CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 4, SECTION 27, TOWNSHIP 142 NORTH, RANGE 31 WEST, CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:

OBTAINED FROM THE CASS COUNTY RECORDERS OFFICE.

Form No. 5-M - WARRANTY DEED

Minnesota Uniform Conveyancing Blanks (1/1/97)
Individual(s) to Joint Tenants

58-127403

No delinquent taxes and transfer entered; Certificate of Real Estate Value ( ) filed ( ) not required
Certificate of Real Estate Value No. _____
Aug 2nd 2000
(Date)
Sharon V. Anderson
County Auditor
by Alexi Aagren
Deputy

427109
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 2 day of Aug. A.D. 20 00
at 2:00 O'clock P M and was recorded as Micro Doc. No. 427109
COUNTY RECORDER
(reserved for recording data)

DEED TAX DUE: $214.50

Date: August 1, 2000

FOR VALUABLE CONSIDERATION, David Alan Cartier, Trustee of the Thomas K. Cartier Trust established April 11, 1990, Grantor, hereby conveys and warrants to Jon Bergmann and Carrie Bergmann husband and wife, Grantees, as joint tenants, real property in Cass County, Minnesota, described as follows:

SEE ATTACHED EXHIBIT A

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

Subject to easements, restrictions, and reservations of record if any.

Check box if applicable:
☒ The Seller certifies that the seller does not know of any wells on the above 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 property have not changed since the last previously filed well disclosure certificate.

CASS COUNTY, MN # 1869
Deed tax $ 214.50
Date 8-2-00 By KF

David Alan Cartier
David Alan Cartier

STATE OF MINNESOTA }
COUNTY OF Yuma } ss.

This instrument was acknowledged before me on 7-24-00 by David Alan Cartier as Trustee of the Thomas K. Cartier Trust established April 11, 1990 Grantor.

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)
NOTARY PUBLIC STATE OF ARIZONA Yuma County
KATHRYN A. GRYTZ
My Commission Expires June 2, 2004

Kathryn A. Grytz
SIGNATURE OF NOTARY OR OTHER OFFICIAL

Check here if part or all of the land is Registered (Torrens) ☐
Tax Statements for the real property described in this instrument should be sent to (include name and address of Grantee):

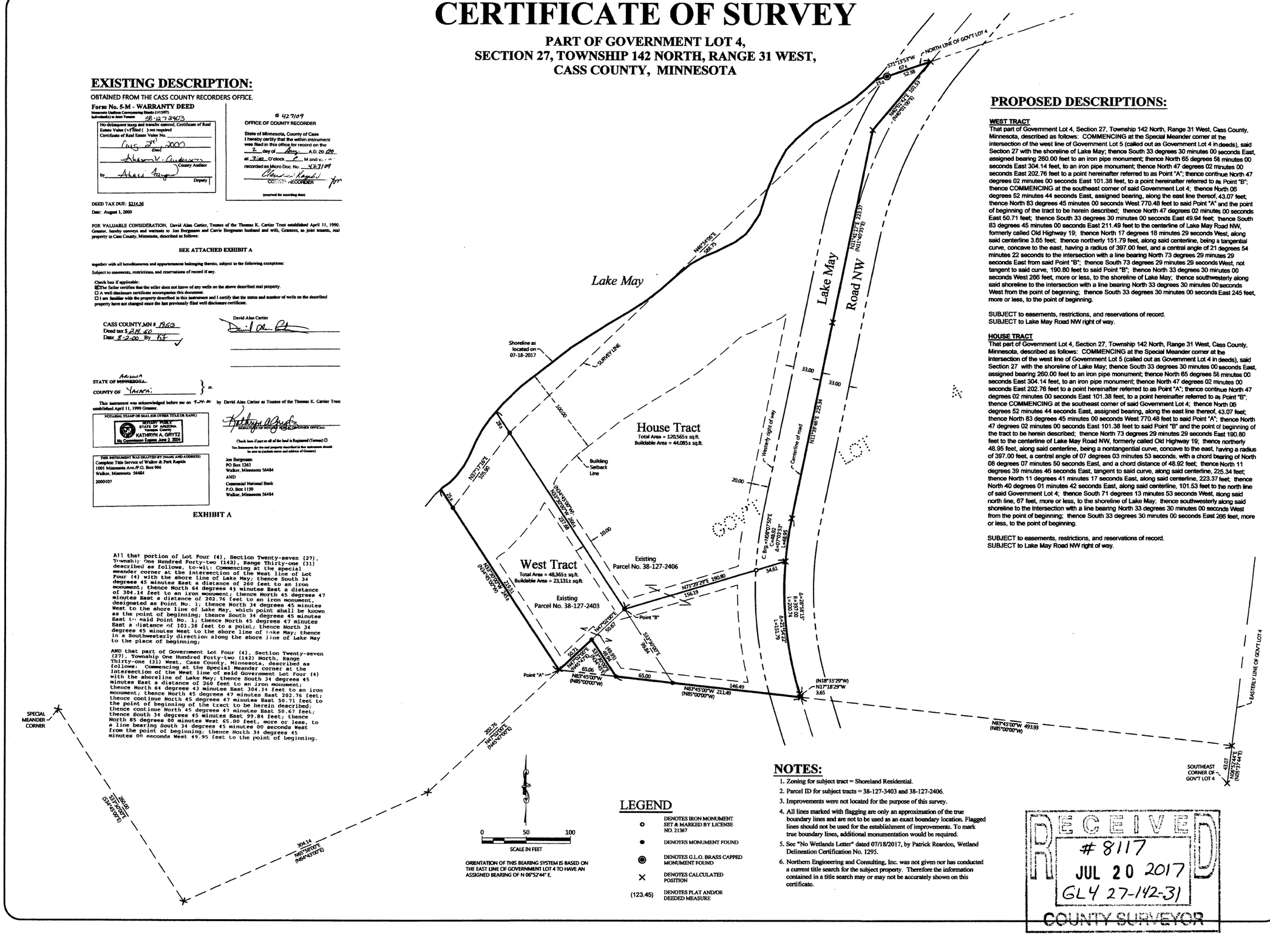
THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS)
Complete Title Service of Walker & Park Rapids
1001 Minnesota Ave./P.O. Box 966
Walker, Minnesota 56484
2000107

