

# CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 5,  
SECTION 12, TOWNSHIP 140 NORTH, RANGE 28 WEST,  
CASS COUNTY, MINNESOTA

## EXISTING DESCRIPTION:

Previous portion of Parcel No. 46-012-3220 added to Parcel No. 46-012-3203

Out of 46-012-3220

OMB to 46-012-3203

No delinquent taxes and transfer entered; Certificate of Real Estate Value

(X) Filed ( ) Not required  
February 13, 2009

By Sharon K. Anderson  
Cass County Auditor  
Deputy

(X) Received ( ) Not Received

(Top 3 inches reserved for recording data)

A000546351

OFFICE OF COUNTY RECORDER  
CASS COUNTY MINNESOTA

CERTIFIED, FILED AND/OR  
RECORDED ON 02/13/2009 04:14:01PM

AS DOC #: A000546351

PAGES: 3

REC FEES: \$46.00

KATHRYN M. NORBY  
COUNTY RECORDER

BY Kathryn M. Norby  
Deputy

WARRANTY DEED

Individual(s) to Joint Tenants

Minnesota Uniform Conveyancing Blanks

Form 10.1.5 (2006)

DEED TAX DUE: \$ 6.60

DATE: February 6, 2009

FOR VALUABLE CONSIDERATION, James E. Miller and Margaret M. Miller, husband and wife

(Insert name and marital status of each Grantor)

hereby conveys and warrants to Kevin Kenneth Kohler and Nina Jean Kohler, husband and wife, as joint tenants

(Insert name of each Grantee)

tenants, real property in Cass County, Minnesota, legally described as follows:

See Exhibit "A", attached hereto and made a part hereof by reference.

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

Check here if all or part of the described real property is Registered (Torrans)

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

None.

CASS COUNTY, MN # 296

Deed tax \$ 6.60

Date 2/13/2009 By CM

Check applicable box:

- The Seller certifies that the Seller does not know of any wells on the 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 real property have not changed since the last previously filed well disclosure certificate.

Grantor

James E. Miller  
James E. Miller  
Margaret M. Miller  
(Margaret M. Miller)

EXHIBIT "A"

That part of Government Lot Five (5), Section Twelve (12), Township One Hundred Forty (140) North, Range Twenty-eight (28) West, Cass County, Minnesota, described as follows: Commencing at the Northwest corner of said Government Lot 5; thence South 89 degrees 09 minutes 00 seconds East, assigned bearing, along the North line of said Government Lot 5, a distance of 718.08 feet; thence South 34 degrees 45 minutes 00 seconds West 649.32 feet; thence South 51 degrees 14 minutes 00 seconds East 118.52 feet; thence South 35 degrees 55 minutes 00 seconds East 150.06 feet; thence South 27 degrees 29 minutes 00 seconds East 115.45 feet; thence South 31 degrees 48 minutes 00 seconds East 131.30 feet to a point hereinafter referred to as Point "A"; thence South 26 degrees 55 minutes 00 seconds East 149.43 feet to the North line of the tract deeded to Scanlon and recorded in Book 130 of Deeds, page 161, said point hereinafter referred to as Point "B"; thence North 26 degrees 55 minutes 00 seconds West 149.43 feet to said Point "A"; thence North 31 degrees 48 minutes 00 seconds West 115.45 feet; thence North 54 degrees 43 minutes 06 seconds East 99.31 feet; thence South 50 degrees 11 minutes 01 seconds East 121.03 feet; thence South 59 degrees 23 minutes 50 seconds East 200.05 feet; thence South 34 degrees 45 minutes 24 seconds West 168.93 feet to the point of beginning of the tract to be herein described; thence continue South 34 degrees 45 minutes 24 seconds West 105.14 feet to said Point "B"; thence North 26 degrees 55 minutes 00 seconds West 149.43 feet to said Point "A"; thence South 69 degrees 50 minutes 29 seconds East 135.86 feet to the point of beginning.

The foregoing property is not considered a buildable lot (non-conforming lot) on its own, and it is attached to and indivisible from that parcel described in Document Number 360444 and in Document Number 487769 on file in the Office of the County Recorder, and described as Parcel Number 46-012-3203 in the Office of the County Auditor, Cass County, Minnesota.

## NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 46-012-3220 (Quist).
3. Wetlands and improvements, other than those shown on this certificate, may exist that were not located during 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. This survey reflects the located shoreline at the time of this survey, not the Ordinary High Water Elevation (OHWE).
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:

**Kohler Enhancement Tract**  
That part of Government Lot 5, Section 12, Township 140 North, Range 28 West, Cass County, Minnesota, described as follows:  
COMMENCING at the northwest corner of said Government Lot 5; thence South 89 degrees 09 minutes 00 seconds East, assigned bearing, along the north line of said Government lot 5 a distance of 718.08 feet; thence South 34 degrees 45 minutes 00 seconds West 649.32 feet; thence South 51 degrees 14 minutes 00 seconds East 118.52 feet; thence South 35 degrees 55 minutes 00 seconds East 150.06 feet; thence North 54 degrees 43 minutes 06 seconds East 99.31 feet; thence South 50 degrees 11 minutes 01 seconds East 121.03 feet; thence South 59 degrees 23 minutes 50 seconds East 200.05 feet; thence South 34 degrees 45 minutes 24 seconds West 168.93 feet; thence North 89 degrees 09 minutes 00 seconds East 135.86 feet; thence North 34 degrees 43 minutes 13 seconds East 53.93 feet to the point of beginning.  
Subject to easements, restrictions and reservations of record.

**Quist Remnant Tract**  
That part of Government Lot 5, Section 12, Township 140 North, Range 28 West, Cass County, Minnesota, described as follows:  
COMMENCING at the northwest corner of said Government Lot 5; thence South 89 degrees 09 minutes 00 seconds East, assigned bearing, along the north line of said Government lot 5 a distance of 718.08 feet; thence South 34 degrees 45 minutes 00 seconds West 649.32 feet; thence South 51 degrees 14 minutes 00 seconds East 118.52 feet; thence South 35 degrees 55 minutes 00 seconds East 150.06 feet; thence South 27 degrees 29 minutes 00 seconds East 60.30 feet to the point of beginning of the tract to be herein described; thence North 27 degrees 29 minutes 00 seconds West 60.30 feet; thence North 54 degrees 43 minutes 06 seconds East 99.31 feet; thence South 50 degrees 11 minutes 01 seconds East 121.03 feet; thence South 59 degrees 23 minutes 50 seconds East 200.05 feet; thence South 34 degrees 43 minutes 13 seconds West 115.00 feet; thence North 89 degrees 05 minutes 57 seconds West 158.27 feet; thence North 31 degrees 48 minutes 00 seconds West 131.30 feet; thence South 52 degrees 31 minutes 00 seconds West 169 feet, more or less, to the shore of Little Boy Lake; thence northwesterly along said shoreline to the intersection with a line bearing South 54 degrees 35 minutes 00 seconds West from the point of beginning; thence North 54 degrees 35 minutes 00 seconds East 180 feet, more or less, to the point of beginning.  
Subject to easements, restrictions and reservations of record.

