

# CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 1,  
SECTION 24, TOWNSHIP 142 NORTH, RANGE 28 WEST,  
CASS COUNTY, MINNESOTA

## EXISTING DESCRIPTION:

OBTAINED FROM THE CASS COUNTY RECORDERS OFFICE.

QUIT CLAIM DEED (Individual to Individual)	Minnesota Uniform Conveying Blanks Form MN-1.1 (2017)
The consideration for this transaction is \$800.00 or less. DATE: April 2, 2012	
DEED TAX DUE: \$ 1.65	
FOR VALUABLE CONSIDERATION, Lee Ann Hughes and Bruce Hughes, wife and husband, and Joshua D. LeChase and Shoshone A. Richardson, husband and wife (Joint name or names of grantor)	
hereby convey and quitclaim to Lee Ann Hughes, a married person (Grantee), real property in _____ County, Minnesota, legally described as follows: _____	
See Exhibit "A", attached hereto.	
Subject to and together with easements, restrictions and reservations of record, if any.	

CASS COUNTY, MN # 488  
Deed Tax \$ 1.65  
Date 4/11/2012 By CW

## EXHIBIT "A"

That part of Government Lot One (1), Section Twenty-four (24), Township One Hundred Forty-two (142) North, Range Twenty-eight (28) West of the Fifth Principal Meridian in Cass County, Minnesota, described as follows: Commencing at the Southwest corner of said Government Lot 1; thence on an assumed bearing of North 86 degrees 39 minutes 00 seconds East, along the South line of said Government Lot 1, a distance of 735.96 feet; thence North 42 degrees 47 minutes 38 seconds West a distance of 120.96 feet; thence North 85 degrees 17 minutes 35 seconds West a distance of 75.43 feet to the point of beginning of the parcel to be described; thence continue North 85 degrees 17 minutes 35 seconds West a distance of 236.00 feet; thence South 76 degrees 53 minutes 32 seconds West a distance of 48.53 feet; thence North 2 degrees 01 minutes 01 seconds West a distance of 700 feet, more or less, to the shoreline of Boy Lake; thence Northeasterly, along said shoreline, a distance of 325 feet, more or less, to a line that bears North 1 degree 17 minutes 52 seconds West from said point of beginning; thence South 01 degrees 17 minutes 52 seconds East 787 feet, more or less, to the point of beginning.

## PROPOSED DESCRIPTION:

### EAST TRACT

That part of Government Lot 1, Section 24, Township 142 North, Range 28 West, Cass County, Minnesota described as follows:

COMMENCING at the southwest corner of said Government Lot 1; thence North 86 degrees 45 minutes 05 seconds East, assigned bearing, along the south line of said Government Lot 1, a distance of 735.96 feet; thence North 42 degrees 41 minutes 33 seconds West 120.96 feet; thence North 85 degrees 11 minutes 30 seconds West 75.43 feet to the point of beginning of the tract to be herein described; thence continue North 85 degrees 11 minutes 30 seconds West 235.59 feet; thence South 76 degrees 45 minutes 43 seconds West 48.94 feet to a point hereinafter referred to as Point "A"; thence North 76 degrees 45 minutes 43 seconds East 48.94 feet; thence South 85 degrees 11 minutes 30 seconds East 7.85 feet; thence North 12 degrees 58 minutes 04 seconds West 291.06 feet to the intersection with a line bearing North 01 degrees 55 minutes 03 seconds West from said Point "A"; thence North 01 degrees 55 minutes 03 seconds West 402 feet, more or less, to the shoreline of Boy Lake; thence easterly along said shoreline to the intersection with a line bearing North 01 degrees 11 minutes 47 seconds West from the point of beginning; thence South 01 degrees 11 minutes 47 seconds East 782 feet, more or less, to the point of beginning. SUBJECT to and TOGETHER with easements, restrictions, and reservations of record.

### WEST TRACT

That part of Government Lot 1, Section 24, Township 142 North, Range 28 West, Cass County, Minnesota described as follows:

COMMENCING at the southwest corner of said Government Lot 1; thence North 86 degrees 45 minutes 05 seconds East, assigned bearing, along the south line of said Government Lot 1, a distance of 735.96 feet; thence North 42 degrees 41 minutes 33 seconds West 120.96 feet; thence North 85 degrees 11 minutes 30 seconds West 303.17 feet to the point of beginning of the tract to be herein described; thence continue North 85 degrees 11 minutes 30 seconds West 7.85 feet; thence South 76 degrees 45 minutes 43 seconds West 48.94 feet; thence North 01 degrees 55 minutes 03 seconds West 294.35 feet to the intersection with a line bearing North 12 degrees 58 minutes 04 seconds West from the point of beginning; thence South 12 degrees 58 minutes 04 seconds East 291.06 feet to the point of beginning. SUBJECT tract is non-conforming on it's own and must be attached to an adjacent parcel.