Jon Bergmann
PO Box 1263
Walker, Minnesota 56484
AND
Centennial National Bank
P.O. Box 1150
Walker, Minnesota 56484

EXHIBIT A

All that portion of Lot Four (4), Section Twenty-seven (27), Township One Hundred Forty-two (142), Range Thirty-one (31) described as follows, to-wit: Commencing at the special meander corner at the intersection of the West line of Lot Four (4) with the shore line of Lake May; thence South 34 degrees 45 minutes East a distance of 260 feet to an iron monument; thence North 64 degrees 43 minutes East a distance of 304.14 feet to an iron monument; thence North 45 degrees 47 minutes East a distance of 202.76 feet to an iron monument, designated as Point No. 1; thence North 34 degrees 45 minutes West to the shore line of Lake May, which point shall be known as the point of beginning; thence South 34 degrees 45 minutes East to said Point No. 1; thence North 45 degrees 47 minutes East a distance of 101.38 feet to a point; thence North 34 degrees 45 minutes West to the shore line of Lake May; thence in a Southwesterly direction along the shore line of Lake May to the place of beginning;

AND that part of Government Lot Four (4), Section Twenty-seven (27), Township One Hundred Forty-two (142) North, Range Thirty-one (31) West, Cass County, Minnesota, described as follows: Commencing at the Special Meander corner at the intersection of the West line of said Government Lot Four (4) with the shoreline of Lake May; thence South 34 degrees 45 minutes East a distance of 260 feet to an iron monument; thence North 64 degrees 43 minutes East 304.14 feet to an iron monument; thence North 45 degrees 47 minutes East 202.76 feet; thence continue North 45 degrees 47 minutes East 50.71 feet to the point of beginning of the tract to be herein described; thence continue North 45 degrees 47 minutes East 50.67 feet; thence South 34 degrees 45 minutes East 99.84 feet; thence North 85 degrees 00 minutes West 65.00 feet, more or less, to a line bearing South 34 degrees 45 minutes 00 seconds West from the point of beginning; thence North 34 degrees 45 minutes 00 seconds West 49.95 feet to the point of beginning.



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE EAST LINE OF GOVERNMENT LOT 4 TO HAVE AN ASSIGNED BEARING OF N 06°52'44" E.

LEGEND

- ○ DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- ● DENOTES MONUMENT FOUND
- ◉ DENOTES G.L.O. BRASS CAPPED MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- (123.45) DENOTES PLAT AND/OR DEEDED MEASURE

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tracts = 38-127-3403 and 38-127-2406.
3. Improvements were not located for the purpose of this survey.
4. 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.
5. See "No Wetlands Letter" dated 07/18/2017, by Patrick Reardon, Wetland Delineation Certification No. 1295.
6. Northern Engineering and Consulting, Inc. was not given nor has conducted a current title search for the subject property. Therefore the information contained in a title search may or may not be accurately shown on this certificate.

