

# CERTIFICATE OF SURVEY

PART OF THE LOT 38, PEACEFUL SHORES,  
SECTION 13, TOWNSHIP 140 NORTH, RANGE 31 WEST,  
CASS COUNTY, MINNESOTA

## PROPOSED DESCRIPTION:

### EAST PART OF LOT 38 TRACT

That part of Lot 38, PEACEFUL SHORES, plat of record, Cass County, Minnesota, described as follows: Beginning at the southeast corner of said Lot 38; thence South 47 degrees 45 minutes 32 seconds West, assigned bearing along the southerly line of said Lot 38 (also being the northerly line of Woodland Drive as dedicated in said plat), for a distance of 50.00 feet; thence North 44 degrees 08 minutes 15 seconds West 329 feet, more or less, to the shoreline of Birch Lake; thence easterly along said shoreline to its intersection with the easterly line of said Lot 38; thence South 46 degrees 41 minutes 57 seconds East, along said easterly line, 311 feet, more or less, to the point of beginning.

## EXISTING DESCRIPTION:

OBTAINED FROM THE CASS COUNTY RECORDERS OFFICE.

Form No. 1-M--WARRANTY DEED Minnesota Uniform Conveyance Blanks (1978)

Individual (s) to Individual (s)  
16-410-0381

No delinquent taxes and transfer entered; Certificate of Real Estate Value ( ) filed ( X ) not required  
Certificate of Real Estate Value No. \_\_\_\_\_  
Date: \_\_\_\_\_, 19\_\_

by Suzann M. Olson County Auditor  
Deputy

STATE DEED TAX DUE HEREBY: \$ 1.65  
Date: December 20, 19 91

336 593  
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 17 day of April, A.D. 19 91  
at 3:20 o'clock P.M. and was duly recorded as Micro Doc. No. 216 572  
by Terry L. Freeman COUNTY RECORDER

(reserved for recording data)

FOR VALUABLE CONSIDERATION, One and no/100 (\$1.00) Dollar and other good and valuable consideration; Robert C. Klaras and Lila Klaras, husband and wife, Grantor (s), hereby convey (s) and warrant (s) to Darlene V. Klaras, Grantee (s), real property in Cass County, Minnesota, described as follows:

Beginning at the Northeast corner of Lot Thirty-eight (38) of Peaceful Shores, thence in a Westerly direction along the lake 40 feet to a point, thence in a Southeasterly direction to a point ending on Woodland Road, thence in a Northeasterly direction 50 feet to the southeast corner of said Lot and thence to the point of beginning, Cass County, Minnesota.

The total consideration for this transfer of property is \$500.00 or less.

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

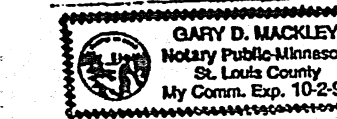
CASS COUNTY # 3254  
MINNESOTA L 115  
Deed Tax \$ 115  
Date 12-13-91 By 82

Robert C. Klaras  
Robert C. Klaras  
Lila Klaras  
Lila Klaras

STATE OF MINNESOTA } ss.  
COUNTY OF ST. LOUIS }

The foregoing instrument was acknowledged before me this 20th day of December, 19 91, by Robert C. Klaras and Lila Klaras, husband and wife, Grantor (s).

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)



THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):  
Suzann M. Olson  
SUNDE, OLSON, KIRCHER  
AND ZENDER  
Attorneys at Law  
108 Armstrong Blvd. South  
P.O. Box 506  
St. James, MN 56081  
(507) 375-3352

SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT  
Tax Statements for the real property described in this instrument should be sent to (include name and address of Grantee):

