as stippled lines indicates its approximate location was taken from National Wetland Inventory mappings. Not field located.
  - 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.



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE MINNESOTA COUNTY COORDINATE SYSTEM, CASS COUNTY NORTH ZONE