

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 11,
SECTION 3, TOWNSHIP 139 NORTH, RANGE 29 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:

Certificate of Real Estate Value
(Filed (if not required)
June 27, 2019
By *Theresa M. Zell*, Deputy
County Auditor
32-003-4301

State of Minnesota, County of Cass
I hereby certify that the within instrument
was filed in this office for record on the
27th day of June, A.D. 2019
at 12:02 O'clock P.M. and was duly
recorded as Micro Doc. No. 425223
at Cass County Recorder's Office
Chadwick Ruppel
COUNTY RECORDER

Form No. 27-9
QUIT CLAIM DEED
Individual(s) to Individual(s)
STATE DEED TAX DUE HEREON: \$ 1.65
Date: February 2, 1998
FOR VALUABLE CONSIDERATION, Noel Francisco and Barbara M. Francisco, husband and wife, Grantor(s),
herely convey(s) and quitclaim(s) to Lee B. Francisco, Becky L. Stanton and Susan L. Halla as tenants in common,
Grantee(s) real property in Cass County, Minnesota, described as follows:
See EXHIBIT attached hereto

EXHIBIT "A"

All of the Government Lot Eleven (11), Section Three (3), Township One Hundred Thirty Nine (139) North, Range Twenty-nine (29) West except the following described parcel:
That part of Gov. Lot 11, Section 3, Township 139, Range 29 described as follows: Commencing at an iron pipe monument on the south line of said Section 3, located approximately 40 feet east of the shoreline of Ponto Lake and on an assumed bearing of west 2307.58 feet from the southeast corner of said Section 3; thence on a bearing of east along the south line thereof 482.20 feet; thence north 14 deg 09 min 00 sec east 634.13 feet; thence south 65 deg 09 min 51 sec east 106.79 feet; thence north 04 deg 07 min 24 sec east 60.85 feet; thence north 38 deg 01 min 00 sec west 71.62 feet to the point of beginning of the tract to be herein described; thence north 56 deg 54 min 00 sec east 128.00 feet; thence north 18 deg 39 min 57 sec west 85.79 feet; thence north 23 deg 04 min 06 sec west 218 feet more or less to the shoreline of Ponto Lake; thence southwesterly along said shoreline 200 feet more or less to its intersection with a line bearing north 35 deg 06 min 00 sec west from the point of beginning; thence south 35 deg 06 min 00 sec east 293 feet more or less to the point of beginning.
Together with an easement 23 feet in width over, under and across said Gov. Lot 11 following the centerline of the present existing roadway, running in a southeasterly direction from the above described tract to the south line of said Gov. Lot 11, being near the southeast corner thereof. And together with an easement running in an easterly direction along the old road which runs south of the section line common to said Section 3 and Section 10 in said township, connecting with the public highway as granted to Noel Francisco and his wife, Barbara M. Francisco from Earl D. Oliver and Ethel W. Oliver, his wife.
Subject to easements, reservations and restrictions of record.

That part of Government Lot 11, Section 3, Township 139 North, Range 29 West, Cass County, Minnesota described as follows: Commencing at an iron pipe monument on the south line of said Section 3, located approximately 40 feet east of the shore line of Ponto Lake and West, assumed bearing 2307.58 feet from the southeast corner of said Section 3; thence on a bearing of East along the South line thereof 482.20 feet; thence North 14 degrees 09 minutes 00 seconds East 634.13 feet to the point of beginning of the tract to be herein described; thence North 38 degrees 01 minutes 00 seconds West 71.62 feet more or less to its intersection with the extension Southwesterly of the Southwesterly line of that certain tract described in document recorded in Book 125 of Deeds, Page 599 in the Office of the Cass County Recorder; thence North 56 degrees 05 minutes 00 seconds West along the extension of and the Southwesterly line of said tract above described 364.81 feet more or less to the shore of Ponto Lake; thence Southwesterly along said shore 260.00 feet more or less to its intersection with a line bearing North 55 degrees 09 minutes 51 seconds West from the point of beginning; thence South 65 degrees 09 minutes 51 seconds East 305.35 feet more or less to the point of beginning.
Containing 1.3 acres more or less.
Together with an easement 23 feet in width over, under and across said Government Lot 11 following the centerline of the present existing roadway, running in a southeasterly direction from the above described tract to the South line of said Government Lot 11, being near the Southeast corner thereof. And together with an easement running in an easterly direction along the old road which runs south of the section line common to said Section 3 and Section 10 in said township, connecting with the public highway as granted to Noel Francisco and his wife, Barbara M. Francisco from Earl D. Oliver and Ethel W. Oliver, his wife.
Subject to easements, reservations and restrictions of record.

