

# CERTIFICATE OF SURVEY

## PART OF GOVERNMENT LOT 8, SECTION 33, TOWNSHIP 139 NORTH, RANGE 30 WEST, CASS COUNTY, MINNESOTA

### EXISTING DESCRIPTIONS:

OBTAINED FROM THE CASS COUNTY RECORDERS OFFICE.

QUIT CLAIM DEED  
 (Not subject to Indemnity)  
 31-004-1100  
 34-033-3403  
 34-033-3403

No delinquent taxes and transfer charges; Certificate of Real Estate Value ( ) filed ( ) not required. Certificate of Real Estate Value No. 8-10, 19 575.

*Sharon A. Anderson*  
 County Auditor  
 Deputy

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 10th day of July A.D. 1995 at 2:22 o'clock P.M. and was duly recorded in Cass County, Minn. in Book 267-528.

*[Signature]*  
 COUNTY RECORDER

(reserved for recording date)

STATE DEED TAX DUE HEREON: \$ 1.65

Date: July 3, 1995

FOR VALUABLE CONSIDERATION, Grace M. Warner, widowed and not remarried, Grantor, hereby conveys and quitclaims to Karen J. Ujans, Stephen M. Warner, Daniel E. Warner, and Dennis J. Warner, Grantees, as tenants in common, real property in Cass County, Minnesota, described as follows:

The part of Government Lot Eight (8), Section Thirty-three (33), Township One Hundred thirty-nine (139) Range Thirty (30) lying Northwesterly of the following described line: Beginning at an iron monument on the Eastern bank of Bowen Lake placed at a point 480.98 feet North and 425.13 feet East from the I.M.M.C. being the Southwest corner of said Lot 8 and running thence South 65 degrees and 30 minutes East to where this line intersects the South line of said Lot 8.

EXCEPT: The South Ten (10) rods of said Lot 8 and EXCEPT that portion hereinafter conveyed by deed dated September 7, 1951 to Rodney A. Warner and Grace M. Warner and recorded in Book 107 of Deeds, page 368, and EXCEPT that portion hereinafter conveyed by deed dated July 28, 1954 to Frank J. Warner and Esther G. Warner and recorded in Book 112 of Deeds, page 204. Purchasers, their heirs or assigns are to have a perpetual easement for roadway where present road is now travelled. Subject to mineral reservations, if any, of record.

Lot One (1) of Section Four (4) Township One Hundred Thirty-eight (138), Range Thirty (30), subject to mineral reservations if any, of record, and any easements for road, electric or telephone.

The Southerly one-half, a part of Government Lot Eight (8), Section Thirty-three (33), Township one hundred thirty-nine (139), N., Range Thirty (30) W., of the 5th P.M. described as follows, to-wit: Beginning at an iron monument on the Eastern bank of Bowen Lake and 425.13 feet East from the I.M.M.C. being the Southwest corner of said Lot 8 and running thence S. 65 degrees and 30 minutes E. 225.00 feet to a 2nd iron monument; thence run 90 degrees and run N. 34 deg. 30 min. E. 200.00 feet to a 3rd iron monument thence run 90 deg. and run N. 65 deg. 30 min. W. 185.80 feet to the 4th iron monument on said bank of said Bowen Lake thence Southerly along said bank 205.00 feet more or less to the place of beginning. The land hereinafter described extends Northwesterly to westerly edge of said Bowen Lake and contains 47/100 of an acre as near as may be. The South line of said Lot 8 is considered a true East and West line in this description. Subject to mineral rights and mineral reservations if any of record. With a perpetual easement for roadway for logs and eggs from the public highway to the above described property.

Reserving a life estate interest to Grace M. Warner for her natural life. Consideration for this transfer is less than \$500. together with all hereditaments and appurtenances belonging thereto.

STATE OF MINNESOTA ) ss.

COUNTY OF Cass )

The foregoing instrument was acknowledged before me this 3rd day of July, 1995, by Grace M. Warner, widowed and not remarried, Grantor.