## EXISTING DESCRIPTION:

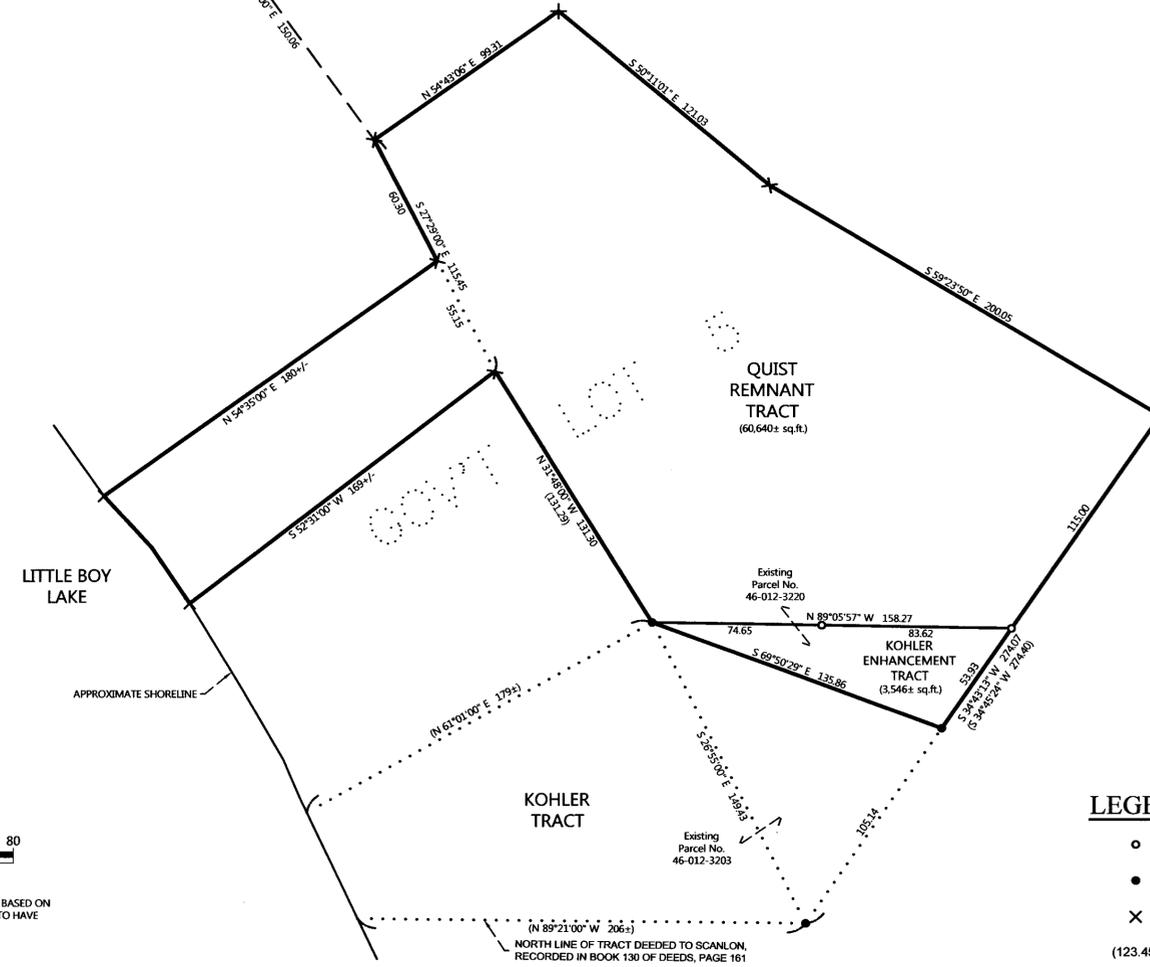
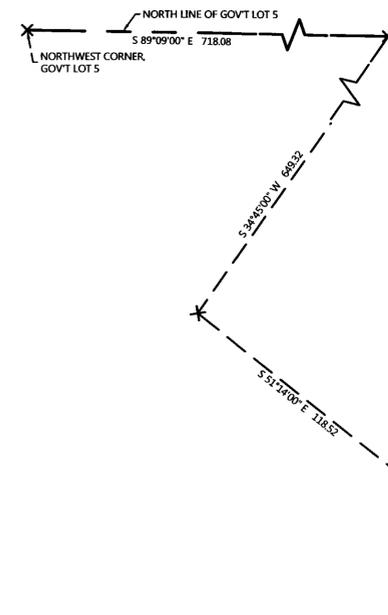
Original Quist Description for Parcel No. 46-012-3220

## Abstract of Title

To the following described Real Estate situated in Cass County, Minnesota

Caption #4

That part of Government Lot 5, Section 12 Township 140 North, Range 28 West, Cass County, Minnesota, described as follows: Commencing at the Northwest corner of said Government Lot 5; thence South 89 degrees 09 minutes East 718.08 feet along the north line of said Government Lot 5; thence South 34 degrees 45 minutes West 649.32 feet; thence South 51 degrees 14 minutes East 118.52 feet; thence South 35 degrees 55 minutes East 150.06 feet; thence South 27 degrees 29 minutes East 60.30 feet to the point of beginning of the tract to be herein described; thence North 27 degrees 29 minutes West 60.30 feet; thence North 54 degrees 43 minutes East 99.31 feet; thence South 50 degrees 11 minutes East 121.03 feet; thence South 59 degrees 23 minutes East 200.05 feet; thence South 34 degrees 45 minutes West 174.40 feet; thence North 26 degrees 55 minutes West 149.43 feet; thence North 31 degrees 48 minutes West 131.29 feet; thence South 52 degrees 31 minutes West 169 feet, more or less, to the shore of Little Boy Lake; thence northwesterly along said shore to the intersection with a line that bears South 54 degrees 35 minutes West from the point of beginning; thence North 54 degrees 35 minutes East 180 feet, more or less, to the point of beginning.



## LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367 (TERRY FREEMAN)
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- (123.45) DENOTES PLAT AND/OR DEEDED MEASURE

REVISIONS	DESCRIPTION	DATE	NO.

I HEREBY CERTIFY THAT THIS SURVEY PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Dennis J. Walker  
DENNIS J. WALKER  
LIC. NO. 42655

**NORTHERN ENGINEERING AND CONSULTING, INC.**  
P.O. Box 292, Walker, MN, 56484  
Phone: 218-547-1286, Fax: 218-547-2272  
web: www.necusa.com

CERTIFICATE OF SURVEY  
KEVIN KOHLER  
4081 SIOUX CAMP TRL NE  
LONGVILLE, MN 56655

JOB NO. 17-155  
DATE: 07-12-2017  
SHEET NO. 1 OF 1