NOTES:
1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 32-003-4301 and 32-003-4303.
3. Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey. The wetlands as shown on this certificate were delineated in June 2019 by Patrick Reardon, Wetland Certification No. 1295.
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.

PROPOSED DESCRIPTIONS:

TRACT A
That part of Government Lot 11, Section 3, Township 139 North, Range 29 West, Cass County, Minnesota, described as follows:
COMMENCING at the southeast corner of said Government Lot 11; thence North 01 degrees 01 minutes 25 seconds East, assigned bearing, along the east line of said Government Lot 11, a distance of 756.50 feet to the point of beginning of the tract to be herein described; thence North 88 degrees 58 minutes 35 seconds West 182.35 feet to the southeast corner of the property described in Quit Claim Deed, recorded as Document Number 328288, Cass County Recorder's Office; thence North 18 degrees 00 minutes 59 seconds West, along the easterly line of said Quit Claim Deed, 85.54 feet; thence North 22 degrees 34 minutes 40 seconds West, along said easterly line, 198 feet, more or less, to the shoreline of Ponto Lake; thence northerly, along said shoreline, to the intersection with the north line of said Government Lot 11; thence South 89 degrees 29 minutes 26 seconds East, along said north line, 212 feet, more or less, to the northeast corner of said Government Lot 11; thence South 01 degrees 01 minutes 25 seconds West, along said east line of Government Lot 11, a distance of 577.87 feet to the point of beginning.
Subject to easements, restrictions and reservations of record.
Together with 33.00 Foot Wide Driveway Easement.

TRACT B
That part of Government Lot 11, Section 3, Township 139 North, Range 29 West, Cass County, Minnesota, described as follows:
BEGINNING at the southeast corner of said Government Lot 11; thence North 89 degrees 21 minutes 41 seconds West, assigned bearing, along the south line of said Government Lot 11, a distance of 27.75 feet; thence North 27 degrees 50 minutes 11 seconds West 58.19 feet; thence North 01 degrees 07 minutes 06 seconds West 75.28 feet; thence northwesterly 80.68 feet, along a tangential curve, concave to the east, having a radius of 250.00 feet and a central angle of 18 degrees 29 minutes 22 seconds; thence North 19 degrees 36 minutes 28 seconds West 112.68 feet; thence northwesterly 104.30 feet, along a tangential curve, concave to the southwest, having a radius of 180.00 feet and a central angle of 33 degrees 11 minutes 55 seconds; thence North 52 degrees 48 minutes 23 seconds West 39.67 feet; thence northerly 74.31 feet, along a tangential curve, concave to the east, having a radius of 75.00 feet and a central angle of 56 degrees 46 minutes 08 seconds; thence North 03 degrees 57 minutes 45 seconds East 108.81 feet; thence northeasterly 71.98 feet, along a tangential curve, concave to the east, having a radius of 100.00 feet and a central angle of 41 degrees 14 minutes 38 seconds; thence North 45 degrees 12 minutes 23 seconds East 3.00 feet; thence northerly 88.46 feet, along a tangential curve, concave to the west, having a radius of 75.00 feet and a central angle of 67 degrees 34 minutes 38 seconds; thence North 22 degrees 22 minutes 15 seconds West 12.93 feet to the southerly line of the property described in Quit Claim Deed, recorded as Document Number 328288, Cass County Recorder's Office; thence North 57 degrees 26 minutes 03 seconds East, along said southerly line, 13.21 feet to the southeasterly corner of said Quit Claim Deed; thence South 88 degrees 58 minutes 35 seconds East 182.35 feet to the east line of said Government Lot 11, said point being 756.50 feet north of said southeast corner; thence South 01 degrees 01 minutes 25 seconds West, along said east line, 756.50 feet to the point of beginning.
Subject to easements, restrictions and reservations of record.
Subject to and together with 33.00 Foot Wide Driveway Easement.

