

CERTIFICATE OF SURVEY

PART OF LOTS 20 & 21, KNOTTY KNOLL ACRES,
AND PART OF GOVERNMENT LOT 1, SECTION 23,
AND PART OF GOVERNMENT LOT 4, SECTION 24,
TOWNSHIP 140 NORTH, RANGE 29 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:

Page 1 of 3 A000609459

PKB # 51-464-0141

AD00609459

OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
2/9/2015 3:25:15 PM
REC FEES: 46.00
PAGES: 3
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY KF DEP TX#: 120955
RECORDED ELECTRONICALLY

(Top 3 inches reserved for recording data)

WARRANTY DEED Minnesota Uniform Conveyancing Blanket Form 10.1.1 (2013)
Individual(s) to Individual(s)

eCRV number: 312466

DEED TAX DUE: \$478.50 DATE: January 30, 2016

FOR VALUABLE CONSIDERATION, Daniel T. Forsythe and Rebecca Wagner, married to one another ("Grantor(s)"), hereby convey(s) and warrant(s) to Barbara A. Saffert ("Grantee(s)"), real property in Cass County, Minnesota, legally described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

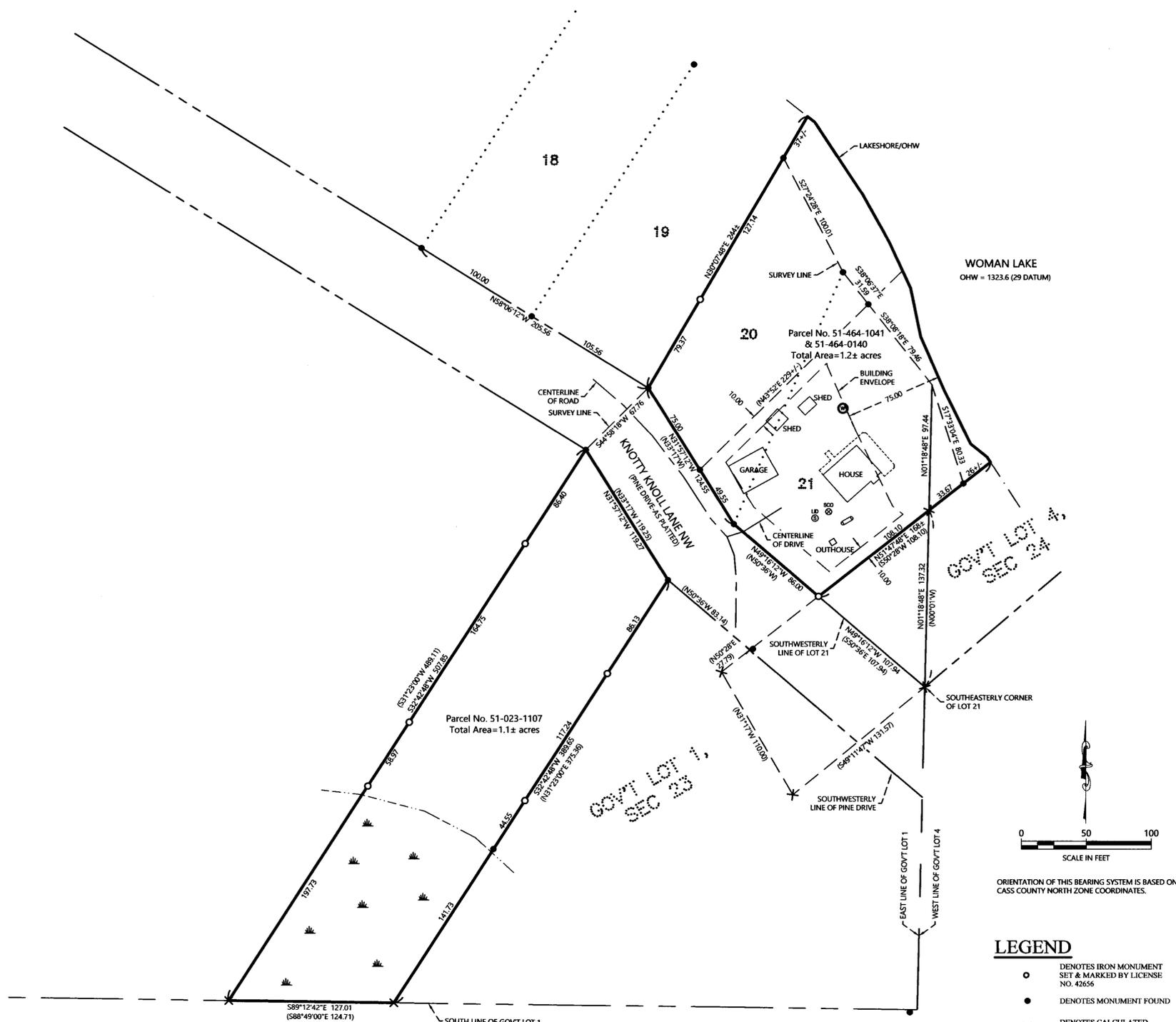
EXHIBIT "A" LEGAL DESCRIPTION

Lots Twenty (20) and Twenty-one (21), KNOTTY KNOLL ACRES,
LESS AND EXCEPT That part of Lot 21, KNOTTY KNOLL ACRES, described as follows: Beginning at the Southeast corner of said Lot 21; thence North 0 degrees 01 minute West 137.32 feet along the East line of said Lot 21; thence South 50 degrees 28 minutes West 108.10 feet to the Southwesterly line of said Lot 21; thence South 50 degrees 36 minutes East 107.84 feet along the Southwesterly line of said Lot 21 to the point of beginning.

To the following described Real Estate situated in
Cass County, Minnesota

Caption #3
EASTERLY TRACT
That part of Lots 20 and 21, KNOTTY KNOLL ACRES, plat of record and that part of Government Lot 4, Section 24, Township 140 North, Range 29 West, Cass County, Minnesota, described as follows: Commencing at the Southeast corner of said Lot 21, being located on the West line of said Government Lot 4; thence North 0 degrees 01 minutes West, assumed bearing along the east line of said Lot 21 and the west line of said Government Lot 4, a distance of 137.32 feet to the point of beginning of the tract to be herein described; thence South 50 degrees 28 minutes West 108.10 feet, to the northeasterly right of way line of Pine Drive, as dedicated in said KNOTTY KNOLL ACRES; thence North 50 degrees 36 minutes West along said right of way