PROPOSED DESCRIPTIONS:

WEST TRACT

That part of Government Lot 4, Section 27, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the Special Meander corner at the intersection of the west line of Government Lot 5 (called out as Government Lot 4 in deeds), said Section 27 with the shoreline of Lake May; thence South 33 degrees 30 minutes 00 seconds East, assigned bearing 260.00 feet to an iron pipe monument; thence North 65 degrees 58 minutes 00 seconds East 304.14 feet, to an iron pipe monument; thence North 47 degrees 02 minutes 00 seconds East 202.76 feet to a point hereinafter referred to as Point "A"; thence continue North 47 degrees 02 minutes 00 seconds East 101.38 feet, to a point hereinafter referred to as Point "B"; thence COMMENCING at the southeast corner of said Government Lot 4; thence North 06 degrees 52 minutes 44 seconds East, assigned bearing, along the east line thereof, 43.07 feet; thence North 83 degrees 45 minutes 00 seconds West 770.48 feet to said Point "A" and the point of beginning of the tract to be herein described; thence North 47 degrees 02 minutes 00 seconds East 50.71 feet; thence South 33 degrees 30 minutes 00 seconds East 49.94 feet; thence South 83 degrees 45 minutes 00 seconds East 211.49 feet to the centerline of Lake May Road NW, formerly called Old Highway 19; thence North 17 degrees 18 minutes 29 seconds West, along said centerline 3.65 feet; thence northerly 151.79 feet, along said centerline, being a tangential curve, concave to the east, having a radius of 397.00 feet, and a central angle of 21 degrees 54 minutes 22 seconds to the intersection with a line bearing North 73 degrees 29 minutes 29 seconds East from said Point "B"; thence South 73 degrees 29 minutes 29 seconds West, not tangent to said curve, 190.80 feet to said Point "B"; thence North 33 degrees 30 minutes 00 seconds West 266 feet, more or less, to the shoreline of Lake May; thence southwesterly along said shoreline to the intersection with a line bearing North 33 degrees 30 minutes 00 seconds West from the point of beginning; thence South 33 degrees 30 minutes 00 seconds East 245 feet, more or less, to the point of beginning.

SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to Lake May Road NW right of way.

HOUSE TRACT

That part of Government Lot 4, Section 27, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the Special Meander corner at the intersection of the west line of Government Lot 5 (called out as Government Lot 4 in deeds), said Section 27 with the shoreline of Lake May; thence South 33 degrees 30 minutes 00 seconds East, assigned bearing 260.00 feet to an iron pipe monument; thence North 65 degrees 58 minutes 00 seconds East 304.14 feet, to an iron pipe monument; thence North 47 degrees 02 minutes 00 seconds East 202.76 feet to a point hereinafter referred to as Point "A"; thence continue North 47 degrees 02 minutes 00 seconds East 101.38 feet, to a point hereinafter referred to as Point "B"; thence COMMENCING at the southeast corner of said Government Lot 4; thence North 06 degrees 52 minutes 44 seconds East, assigned bearing, along the east line thereof, 43.07 feet; thence North 83 degrees 45 minutes 00 seconds West 770.48 feet to said Point "A"; thence North 47 degrees 02 minutes 00 seconds East 101.38 feet to said Point "B" and the point of beginning of the tract to be herein described; thence North 73 degrees 29 minutes 29 seconds East 190.80 feet to the centerline of Lake May Road NW, formerly called Old Highway 19; thence northerly 48.95 feet, along said centerline, being a nontangential curve, concave to the east, having a radius of 397.00 feet, a central angle of 07 degrees 03 minutes 53 seconds, with a chord bearing of North 08 degrees 07 minutes 50 seconds East, and a chord distance of 48.92 feet; thence North 11 degrees 39 minutes 46 seconds East, tangent to said curve, along said centerline, 225.34 feet; thence North 11 degrees 41 minutes 17 seconds East, along said centerline, 223.37 feet; thence North 40 degrees 01 minutes 42 seconds East, along said centerline, 101.53 feet to the north line of said Government Lot 4; thence South 71 degrees 13 minutes 53 seconds West, along said north line, 67 feet, more or less, to the shoreline of Lake May; thence southwesterly along said shoreline to the intersection with a line bearing North 33 degrees 30 minutes 00 seconds West from the point of beginning; thence South 33 degrees 30 minutes 00 seconds East 266 feet, more or less, to the point of beginning.

SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to Lake May Road NW right of way.

RECEIVED
#8117
JUL 20 2017
GL4 27-142-31
COUNTY SURVEYOR

REVISIONS:			
NO.	DATE	DESCRIPTION	BY

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR 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 — LIC. NO. 21367 — 7/21/17

NORTHERN ENGINEERING & CONSULTING, INC.
P.O. Box 292, Walker, MN. 56484
Phone: 218-547-1296, Fax: 218-547-2272
web: www.necusa.com

CERTIFICATE OF SURVEY
Mike & Kathy Bergmann
P.O. Box 125
Walker, MN 56484

JOB NO. 17-181
DATE: 07-20-2017

SHEET NO.
1 OF 1