TRACT C
That part of Government Lot 11, Section 3, Township 139 North, Range 29 West, Cass County, Minnesota, described as follows:
COMMENCING at the southeast corner of said Government Lot 11; thence North 89 degrees 21 minutes 41 seconds West, assigned bearing, along the south line of said Government Lot 11, a distance of 27.75 feet; thence North 27 degrees 50 minutes 11 seconds West 58.19 feet; thence North 01 degrees 07 minutes 06 seconds West 75.28 feet; thence northwesterly 80.68 feet, along a tangential curve, concave to the west, having a radius of 250.00 feet and a central angle of 18 degrees 29 minutes 22 seconds; thence North 19 degrees 36 minutes 28 seconds West 112.68 feet; thence northwesterly 104.30 feet, along a tangential curve, concave to the southwest, having a radius of 180.00 feet and a central angle of 33 degrees 11 minutes 55 seconds; thence North 52 degrees 48 minutes 23 seconds West 39.67 feet; thence northerly 53.76 feet, along a tangential curve, concave to the east, having a radius of 75.00 feet and a central angle of 41 degrees 14 minutes 38 seconds; thence North 55 degrees 36 minutes 11 seconds West 147.89 feet; thence North 59 degrees 46 minutes 18 seconds West 162.24 feet; thence North 45 degrees 12 minutes 23 seconds West 189.75 feet to the point of beginning of the tract to be herein described; thence return South 45 degrees 27 minutes 12 seconds East 169.75 feet; thence South 59 degrees 46 minutes 18 seconds East 162.24 feet; thence South 55 degrees 36 minutes 11 seconds East 147.89 feet; thence northerly 20.55 feet, along a non-tangential curve, concave to the east, having a radius of 75.00 feet, a central angle of 15 degrees 42 minutes 30 seconds and a chord bearing of North 03 degrees 53 minutes 20 seconds West and a chord distance of 20.49 feet; thence North 03 degrees 57 minutes 45 seconds East 108.81 feet; thence northeasterly 71.98 feet, along a tangential curve, concave to the east, having a radius of 100.00 feet and a central angle of 41 degrees 14 minutes 38 seconds; thence North 45 degrees 12 minutes 23 seconds East 3.00 feet; thence northerly 88.46 feet, along a tangential curve, concave to the west, having a radius of 75.00 feet and a central angle of 67 degrees 34 minutes 38 seconds; thence North 22 degrees 22 minutes 15 seconds West 12.93 feet to the southerly line of the property described in Quit Claim Deed, recorded as Document Number 328288, Cass County Recorder's Office; thence South 57 degrees 26 minutes 03 seconds West, along said southerly line, 114.79 feet to the southwesterly corner of said Quit Claim Deed; thence North 34 degrees 04 minutes 27 seconds West, along the westerly line of said Quit Claim Deed, 232 feet, more or less, to the shoreline of Ponto Lake; thence southwesterly, along said shoreline, to the intersection with a line bearing North 64 degrees 32 minutes 11 seconds West from the point of beginning; thence South 64 degrees 32 minutes 11 seconds East 18 feet, more or less, to the point of beginning.
Subject to easements, restrictions and reservations of record.
Subject to and together with 33.00 Foot Wide Driveway Easement.

