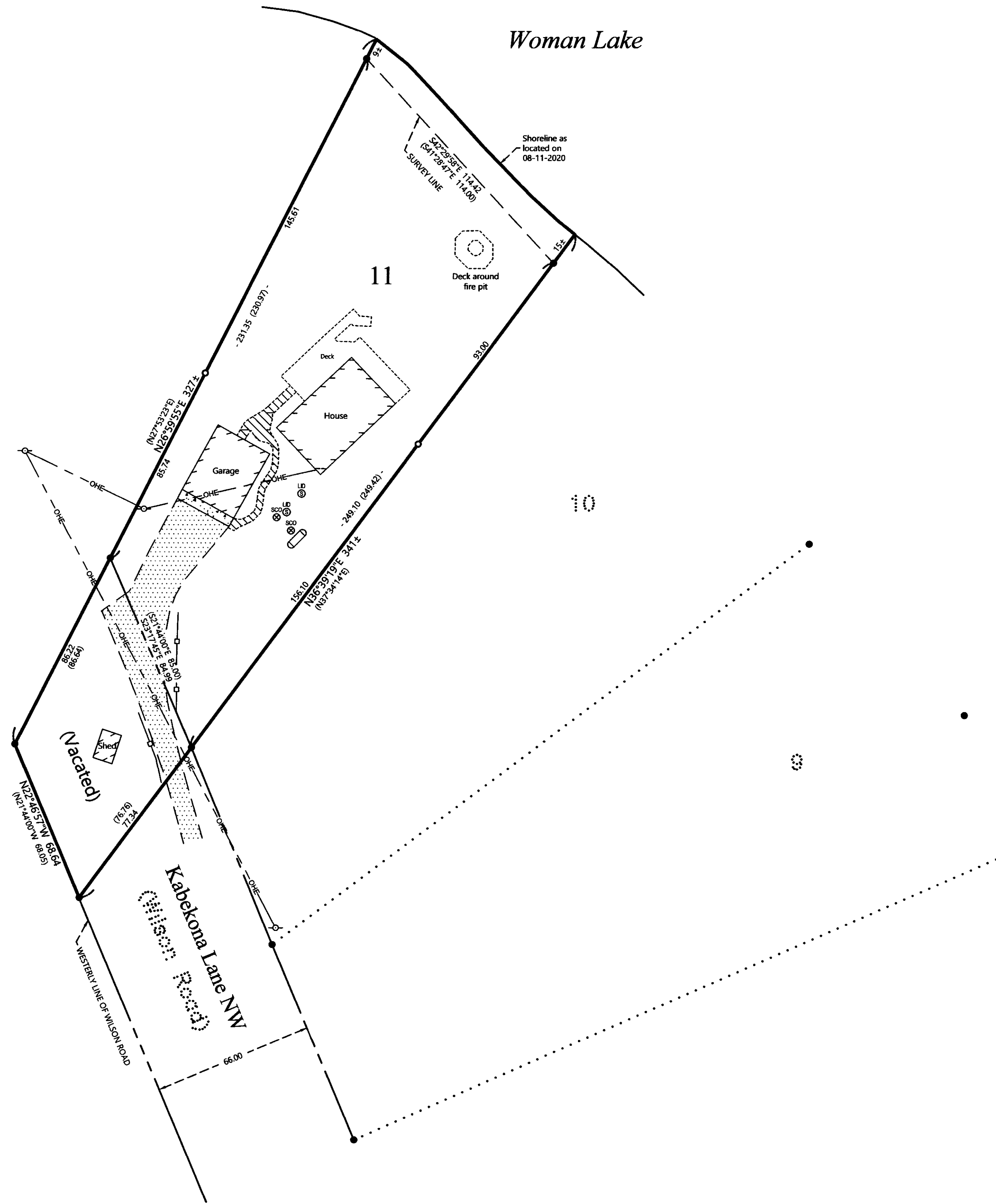


CERTIFICATE OF SURVEY

LOT 11 AND PART OF WILSON ROAD, WILSON'S POINT,
SECTION 14, TOWNSHIP 140 NORTH, RANGE 29 WEST,
CASS COUNTY, MINNESOTA



EXISTING DESCRIPTION:

OBTAINED FROM THE CASS COUNTY RECORDERS OFFICE.

