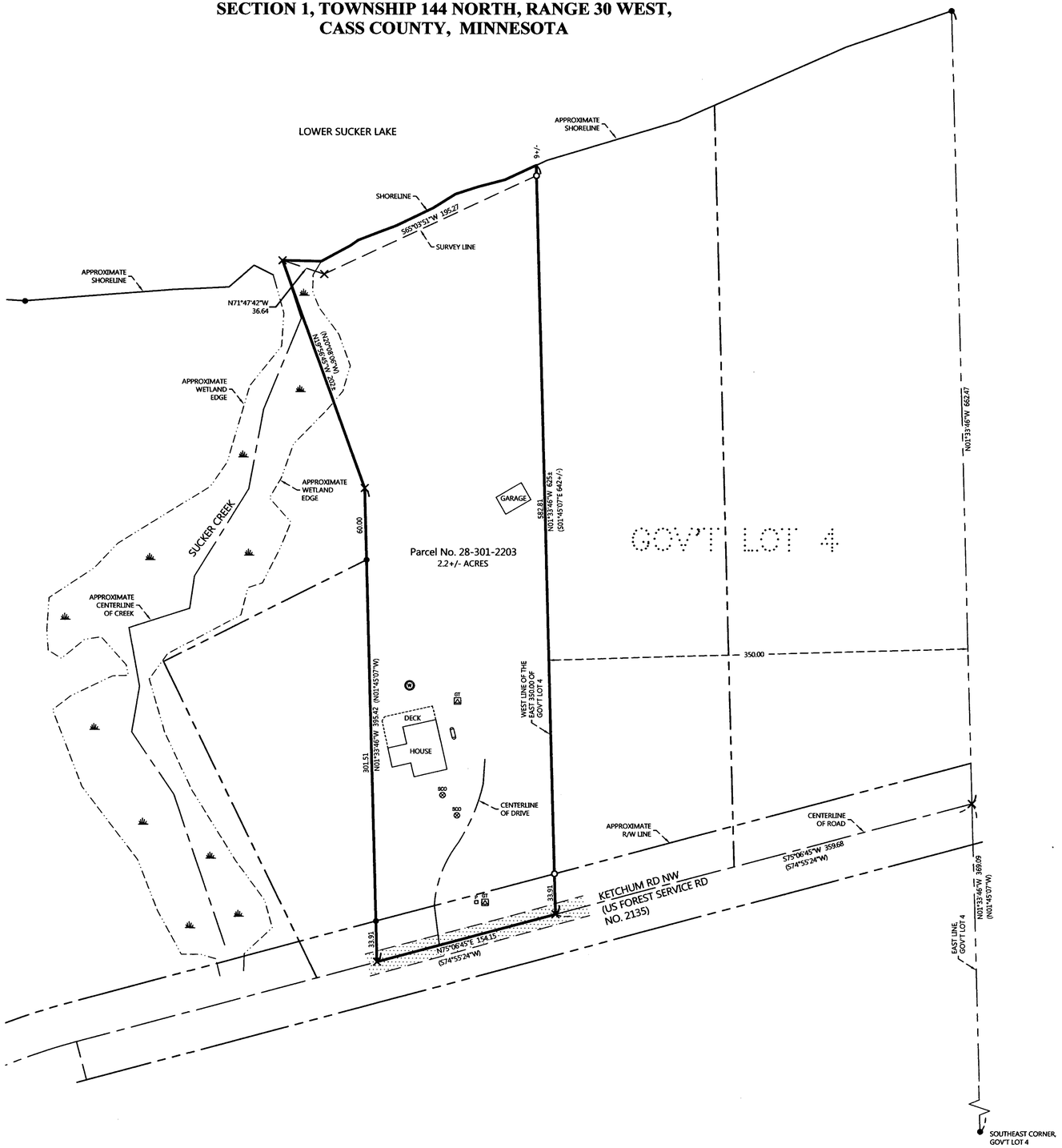
CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 4, SECTION 1, TOWNSHIP 144 NORTH, RANGE 30 WEST, CASS COUNTY, MINNESOTA



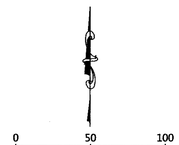
EXISTING DESCRIPTION:

28-301-2203.T

Individual Vendor. 2064—Contract for Deed. Form No. 54 Minnesota Uniform Conveyancing Blanks

This Agreement, Made and entered into this 25th day of April 19 80, by and between David P. Lennox and Karen M. Lennox, Husband and Wife part ies of the first part, and Richard E. Peterson and Shirley R. Peterson, Husband and Wife part ies of the second part.

Witnesseth, That the said part ies of the first part in consideration of the covenants and agreements of said part ies of the second part, hereinafter contained, hereby sell and agree to convey unto said part ies of the second part as joint tenants and assigns, by a warranty Deed, accompanied by an abstract evidencing good title in part ies of the first part at the date hereof, or by an owner's duplicate certificate of title, upon the prompt and full performance by said part ies of the second part, of their part of this agreement, the tract of land, lying and being in the County of Cass and State of Minnesota, described as follows, to-wit: That part of Government Lot 4, Section 1, Township 144 North, Range 30 West, Cass County, Minnesota described as follows: Commencing at the Southeast corner of said Government Lot 4; thence North 1 degree 45 minutes 07 seconds West on an assumed bearing along the East line of said Government Lot 4 a distance of 169.09 feet to the center line of U.S. Forest Service Road Number 2135; thence South 74 degrees 55 minutes 24 seconds West 359.68 feet along said center line to the West line of the East 350 feet of said Government Lot 4, the point of beginning of the tract to be herein described; thence continue South 74 degrees 55 minutes 24 seconds West along said center line 154.15 feet; thence North 1 degree 45 minutes 07 seconds West 395.42 feet; thence North 20 degrees 08 minutes 06 seconds West 202.07 feet to the intersection of the center of Sucker Creek and the shore of Sucker Lake; thence Northeasterly along said shore to its intersection with the west line of the East 350 feet of said Government Lot 4; thence South 1 degree 45 minutes 07 seconds East along said West line 642 feet, more or less, to the point of beginning. Subject to U.S. Forest Service Road Number 2135. Subject to easements, restrictions and reservations of record. And said party ies of the second part, in consideration of the premises, hereby agree to buy said part ies of the first part, at a designated place as and for the purchase price of said premises, the sum of Twelve Thousand Five Hundred and no/100 ($12,500) Dollars, in manner and at times following, to-wit:



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 EXISTING LP TANK
- DENOTES EXISTING GROUND TRANSFORMER
- DENOTES EXISTING PHONE PEDESTAL
- DENOTES EXISTING WELL
- DENOTES EXISTING SEPTIC VENT, SEPTIC CLEANOUT, & SEPTIC TANK LID
- (123.45) DENOTES PLAT AND/OR DEEDED MEASURE
- DENOTES WETLAND(S)
- DENOTES EDGE OF EXISTING GRAVEL

NOTES:

1. Parcel ID for subject tract = 28-301-2203.
2. Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey.
3. 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.
4. This survey reflects the located shoreline at the time of this survey, not the Ordinary High Water Elevation (OHW).
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.

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.

DENNIS J. WARNER LIC. NO. 42656

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
SHIRLEY PETERSON
1080 LAKE ST N
BIG LAKE, MN 55309

JOB NO. 18-309
DATE: 12-04-2018

SHEET NO.
1 OF 1

12/6/2018, 8743