REMAINDER TRACT
That part of Government Lot 11, Section 3, Township 139 North, Range 29 West, Cass County, Minnesota, lying westerly and southerly of the following described line:
COMMENCING at the southeast corner of said Government Lot 11; thence North 89 degrees 21 minutes 41 seconds West, assigned bearing, along the south line of said Government Lot 11, a distance of 27.75 feet to the point of beginning of the line to be herein described; thence North 27 degrees 50 minutes 11 seconds West 58.19 feet; thence North 01 degrees 07 minutes 06 seconds West 75.28 feet; thence northwesterly 80.68 feet, along a tangential curve, concave to the west, having a radius of 250.00 feet and a central angle of 18 degrees 29 minutes 22 seconds; thence North 19 degrees 36 minutes 28 seconds West 112.68 feet; thence northwesterly 104.30 feet, along a tangential curve, concave to the southwest, having a radius of 180.00 feet and a central angle of 33 degrees 11 minutes 55 seconds; thence North 52 degrees 48 minutes 23 seconds West 39.67 feet; thence northerly 53.76 feet, along a tangential curve, concave to the east, having a radius of 75.00 feet and a central angle of 41 degrees 14 minutes 38 seconds; thence North 55 degrees 36 minutes 11 seconds West 147.89 feet; thence North 59 degrees 46 minutes 18 seconds West 162.24 feet; thence North 45 degrees 12 minutes 23 seconds West 189.75 feet to the point of beginning of the tract to be herein described; thence return South 45 degrees 27 minutes 12 seconds East 169.75 feet; thence South 59 degrees 46 minutes 18 seconds East 162.24 feet; thence South 55 degrees 36 minutes 11 seconds East 147.89 feet; thence northerly 20.55 feet, along a non-tangential curve, concave to the east, having a radius of 75.00 feet, a central angle of 15 degrees 42 minutes 30 seconds and a chord bearing of North 03 degrees 53 minutes 20 seconds West and a chord distance of 20.49 feet; thence North 03 degrees 57 minutes 45 seconds East 108.81 feet; thence northeasterly 71.98 feet, along a tangential curve, concave to the east, having a radius of 100.00 feet and a central angle of 41 degrees 14 minutes 38 seconds; thence North 45 degrees 12 minutes 23 seconds East 3.00 feet; thence northerly 88.46 feet, along a tangential curve, concave to the west, having a radius of 75.00 feet and a central angle of 67 degrees 34 minutes 38 seconds; thence North 22 degrees 22 minutes 15 seconds West 12.93 feet to the southerly line of the property described in Quit Claim Deed, recorded as Document Number 328288, Cass County Recorder's Office; thence South 57 degrees 26 minutes 03 seconds West, along said southerly line, 114.79 feet to the southwesterly corner of said Quit Claim Deed; thence North 34 degrees 04 minutes 27 seconds West, along the westerly line of said Quit Claim Deed, 232 feet, more or less, to the shoreline of Ponto Lake; thence southwesterly, along said shoreline, to the intersection with a line bearing North 64 degrees 32 minutes 11 seconds West from the point of beginning; thence South 64 degrees 32 minutes 11 seconds East 18 feet, more or less, to the point of beginning.
Subject to easements, restrictions and reservations of record.
Subject to and together with 33.00 Foot Wide Driveway Easement.

