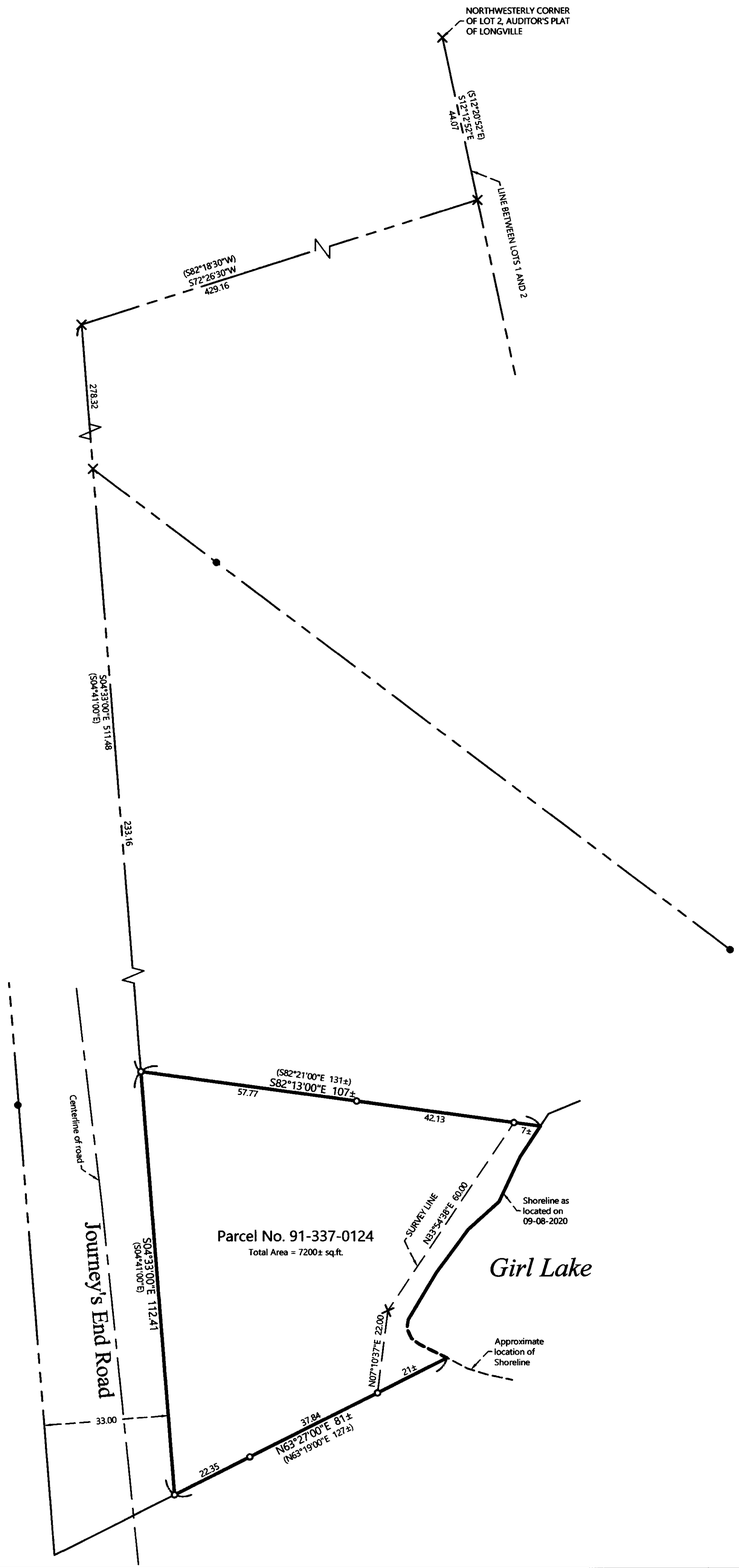
CERTIFICATE OF SURVEY

PART OF LOT 1, AUDITOR'S PLAT OF LONGVILLE, SECTION 34, TOWNSHIP 141 NORTH, RANGE 28 WEST, CASS COUNTY, MINNESOTA



0 20 40
SCALE IN FEET

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

LEGEND

o	DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
●	DENOTES MONUMENT FOUND
(123.45)	DENOTES PLAT AND/OR DEEDED MEASURE
×	DENOTES CALCULATED POSITION

NOTES:

1. Parcel ID for subject tract = 91-337-0124.
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.
6. There is an apparent typographical error in the description. The second bearing in the description (South 82 degrees 18 minutes 30 seconds West) should be South 72 degrees 18 minutes 30 seconds West. The 4 parcels to the north and east of subject parcel were surveyed and described at the same time and all contain the correct bearing.

EXISTING DESCRIPTION:

OBTAINED FROM THE CASS COUNTY RECORDERS OFFICE.

A000542616

OFFICE OF COUNTY RECORDER
CASS COUNTY MINNESOTA

CERTIFIED, FILED, AND/OR RECORDED ON
09/30/2008 04:12:14PM

AS DOC #: A000542616
PAGES: 3
REC FEES: $46.00

KATHRYN H. HORBY
COUNTY RECORDER
BY Kathryn M. Horby DEPUTY

91-337-0124

No delinquent taxes and transfer entered;
Certificate of Real Estate Value
(X) filed ( ) not required
Sept. 30 2008
Sharon K Anderson
County Auditor
by: _____ Deputy

DEED TAX DUE: $66.00

Form No. 11-M-WARRANTY DEED
Corporation, Partnership or Limited Liability Company to Joint Tenants

Date: September 22, 2008

FOR VALUABLE CONSIDERATION, **Overby Development, Inc**, a **Corporation** under the laws of **Minnesota** Grantor, hereby conveys and warrants to **Peter P. Breer and Gwen E. Breer, husband and wife** Grantees, as joint tenants, real property in **Cass County, Minnesota**, described as follows:

Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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

Check box if applicable:

x The Seller certifies that the seller does not know of any wells on the described real property.

A well disclosure certificate accompanies this document.

I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

U.S._Minnesota _Warranty Deed (Corporate/Joint Tenancy)_Rev.(7/12/04) Page 1 of 3 Pages

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EXHIBIT 'A'

That part of Lot One (1), Auditor's Plat of Longville, Minnesota, described as follows: Commencing at the Northwesterly corner of Lot 2 of said Auditor's Plat; thence South 12 degrees 20 minutes 52 seconds East 44.07 feet along the line between Lot 1 and Lot 2 of said Auditor's Plat; thence South 82 degrees 18 minutes 30 seconds West 429.16 feet; thence South 4 degrees 41 minutes East 511.48 feet to the point of beginning of the tract to be described; thence South 4 degrees 41 minutes East 112.41 feet; thence North 63 degrees 19 minutes East 127 feet., more or less, to the shore of Girl Lake; thence Northerly 38 feet, more or less, along said shore to the point of said shore which is South 82 degrees 21 minutes East from the point of beginning; thence North 82 degrees 21 minutes West 131 feet, more or less, to the point of beginning.

U.S._Minnesota _Warranty Deed (Corporate/Joint Tenancy)_Rev.(7/12/04) Page 3 of 3 Pages

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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.

9/9/2020

TERRY L. FREEMAN LIC. NO. 21367

NORTHERN ENGINEERING & CONSULTING, INC.
P.O. Box 252, Walker, MN, 56484
Phone: 218-547-1296, Fax: 218-547-2272
web: www.decusa.com

CERTIFICATE OF SURVEY
Peter Breer
P.O. Box 248
Sartell, MN 56377

JOB NO. 20-237
DATE: 09-09-2020

SHEET NO.
1 OF 1

9/10/2020, 9219