

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 12,
SECTION 4, TOWNSHIP 140 NORTH, RANGE 30 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:

05-004-3201
No delinquent taxes and transfer entered. Certificate of Real Estate Value
Filed () Not required
MAY 14 2013
Mark K. Anderson
County Auditor
By: [Signature] Deputy
Septic Disclosure
(X) Received () Not Received

A000592489
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
5/14/2013 1:59:59 PM
AS DOC #: A000592489
PAGES: 2
REC FEES: 96.00
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY SR Dep

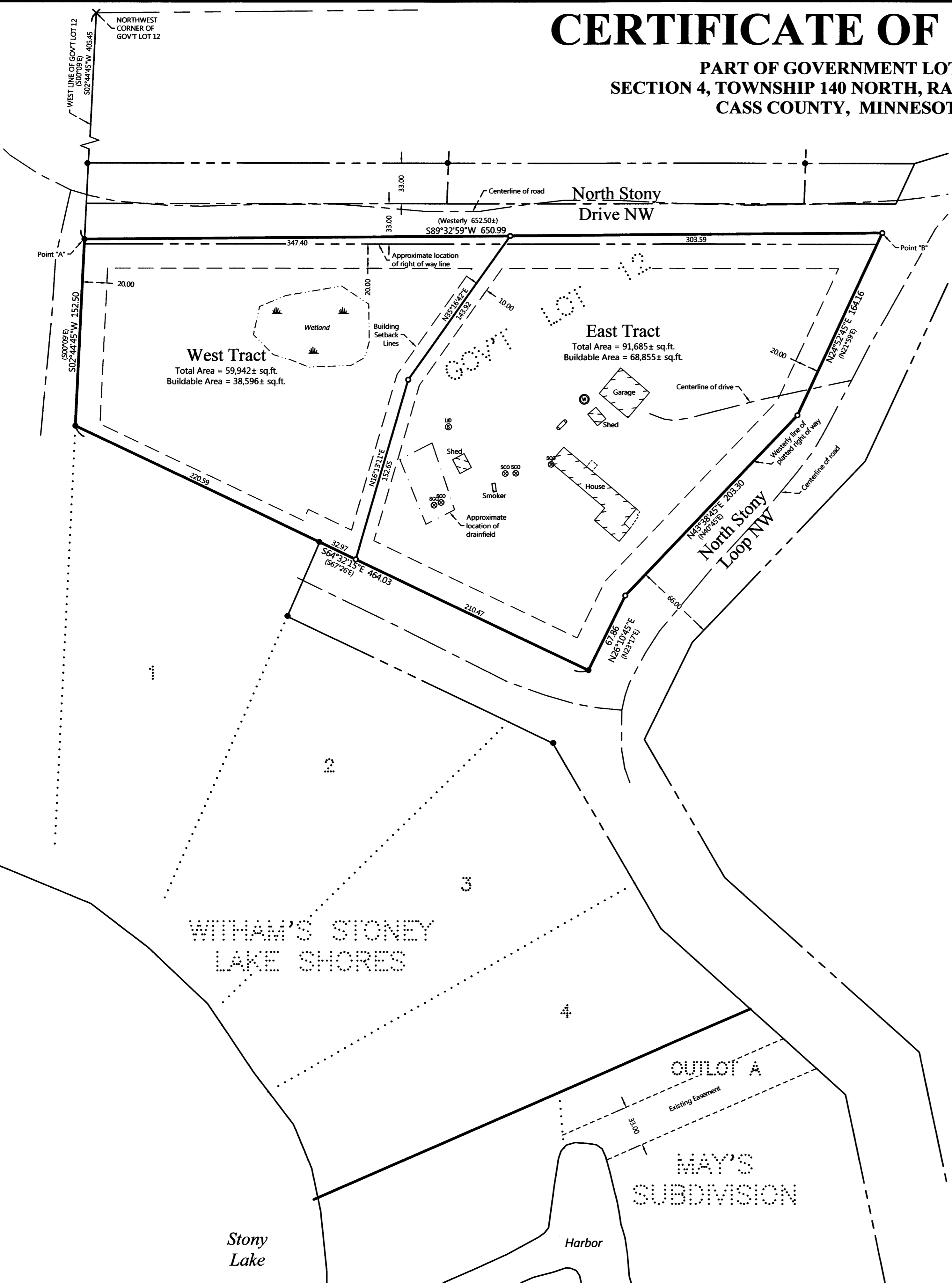
Form No. 5-M - WARRANTY DEED
Individual(s) to Joint Tenants
DEED TAX DUE: \$280.50
Date: May 13, 2013
eCRV# 144446
E-WELL CERT. VERIFIED ON 5-14-13 BY SR