Darlene V. Klaras  
Darlene V. Klaras  
657 Hartwell Avenue  
Eggen, IL 60120

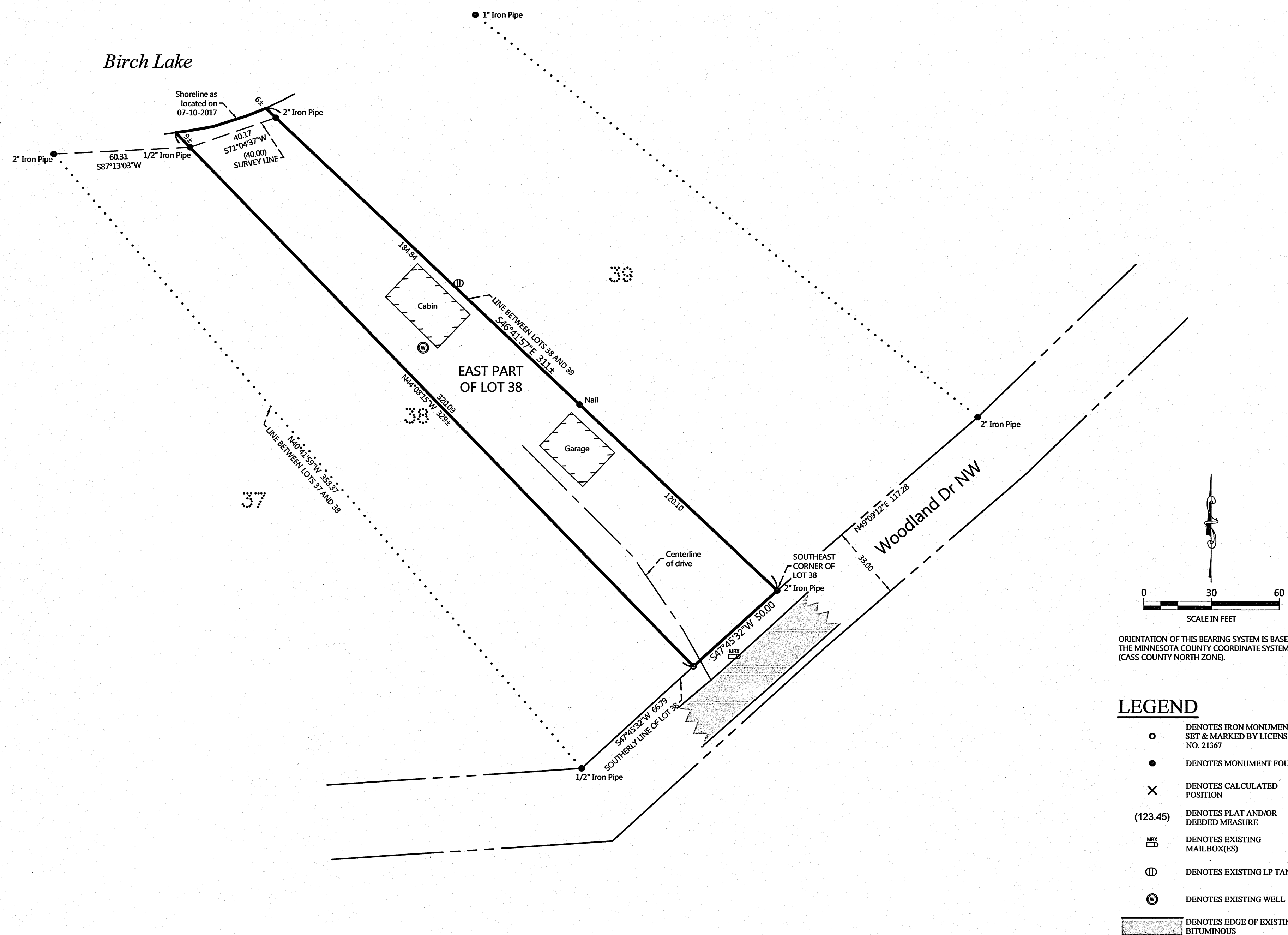
I HEREBY CERTIFY THAT THIS SURVEY PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Terry L. Freeman  
TERRY L. FREEMAN  
L.C. NO. 21367



CERTIFICATE OF SURVEY  
James Klaras, c/o Edina Realty  
P.O. Box 308  
Hackensack, MN 56452

JOB NO. 17-184  
DATE: 07-13-2017  
SHEET NO.  
1 OF 1



- ### LEGEND
- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21567
  - DENOTES MONUMENT FOUND
  - X DENOTES CALCULATED POSITION
  - (123.45) DENOTES PLAT AND/OR DEEDED MEASURE
  - MB DENOTES EXISTING MAILBOX(ES)
  - Ⓜ DENOTES EXISTING LP TANK
  - Ⓢ DENOTES EXISTING WELL
  - ▨ DENOTES EDGE OF EXISTING BITUMINOUS

## NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 16-410-0381.
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.