Notarial Stamp or Seal (or Other Title or Rank) *[Signature]* Signature of Person Taking Acknowledgment

This instrument was drafted by (name and address):  
 Long & Collins, P. A.  
 6600 France Avenue South, Suite 460  
 Edina, MN 55435  
 (612) 929-0222

Tax statements for the real property described in this instrument should be sent to (include name and address of Grantee):  
 Grace M. Warner  
 1709 Roosevelt Road  
 St. Cloud, MN 56301  
 5-27273  
 CASS COUNTY  
 MINNESOTA  
 Deed Tax 1.65  
 BY *[Signature]*

DEED RECORD NO. 112, CASS COUNTY, MINN.

TO HAVE AND TO HOLD THE SAME, Together with all the hereditaments and appurtenances thereto in anywise appertaining to the said part, unto the said part, heirs and assigns, forever. And the said part, heirs and assigns, do hereby covenant, warrant and obligate themselves, their heirs and assigns, to the said part, heirs and assigns, to defend, maintain and support the same, against all persons lawfully claiming or to claim the whole or any part thereof, subject to the provisions hereinafter contained, and the said part, heirs and assigns, do hereby covenant, warrant and obligate themselves, their heirs and assigns, to defend, maintain and support the same, against all persons lawfully claiming or to claim the whole or any part thereof, subject to the provisions hereinafter contained.

IN WITNESS WHEREOF, The said part, heirs and assigns, have hereunto set their hands and the day and year first above written.

In Presence of  
*[Signatures]*  
 State of Minnesota,  
 County of Cass,  
 Notary Public,  
 My Commission Expires 1997.

### PROPOSED DESCRIPTIONS:

#### NORTH TRACT

That part of Government Lot 8, Section 33, Township 139 North, Range 30 West, Cass County, Minnesota, described as follows: Commencing at northeast corner of said Government Lot 8; thence North 89 degrees 36 minutes 11 seconds West, assigned bearing along the north line thereof 404.94 feet to the Point of Beginning of the tract to be herein described; thence South 15 degrees 16 minutes 11 seconds West 488.30 feet; thence North 77 degrees 40 minutes 27 seconds West 616 feet, more or less, to the shoreline of Bowen Lake; thence northerly along said shoreline to said north line; thence South 89 degrees 36 minutes 11 seconds East, along said north line, 660 feet, more or less, to the point of beginning. SUBJECT to easements, restrictions, and reservations of record. SUBJECT to and TOGETHER with Easement No. 1. TOGETHER with Easement No. 2.

#### SOUTH TRACT

That part of Government Lot 8, Section 33, Township 139 North, Range 30 West, Cass County, Minnesota, described as follows: Commencing at a point 480.98 feet North and 425.13 feet East from the iron monument meander corner at the southwest corner of said Government Lot 8; thence South 64 degrees 38 minutes 57 seconds East, along the monumented line, 225 feet, to a point hereinafter referred to as Point "A"; thence North 25 degrees 56 minutes 54 seconds East 100.00 feet to a point hereinafter referred to as Point "B"; thence continue North 25 degrees 56 minutes 54 seconds East 100.00 feet to a point hereinafter referred to as Point "C"; AND Commencing at northeast corner of said Government Lot 8; thence North 89 degrees 36 minutes 11 seconds West, assigned bearing along the north line thereof 404.94 feet; thence South 15 degrees 16 minutes 11 seconds West 488.30 feet to the Point of Beginning of the tract to be herein described; thence continue South 15 degrees 16 minutes 11 seconds West 496.34 feet, to the intersection with a line bearing South 64 degrees 38 minutes 57 seconds East from said Point "C"; thence North 64 degrees 38 minutes 57 seconds West, passing through said Point "C", a distance of 660 feet, more or less, to the shoreline of Bowen Lake; thence northeasterly along said shoreline to the intersection with a line bearing North 77 degrees 40 minutes 27 seconds West from the point of beginning; thence South 77 degrees 40 minutes 27 seconds East 616 feet, more or less, to the point of beginning. SUBJECT to easements, restrictions, and reservations of record. SUBJECT to and TOGETHER with Easement No. 1 and Easement No. 2.

