

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 1, SECTION 8, TOWNSHIP 140 NORTH, RANGE 26 WEST, CASS COUNTY, MINNESOTA

EXISTING DESCRIPTIONS:

May 27, 2016
File:22200-001

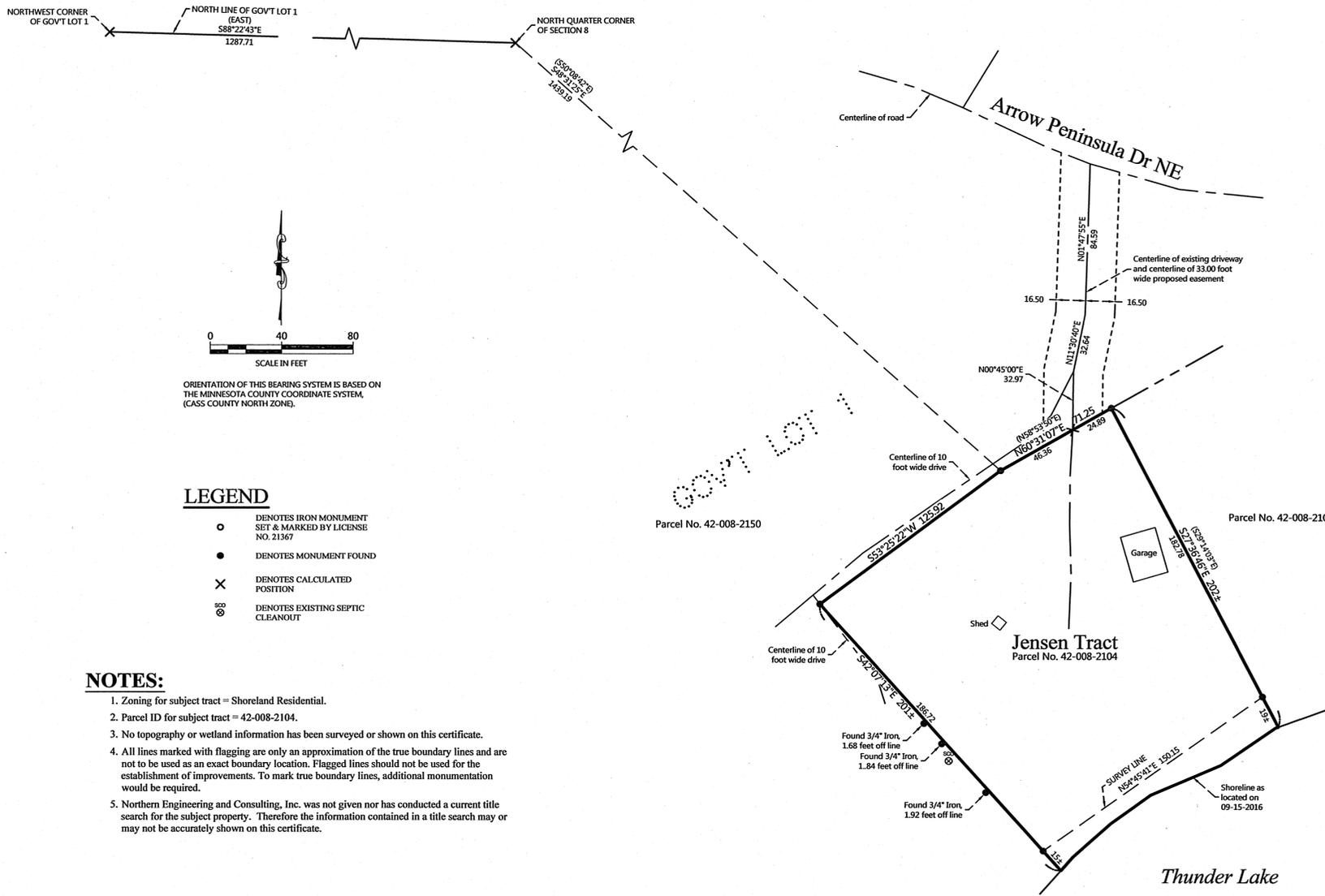
PROPOSED DESCRIPTIONS:

JENSEN TRACT

That part of Government Lot 1, Section 8, Township 140 North, Range 26 West, Cass County, Minnesota, described as follows: COMMENCING at the northwest corner of said Government Lot 1; thence South 88 degrees 22 minutes 43 seconds East, assigned bearing, along the north line thereof, for a distance of 1287.71 feet to the north quarter corner of said Section 8; thence South 48 degrees 31 minutes 25 seconds East 1439.19 feet; thence North 60 degrees 31 minutes 07 seconds East 71.25 feet to the point of beginning of the tract to be herein described; thence South 60 degrees 31 minutes 07 seconds West 71.25 feet; thence South 53 degrees 25 minutes 22 seconds West 125.92 feet; thence South 42 degrees 07 minutes 13 seconds East 201 feet, more or less, to the shoreline of Thunder Lake; thence northeasterly along said shoreline to the intersection with a line bearing South 27 degrees 36 minutes 46 seconds East from the point of beginning; thence North 27 degrees 36 minutes 46 seconds West 202 feet, more or less, to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
TOGETHER with a 33.00 foot wide easement.

33.00 FOOT WIDE EASEMENT

A 33.00 foot wide easement for ingress, egress, and utility purposes over, under, and across that part of Government Lot 1, Section 8, Township 140 North, Range 26 West, Cass County, Minnesota, the centerline of said 33.00 foot wide easement is described as follows: COMMENCING at the northwest corner of said Government Lot 1; thence South 88 degrees 22 minutes 43 seconds East, assigned bearing, along the north line thereof, for a distance of 1287.71 feet to the north quarter corner of said Section 8; thence South 48 degrees 31 minutes 25 seconds East 1439.19 feet; thence North 60 degrees 31 minutes 07 seconds East 46.36 feet to the point of beginning of the centerline to be herein described; thence North 00 degrees 45 minutes 00 seconds East 32.97 feet; thence North 11 degrees 30 minutes 40 seconds East 32.64 feet; thence North 01 degrees 47 minutes 55 seconds East 84.59 feet to the centerline of Arrow Peninsula Drive NE and said described centerline there terminating.
The sidelines of said 33.00 foot wide easement shall be prolonged or shortened to terminate on the centerline of said Arrow Peninsula Drive NE and on lines bearing North 60 degrees 31 minutes 07 seconds East and South 60 degrees 31 minutes 07 seconds West from the above described point of beginning.



LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- ⊙ DENOTES EXISTING SEPTIC CLEANOUT

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 42-008-2104.
3. No topography or wetland information has been surveyed or shown on this certificate.
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. 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.

OPINION OF TITLE

TO: Mark Jensen
1520 Minnie Avenue
Mound, MN 55364

Re: That part of Government Lot One (1), Section Eight (8), Township One Hundred Forty (140) North, Range Twenty-six (26) West, Cass County, Minnesota, described as follows: Starting at a point on the lakeshore 100 feet in a northeasterly direction along the lakeshore from a point 1191.3 feet South 09 degrees 57 minutes East from a meander corner at the Northeast corner of Government Lot One (1), thence North 55 degrees 01 minutes East 100.0 feet, thence North 34 degrees 59 minutes West 190 feet, thence South 54 degrees 09 minutes West 126.70 feet, thence South 42 degrees 59 minutes East 190 feet to the point of beginning.

AND

Starting at a point on the lakeshore 200 feet in a Northeasterly direction along the lakeshore from a point 1191.3 feet South 09 degrees 57 minutes East from a meander corner at the Northeast corner of Government Lot 1, thence North 55 degrees 01 minutes East 50 feet to the point of beginning of the tract to be described, thence South 55 degrees 01 minutes West 50 feet, thence North 34 degrees 59 minutes West 190 feet; thence North 61 degrees 09 minutes East 72.23 1/2 feet; thence in a generally Southeasterly direction to the point of beginning 185 feet more or less.