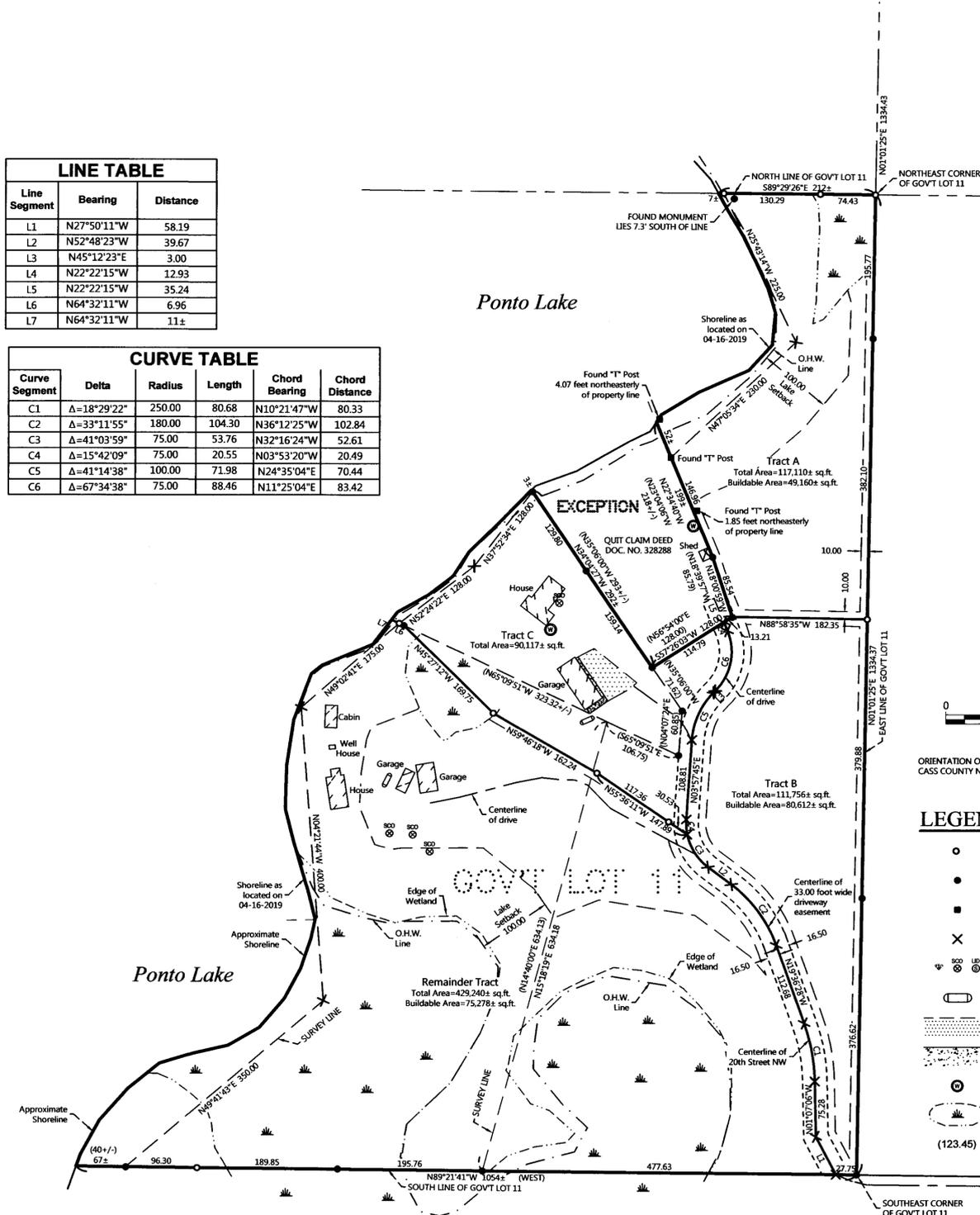
33.00 Foot Wide Driveway Easement
A 33.00 foot wide driveway easement, for ingress, egress and utility purposes, over, under and across Government Lot 11, Section 3, Township 139 North, Range 29 West, Cass County, Minnesota, the centerline of said 33.00 foot wide driveway easement is described as follows:
COMMENCING at the southeast corner of said Government Lot 11; thence North 89 degrees 21 minutes 41 seconds West, assigned bearing, along the south line of said Government Lot 11, a distance of 27.75 feet to the point of beginning of the centerline to be herein described; thence North 27 degrees 50 minutes 11 seconds West 58.19 feet; thence North 01 degrees 07 minutes 06 seconds West 75.28 feet; thence northwesterly 80.68 feet, along a tangential curve, concave to the west, having a radius of 250.00 feet and a central angle of 18 degrees 29 minutes 22 seconds; thence North 19 degrees 36 minutes 28 seconds West 112.68 feet; thence northwesterly 104.30 feet, along a tangential curve, concave to the southwest, having a radius of 180.00 feet and a central angle of 33 degrees 11 minutes 55 seconds; thence North 52 degrees 48 minutes 23 seconds West 39.67 feet; thence northerly 53.76 feet, along a tangential curve, concave to the east, having a radius of 75.00 feet and a central angle of 41 degrees 14 minutes 38 seconds; thence North 55 degrees 36 minutes 11 seconds West 147.89 feet; thence North 59 degrees 46 minutes 18 seconds West 162.24 feet; thence North 45 degrees 12 minutes 23 seconds East 3.00 feet; thence northerly 88.46 feet, along a tangential curve, concave to the west, having a radius of 75.00 feet and a central angle of 67 degrees 34 minutes 38 seconds; thence North 22 degrees 22 minutes 15 seconds West 48.17 feet and said described centerline there terminating.
The sidelines of said 33.00 foot wide driveway easement shall be prolonged or shortened to terminate on said south line of Government Lot 11.
Subject to easements, restrictions and reservations of record.
Subject to and together with 33.00 Foot Wide Driveway Easement.