#### REMAINDER TRACT

That part of Government Lot 8, Section 33, Township 139 North, Range 30 West, Cass County, Minnesota, described as follows: Commencing at a point 480.98 feet North and 425.13 feet East from the iron monument meander corner at the southwest corner of said Government Lot 8; thence South 64 degrees 38 minutes 57 seconds East, along the monumented line, 225 feet, to a point hereinafter referred to as Point "A"; thence North 25 degrees 56 minutes 54 seconds East 100.00 feet to a point hereinafter referred to as Point "B"; thence continue North 25 degrees 56 minutes 54 seconds East 100.00 feet to a point hereinafter referred to as Point "C"; AND Beginning at northeast corner of said Government Lot 8; thence North 89 degrees 36 minutes 11 seconds West, assigned bearing along the north line thereof 404.94 feet; thence South 15 degrees 16 minutes 11 seconds West 488.30 feet, to the intersection with a line bearing South 64 degrees 38 minutes 57 seconds East from said Point "C"; thence North 64 degrees 38 minutes 57 seconds West, 483.64 feet to said Point "C"; thence South 25 degrees 56 minutes 54 seconds West 100.00 feet to said Point "B"; thence South 25 degrees 56 minutes 54 seconds West 100.00 feet to said Point "A"; thence South 64 degrees 38 minutes 57 seconds East 534.33 feet, more or less to the north line of the South 165.00 feet of said Government Lot 8; thence South 89 degrees 36 minutes 11 seconds East, along said north line of the South 165.00 feet, a distance of 704.64 feet to the east line of said Government Lot 8; thence North 00 degrees 03 minutes 34 seconds East, along said east line, 1159.07 feet to the point of beginning. SUBJECT to easements, restrictions, and reservations of record. SUBJECT to and TOGETHER with Easement No. 1. SUBJECT to Easement No. 2.

#### EASEMENT NO. 1

A 33.00 foot wide easement for ingress, egress, and utility purposes over, under, and across that part of Government Lot 8, Section 33, Township 139 North, Range 30 West, Cass County, Minnesota, the centerline of said 33.00 foot wide easement is described as follows: Commencing at a point 480.98 feet North and 425.13 feet East from the iron monument meander corner at the southwest corner of said Government Lot 8; thence South 64 degrees 38 minutes 57 seconds East, along the monumented line, 225 feet, to a point hereinafter referred to as Point "A"; AND Commencing at northeast corner of said Government Lot 8; thence North 89 degrees 36 minutes 11 seconds West, assigned bearing along the north line thereof 487.90 feet to the Point of Beginning of the centerline to be herein described; thence South 08 degrees 22 minutes 01 second West 369.03 feet; thence South 15 degrees 16 minutes 11 seconds West 127.07 feet; thence South 22 degrees 50 minutes 24 seconds West 123.92 feet; thence South 33 degrees 31 minutes 03 seconds West 94.40 feet; thence South 75 degrees 46 minutes 39 seconds West 104.31 feet; thence South 85 degrees 11 minutes 13 seconds West 104.27 feet; thence South 71 degrees 16 minutes 18 seconds West 108.89 feet; thence South 53 degrees 02 minutes 53 seconds West 77.87 feet; thence South 38 degrees 50 minutes 03 seconds West 76.03 feet; thence South 54 degrees 41 minutes 03 seconds West 125.96 feet, to the intersection with a line bearing South 64 degrees 38 minutes 57 seconds East from said Point "A" and said centerline then terminating. The sidelines of said 33.00 foot wide easement shall be prolonged or shortened to terminate on said north line and said line bearing South 64 degrees 38 minutes 57 seconds East from said Point "A".