line 86.00 feet to the southeasterly corner of said Lot 20; thence North 33 degrees 17 minutes West along said right of way line 49.55 feet; thence North 43 degrees 52 minutes 08 seconds East 229 feet, more or less, to the shore of Woman Lake; thence southeasterly along said shore to its intersection with a line that bears North 50 degrees 28 minutes East from the point of beginning; thence South 50 degrees 28 minutes West 69 feet, more or less, to the point of beginning.
and
EAST TRACT:
That part of Government Lot 1, Section 23, Township 140, Range 29 Cass County, Minnesota, described as follows: Commencing at the point on the East line of said Government Lot 1 which is the Southeast corner of Lot 21, Block 1, Plat of KNOTTY KNOLL ACRES, thence South 49 degrees 11 minutes 47 seconds West 131.57 feet; thence North 31 degrees 17 minutes West 110.00 feet; thence North 50 degrees 28 minutes East 27.79 feet to the southwesterly line of Pine Drive; said plat of KNOTTY KNOLL ACRES; thence North 50 degrees 36 minutes West 83.14 feet along the Southwesterly line of said Pine Drive to the point of beginning of the tract to be described; thence North 33 degrees 17 minutes West 119.25 feet along the Southwesterly line of said Pine Drive; thence South 31 degrees 23 minutes 00 seconds West 489.11 feet to the South line of said Government Lot 1; thence South 88 degrees 49 minutes 00 seconds East along said south line 124.71 feet to the intersection with a line bearing South 31 degrees 23 minutes West from the point of beginning; thence North 31 degrees 23 minutes East 375.36 feet to the point of beginning.

- NOTES:**
- Zoning for subject tract = Shoreland Residential.
 - Parcel ID for subject tract = 51-023-1107, 51-464-0140 & 51-464-0141.
 - Wetlands and 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.



- LEGEND**
- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 42656
 - DENOTES MONUMENT FOUND
 - × DENOTES CALCULATED POSITION
 - DENOTES EXISTING LP TANK
 - ⊕ DENOTES EXISTING SEPTIC VENT, SEPTIC CLEANOUT, & SEPTIC TANK LID
 - ⊙ DENOTES EXISTING WELL
 - ⊖ DENOTES WETLAND(S)

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 FULLY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Barbara A. Saffert
DENNIS J. WARRNER
L.C. NO. 42656



CERTIFICATE OF SURVEY
RON SAFFERT
1505 CRESTWOOD LANE
NEW ULM, MN 56073

JOB NO. 19-058
DATE: 11-25-2019
SHEET NO. 1 OF 1