PLAT # 51-408-0110
No subsequent taxes and transfer entered. Certificate of Real Estate Value
Recorded & Indexed
OCTOBER 06 2017
By EA County Auditor Deputy
Erik M. Bergman
Cass County Auditor

APR0635673
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
10/6/2017 2:15:06 PM
REC FEES: 46.00
PAGES: 2
KATHRYN H. MORBY
CASS COUNTY RECORDER
BY KF DEP TX#: 141742
RECORDED ELECTRONICALLY

(Top 3 inches reserved for recording data)

WARRANTY DEED Individual(s) to Individual(s) Minnesota Uniform Conveyancing Blanks Form 10.1.1 (2016)

eCRV number: 193209

DEED TAX DUE: \$1,603.80

DATE: October 06, 2017
(month/day/year)

FOR VALUABLE CONSIDERATION, Robert C. Gill and Patricia M. Gill, married to one another ("Grantor"), hereby conveys and warrants to The Erik M. Bergman and Cynthia M. Bergman Revocable Trust dated June 22, 2017 ("Grantee"), as

(Check only one box.) tenants in common, joint tenants, (If more than one Grantee is named above and either no box is checked or both boxes are checked, this conveyance is made to the named as tenants in common.)

real property in Cass County, Minnesota, legally described as follows:

Lot Eleven (11), Wilson's Point;

CASS COUNTY, MN # 4020170845
Deed tax \$ 1,603.80
Date 10/6/2017 By CW

AND

All that part of Wilson Road, a Woodrow Township Road, dedicated in the plat of Wilson's Point, according to the plat thereof on file and of record in the office of the county recorder, in and for the County of Cass and the State of Minnesota, described as follows: Beginning at the northeasterly corner of Lot 11 of said Wilson's Point, thence South 21 degrees 44 minutes East 85.00 feet, initial bearing assigned, along the westerly line of said Lot 11, to the southwesterly corner thereof, thence South 37 degrees 34 minutes 14 seconds West on a southwesterly extension of the line between said Lot 11 and Lot 10 of said Wilson's Point, a distance 76.76 feet to the westerly line of said Wilson Road, a Woodrow Township Road; thence North 21 degrees 44 minutes West 68.05 feet to said northerly line of Wilson Road, a Woodrow Township Road; thence North 27 degrees 53 minutes 23 seconds East 86.64 feet to the point of beginning.

Cass County, Minnesota

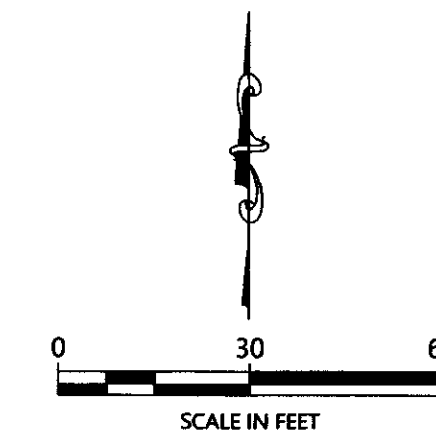
Check here if all or part of the described real property is Registered (Torrens)

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

- building and zoning laws, ordinances, and state and federal regulations;
- restrictions relating to use or improvement of the property without effective forfeiture provisions;
- reservation of any mineral rights by the State of Minnesota
- utility and drainage easements which do not interfere with existing improvements

File No. 177356

Page 1 of 2



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE MINNESOTA COUNTY COORDINATE SYSTEM, (CASS COUNTY NORTH ZONE, 2011 Adj.)

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- (123.45) DENOTES PLAT AND/OR DEEDED MEASURE
- DENOTES EXISTING WOODEN FENCE LINE
- DENOTES EXISTING UTILITY POLE
- DENOTES OVERHEAD ELECTRIC LINE
- DENOTES EXISTING LP TANK
- DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- DENOTES EDGE OF EXISTING GRAVEL
- DENOTES EDGE OF EXISTING CONCRETE
- DENOTES EDGE OF EXISTING WOOD WALKWAY

NOTES:

- Zoning for subject tract = Shoreland Residential.
- Parcel ID for subject tract = 51-408-0110.
- 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.
- This survey reflects the located shoreline at the time of this survey, not the Ordinary High Water Elevation (OHW).
- 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

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.
TERRY L. FRIEMAN
LIC. NO. 21367
8/19/2020



CERTIFICATE OF SURVEY
Eric Bergman
314 Meadow Ridge Ct
Hudson, WI 54016

JOB NO. 20-196
DATE: 08-14-2020
SHEET NO. 1 OF 1