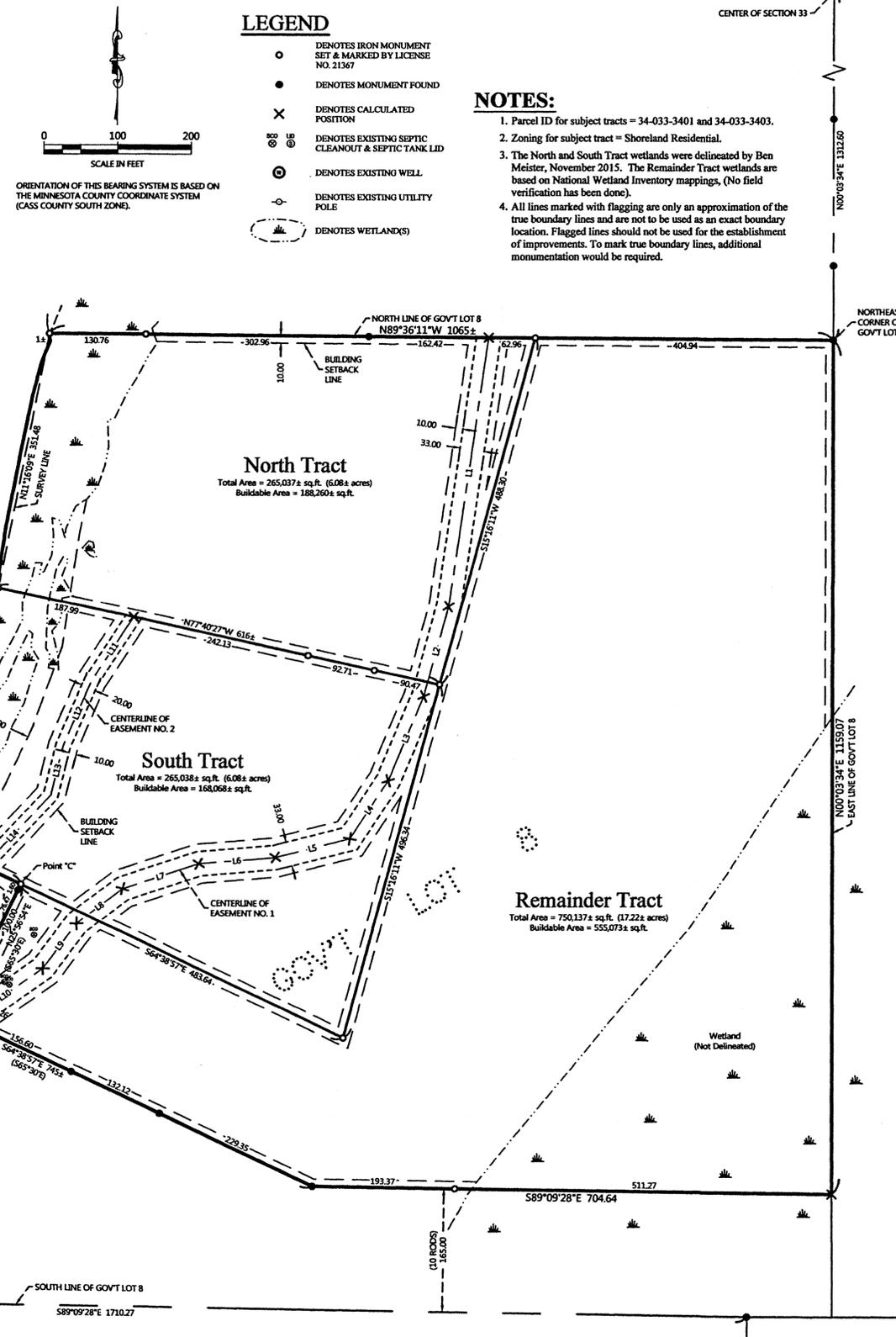
#### EASEMENT NO. 2

A 20.00 foot wide easement for ingress, egress, and utility purposes over, under, and across that part of Government Lot 8, Section 33, Township 139 North, Range 30 West, Cass County, Minnesota, the centerline of said 20.00 foot wide easement is described as follows: Commencing at a point 480.98 feet North and 425.13 feet East from the iron monument meander corner at the southwest corner of said Government Lot 8; thence South 64 degrees 38 minutes 57 seconds East, along the monumented line, 225 feet, to a point hereinafter referred to as Point "A"; thence North 25 degrees 56 minutes 54 seconds East 100.00 feet to a point hereinafter referred to as Point "B"; AND Commencing at northeast corner of said Government Lot 8; thence North 89 degrees 36 minutes 11 seconds West, assigned bearing along the north line thereof 404.94 feet; thence South 15 degrees 16 minutes 11 seconds West 488.30 feet; thence North 77 degrees 40 minutes 27 seconds West 425.31 feet to the Point of Beginning of the centerline to be herein described; thence South 33 degrees 10 minutes 06 seconds West 104.04 feet; thence South 23 degrees 32 minutes 24 seconds West 96.32 feet; thence South 14 degrees 07 minutes 32 seconds West 68.88 feet; thence South 43 degrees 13 minutes 14 seconds West 149.72 feet; thence South 51 degrees 02 minutes 19 seconds East 38.00 feet to the intersection with a line bearing North 25 degrees 56 minutes 54 seconds East from said Point "B"; thence South 25 degrees 56 minutes 54 seconds West, passing through said Point "B", a distance of 121.93 feet, to said Point "A" and said centerline then terminating. The sidelines of said 20.00 foot wide easement shall be prolonged or shortened to terminate on lines that bear North 77 degrees 40 minutes 27 seconds West and South 77 degrees 40 minutes 27 seconds East from the point of beginning and South 64 degrees 38 minutes 57 seconds East and North 64 degrees 38 minutes 57 seconds West from said Point "A".