LESS AND EXCEPT

That part of Government Lot One (1), Section Eight (8), Township One Hundred forty (140) North, Range Twenty-six (26) West, located in Cass County, State of Minnesota and described as follows: Commencing at the Northwest corner of Government Lot One (1); thence East along the North line of Government Lot One (1) a distance of 1287.71 feet to a point, being the North 1/4 corner of Section Eight (8); thence South 50 degrees 08 minutes 42 seconds East, a distance of 1439.19 feet to a point; thence North 58 degrees 53 minutes 50 seconds East, a distance of 71.25 feet to the point of beginning; thence North 58 degrees 53 minutes 50 seconds East, a distance of 71.25 feet to a point; thence North 81 degrees 47 minutes 30 seconds East, a distance of 143.85 feet to a point; thence South 08 degrees 11 minutes 03 seconds East a distance of 195 feet, more or less, to the shoreline of Thunder Lake; thence Southwesterly, along said shoreline a distance of 150 feet, more or less, to a point of intersection with a line that bears South 29 degrees 14 minutes 03 seconds East from the point of beginning; thence North 29 degrees 14 minutes 03 seconds West, a distance of 213 feet, more or less, to the point of beginning and there terminating.

Cass County, Minnesota.
Parcel No. 42-008-2104

From No. 28-94 - QUIT CLAIM DEED - Minnesota (Uniform Constructing States 4187) Minn. Stat. Ch. 573

No delinquent taxes and transfer charges; Certificate of Real Estate Value () filed () not required
Certificate of Real Estate Value No. 244870
January 29, 1993

Sharon K. Anderson
County Auditor

by _____ Deputy

STATE DEED TAX DUE HEREBY: \$ 165

Date: April 18, 1992

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 27 day of January, A.D. 1993 at 1:50 O'clock P.M. and was duly recorded as Micro Doc. No. 244870

COUNTY RECORDER

(reserved for recording data)

FOR VALUABLE CONSIDERATION, Charles L. Kampa and JoAnn M. Kampa, husband and wife, Grantor(s), hereby convey (s) and quitclaim (s) to Mark W. Jensen and Jacquelyn A. Jensen, husband and wife, Grantee(s) as joint tenants, real property in Cass County, Minnesota, described as follows:

(See attached Exhibit A.)
(On Back)
Total consideration for this transfer is less than \$500.00.

(If more space is needed, continue on back)
together with all hereditaments and appurtenances belonging thereto.

CASS COUNTY MINNESOTA
Deed Tax \$ 165
Date 1-28-93 by Charles L. Kampa and JoAnn M. Kampa

STATE OF MINNESOTA
COUNTY OF CASS

The foregoing instrument was acknowledged before me this 18 day of April, 1992, by Charles L. Kampa and JoAnn M. Kampa, husband and wife, Grantor(s).

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR MARK)

Mark W. Jensen
Minnie Ave.
Mound MN

Arnie Martin Fundaun
Attorney at Law
Main Street Box 67
Romer MN 56672

EXHIBIT A

That part of Government Lot One (1), Section Eight (8), Township One Hundred-forty (140) North, Range Twenty-six (26) West, located in Cass County, State of Minnesota lying westerly of the following tract: commencing at the Northwest Corner of Government Lot One (1); thence East along the North line of Government Lot One (1) a distance of 1287.71 feet to a point, being the North 1/4 Corner of Section Eight (8); thence South 50 degrees 08 minutes 42 seconds East a distance of 1439.19 feet to a point; thence North 58 degrees 53 minutes 50 seconds East a distance of 71.25 feet to the point of beginning; thence North 58 degrees 53 minutes 50 seconds East a distance of 71.25 feet to a point; thence North 81 degrees 47 minutes 30 seconds East a distance of 143.85 feet to a point; thence South 08 degrees 11 minutes 03 seconds East a distance of 195 feet more or less to the shoreline of Thunder Lake; thence Southwesterly, along said shoreline a distance of 150 feet more or less to a point of intersection with a line that bears South 29 degrees 14 minutes 03 seconds East from the point of beginning; thence North 29 degrees 14 minutes 03 seconds West a distance of 213 feet more or less to the point of beginning and there terminating.

NO.	DATE	DESCRIPTION	BY

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING UNDER THE LAWS OF THE STATE OF MINNESOTA.

16/10/16
LIC. NO. 21367
TERRY L. FREEMAN



CERTIFICATE OF SURVEY
Chad Jensen
P.O. Box 441
Richmond, MN 56368

JOB NO. 16-137
DATE: 10-07-2016
SHEET NO.
1 OF 1