LINE TABLE

Line Segment	Bearing	Distance
L1	N27°50'11"W	58.19
L2	N52°48'23"W	39.67
L3	N45°12'23"E	3.00
L4	N22°22'15"W	12.93
L5	N22°22'15"W	35.24
L6	N64°32'11"W	6.96
L7	N64°32'11"W	11±

CURVE TABLE

Curve Segment	Delta	Radius	Length	Chord Bearing	Chord Distance
C1	Δ=18°29'22"	250.00	80.68	N10°21'47"W	80.33
C2	Δ=33°11'55"	180.00	104.30	N36°12'25"W	102.84
C3	Δ=41°03'59"	75.00	53.76	N32°16'24"W	52.61
C4	Δ=15°42'09"	75.00	20.55	N03°53'20"W	20.49
C5	Δ=41°14'38"	100.00	71.98	N24°35'04"E	70.44
C6	Δ=67°34'38"	75.00	88.46	N11°25'04"E	83.42



- LEGEND**
- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 42556
 - DENOTES MONUMENT FOUND
 - DENOTES FOUND "T" POST
 - × DENOTES CALCULATED POSITION
 - ⊕ DENOTES EXISTING SEPTIC VENT, SEPTIC CLEANOUT, & SEPTIC TANK LID
 - ⊖ DENOTES EXISTING LP TANK
 - ▨ DENOTES EDGE OF EXISTING GRAVEL
 - ▩ DENOTES EDGE OF EXISTING CONCRETE
 - ⊙ DENOTES EXISTING WELL
 - ⊕ DENOTES WETLAND(S)
 - (123.45) DENOTES PLAT AND/OR DEEDED MEASURE

REVISIONS

NO.	DATE	DESCRIPTION

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

Dennis Stanton
DENNIS STANTON
LIC. NO. 42865

NORTHERN ENGINEERING AND CONSULTING, INC.
P.O. Box 92, Walker, MN, 56484
Phone: 218-547-1296, Fax: 218-547-2272
web: www.necusa.com

CERTIFICATE OF SURVEY
DENNY STANTON
956 20TH STREET NW
BACKUS, MN 56435

JOB NO. 19-052
DATE: 7-18-2019
SHEET NO.
1 OF 1