#### EXISTING PIN 34-033-3403

That part of Government Lot 8, Section 33, Township 139 North, Range 30 West, Cass County, Minnesota, described as follows: Commencing at a point 480.98 feet North and 425.13 feet East from the iron monument meander corner at the southwest corner of said Government Lot 8; thence South 64 degrees 38 minutes 57 seconds East, along the monumented line, 225 feet, to the Point of Beginning of the tract to be herein described; thence North 25 degrees 56 minutes 54 seconds East 100.00 feet, thence North 64 degrees 38 minutes 57 seconds West 186 feet, more or less, to the shoreline of Bowen Lake; thence southerly along said shoreline to the intersection with a line bearing North 64 degrees 38 minutes 57 seconds West from the point of beginning; thence South 64 degrees 38 minutes 57 seconds East 215 feet, more or less, to the point of beginning.

SUBJECT to easements, restrictions, and reservations of record. SUBJECT to and TOGETHER with Easement No. 2.



- ### LEGEND
- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
  - DENOTES MONUMENT FOUND
  - × DENOTES CALCULATED POSITION
  - ⊙ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
  - DENOTES EXISTING WELL
  - DENOTES EXISTING UTILITY POLE
  - DENOTES WETLAND(S)

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE MINNESOTA COUNTY COORDINATE SYSTEM (CASS COUNTY SOUTH ZONE).

Line Segment	Bearing	Distance
L1	S08°22'01"W	369.03
L2	S15°16'11"W	127.07
L3	S22°50'24"W	123.92
L4	S33°31'03"W	94.40
L5	S75°46'39"W	104.31
L6	S85°11'13"W	104.27
L7	S71°28'16"W	108.89
L8	S53°02'53"W	77.87
L9	S36°50'03"W	76.03
L10	S54°41'03"W	125.96
L11	S33°10'06"W	104.04
L12	S23°32'24"W	96.32
L13	S14°07'32"W	68.88
L14	S43°13'14"W	149.72
L15	S51°02'19"E	38.00
L16	S01°14'39"W	57.56

NO.	DATE	DESCRIPTION
1	12-23-2013	Acquired Rights
2	12-24-2013	Acquired Rights

RECEIVED  
 # 7755  
 DEC 29 2015  
 CLERK OF COURTS  
 COUNTY SURVEYOR

HEREBY CERTIFY THAT THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINNESOTA SURVEYING ACT AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

*[Signature]*  
 TERRY J. FREEMAN  
 LIC. NO. 21367

CERTIFICATE OF SURVEY  
 Dan Warner  
 5774 Blackshire Path  
 Inver Grove Heights, MN 55076

JOB NO. 15-030  
 DATE: 12-18-2015  
 SHEET NO. 1 OF 1