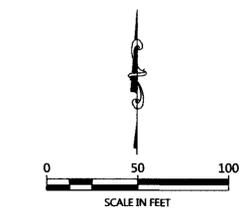
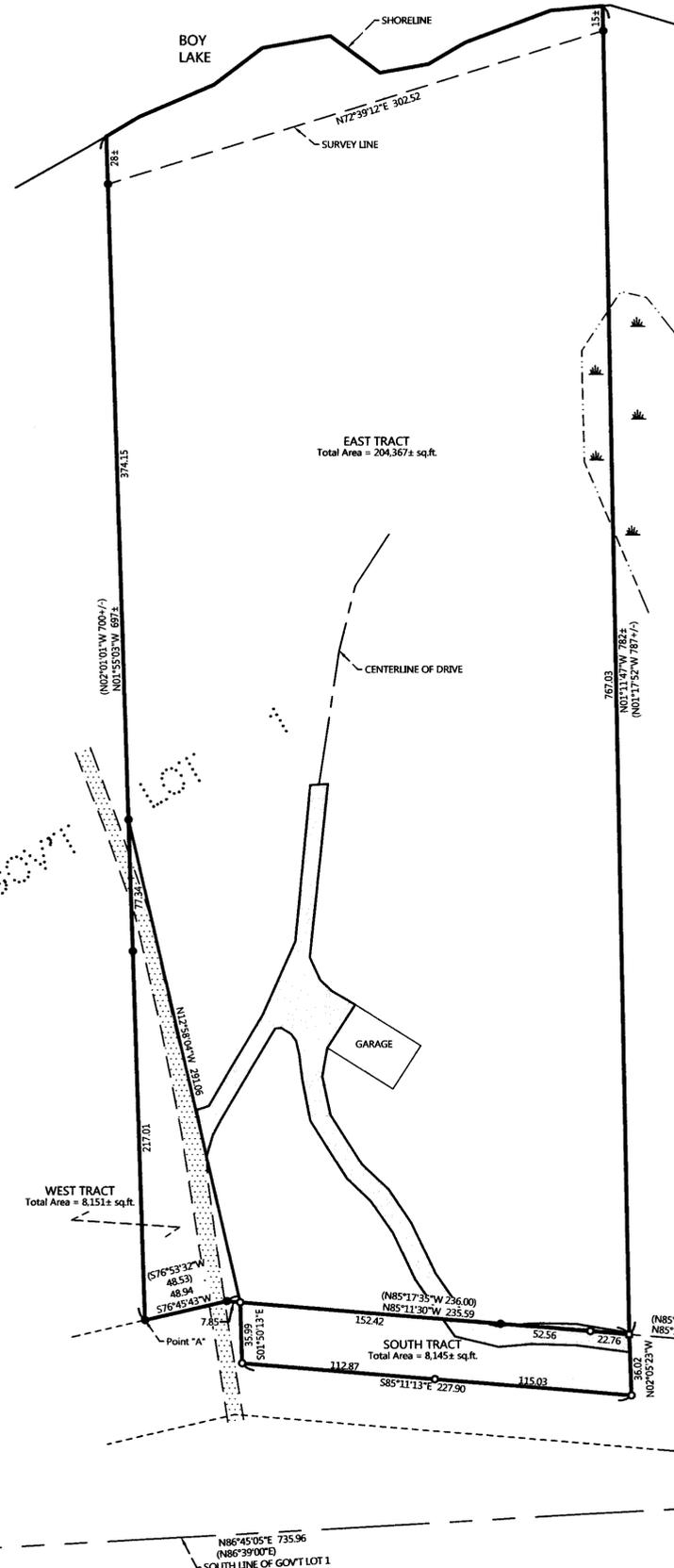
### SOUTH TRACT

That part of Government Lot 1, Section 24, Township 142 North, Range 28 West, Cass County, Minnesota described as follows:

COMMENCING at the southwest corner of said Government Lot 1; thence North 86 degrees 45 minutes 05 seconds East, assigned bearing, along the south line of said Government Lot 1, a distance of 735.96 feet; thence North 42 degrees 41 minutes 33 seconds West 120.96 feet; thence North 85 degrees 11 minutes 30 seconds West 75.43 feet to the point of beginning of the tract to be herein described; thence continue North 85 degrees 11 minutes 30 seconds West 227.74 feet; thence South 01 degrees 50 minutes 13 seconds East 35.99 feet; thence South 85 degrees 11 minutes 13 seconds East 227.90 feet; thence North 02 degrees 05 minutes 23 seconds West 36.02 feet to the point of beginning. SUBJECT tract is non-conforming on it's own and must be attached to an adjacent parcel.

## NOTES:

- Zoning for subject tract = Shoreland Residential.
- Parcel ID for subject tract = 07-024-2303 and part of 07-024-2301.
- Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey. The wetlands as shown were taken from the National Wetlands Inventory mappings. No field verification has been done.
- 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.
- This survey reflects the located shoreline at the time of this survey, not the Ordinary High Water Elevation (OHWE).
- 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.



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON CASS COUNTY NORTH ZONE COORDINATES.

## LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- DENOTES SET PK NAIL
- ☼ DENOTES WETLAND(S)
- ▨ DENOTES EDGE OF EXISTING GRAVEL
- ▨ DENOTES EDGE OF EXISTING BITUMINOUS

REVISIONS	NO.	DATE	DESCRIPTION

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

TERRY L. GREENMAN  
10/23/18  
LIC. NO. 2337



CERTIFICATE OF SURVEY  
BRUCE HUGHES  
8178 20TH AVE NE  
BOY RIVER, MN 56672

JOB NO. 18-267  
DATE: 10-23-2018  
SHEET NO. 1 OF 1