FOR VALUABLE CONSIDERATION, Mark P. Kitzerow and Anne M. Kitzerow, husband and wife Grantor, hereby conveys and warrants to Steven R. Vanselow and Susan L. Vanselow, husband and wife Grantees, as joint tenants, real property in Cass County, Minnesota, described as follows:
That part of Government Lot Twelve (12), Section Four (4), Township One Hundred Forty (140) North, Range Thirty (30) West, described as follows:
Commencing at the Northwest corner of said Lot 12; thence South 0 degrees 09 minutes East 405.45 feet along the west line of said Lot 12 to the point of beginning of the tract to be described; thence continue South 0 degrees 09 minutes East 152.50 feet; thence South 67 degrees 26 minutes East 464.03 feet; thence North 23 degrees 17 minutes East 67.86 feet; thence North 40 degrees 45 minutes East 203.30 feet; thence North 21 degrees 59 minutes East 164.16 feet; thence Westerly 652.50 feet, more or less, to point of beginning.
Together with the following easement: a permanent and non-exclusive easement through the purchasers, their heirs and assigns which shall run with the above described land over and upon the Sly 33 feet of Outlot A Block 1 May's Subdivision according to the plat thereof on file and of record in the office of the County Recorder in and for Cass County, MN and to the harbor presently existing and obligating the holder of said easement to bear the cost of repair, maintenance, construction and other costs pertaining to said easement and harbor proportionately with the other land owners sharing said easement according to the number of Lots owned.
Abstract Property, Cass County, Minnesota.
together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:
Covenants, conditions, reservations, restrictions and easements of record, if any.

NO	DATE	DESCRIPTION

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED AND CALCULATED ACCORDING TO THE LAWS OF THE STATE OF MINNESOTA.
TERRY L. FREEMAN
LIC. NO. 21367

MINNESOTA SURVEYING & CONSULTING, INC.
P.O. Box 292, Walker, MN, 56484
Phone: 218-547-2396, Fax: 218-547-2272
web: www.mnsc.us.com



- ### LEGEND
- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
 - DENOTES MONUMENT FOUND
 - × DENOTES CALCULATED POSITION
 - (123.45) DENOTES PLAT AND/OR DEEDED MEASURE
 - DENOTES EXISTING LP TANK
 - ⊙ DENOTES EXISTING WELL
 - ⊙ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
 - ⊙ DENOTES DELINEATED WETLAND(S) by Patrick Reardon, Wetland Certification No. 1295, (August 2019)

- ### NOTES:
- Zoning for subject tract = Shoreland Residential.
 - Parcel ID for subject tract = 05-004-3201.
 - Improvements, other than those shown on this certificate, may exist that were not located during this survey.
 - 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.
 - 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 DESCRIPTION:

EAST TRACT
That part of Government Lot 12, Section 4, Township 140 North, Range 30 West, Cass County, Minnesota, described as follows: COMMENCING at the northwest corner of said Government Lot 12; thence South 02 degrees 44 minutes 45 seconds West, assigned bearing, along the west line thereof, 405.45 feet to a point hereinafter referred to as Point "A"; thence continue South 02 degrees 44 minutes 45 seconds West, along said west line, 152.50 feet; thence South 64 degrees 32 minutes 15 seconds East 253.56 feet; thence North 16 degrees 13 minutes 11 seconds East 152.65 feet to the point of beginning of the tract to be herein described; thence South 16 degrees 13 minutes 11 seconds West 152.65 feet; thence South 64 degrees 32 minutes 15 seconds East 210.47 feet; thence North 26 degrees 10 minutes 45 seconds East 67.86 feet; thence North 43 degrees 38 minutes 45 seconds East 203.30 feet; thence North 24 degrees 52 minutes 45 seconds East 164.16 feet; thence South 89 degrees 32 minutes 59 seconds West toward said Point "A" 303.59 feet to the intersection with a line bearing North 35 degrees 16 minutes 42 seconds East from the point of beginning; thence South 35 degrees 16 minutes 42 seconds West 143.92 feet to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.

WEST TRACT
That part of Government Lot 12, Section 4, Township 140 North, Range 30 West, Cass County, Minnesota, described as follows: COMMENCING at the northwest corner of said Government Lot 12; thence South 02 degrees 44 minutes 45 seconds West, assigned bearing, along the west line thereof, 405.45 feet to a point hereinafter referred to as Point "A"; thence continue South 02 degrees 44 minutes 45 seconds West, along said west line, 152.50 feet; thence South 64 degrees 32 minutes 15 seconds East 464.03 feet; thence North 26 degrees 10 minutes 45 seconds East 67.86 feet; thence North 43 degrees 38 minutes 45 seconds East 203.30 feet; thence North 24 degrees 52 minutes 45 seconds East 164.16 feet to a point hereinafter referred to as Point "B"; thence BEGINNING at said Point "A", the point of beginning of the tract to be herein described; thence South 02 degrees 44 minutes 45 seconds West 152.50 feet; thence South 64 degrees 32 minutes 15 seconds East 253.56 feet; thence North 16 degrees 13 minutes 11 seconds East 152.65 feet; thence North 35 degrees 16 minutes 42 seconds East 143.92 feet to the intersection with a line running between Points "A" and "B"; thence South 89 degrees 32 minutes 59 seconds West 347.40 feet to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.

CERTIFICATE OF SURVEY
Susan Vanselow
4394 N. Stony Loop NW
Hackensack, MN 56452

JOB NO. 19-182
DATE: 08-09-2019
SHEET NO.
1 OF 1