

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 3,
SECTION 10, TOWNSHIP 140 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA

Ten Mile
Lake

LAKESHORE AS LOCATED ON 10-21-2020

PEACEFUL VALLEY
25

Page 1 of 2 A000664462

16-010-3108
No delinquent taxes and transfer entered; Certificate of Real Estate Value
() Void () Not required
OCTOBER 9 2020
CASS COUNTY
Cass County M&A Auditor-Treasurer
By: [Signature] Deputy
Supt's Signature () Not Required () Received () Not Received

A000664462
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
10/5/2020 9:59:04 AM
REC FEES: 46.00
PAGES: 2
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY SF DEP TX# 165402
RECORDED ELECTRONICALLY

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

eCRV number: 1157634

DEED TAX DUE: \$3,811.50

DATE: October 02, 2020
(month/day/year)

FOR VALUABLE CONSIDERATION, Kurt D. Owen and Frances A. Owen, married to one another ("Grantor"), hereby conveys and warrants to Christopher P. Mahoney and Sophie Tremblay, as Trustees of the Christopher P. Mahoney Revocable Trust dated February 13, 2018 ("Grantee"), as

(Check only one box.) tenants in common, (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.)
 joint tenants,

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

That part of Government Lot Three (3), Section Ten (10), Township One Hundred Forty (140) North, Range Thirty-one (31) West, described as follows: Beginning at the Southeast corner of Lot 25, Peaceful Valley, plat of record, said County and assuming the East line thereof to have a bearing of North, thence South 69 degrees 23 minutes 30 seconds East along the North line of Northwoods Drive, as dedicated in said plat 198.73 feet; thence North 02 degrees 03 minutes 17 seconds East 436 feet, more or less, to the shoreline of Ten Mile Lake; thence West along said shoreline to said East line of Lot 25; thence on a bearing of South along said East line 357 feet, more or less, to the point of beginning.

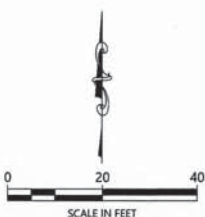
Cass County, Minnesota

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- ▭ DENOTES EXISTING LP TANK
- ⊙ DENOTES EXISTING WELL
- ⊙ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- ⊙ DENOTES EXISTING SEPTIC LIFT STATION
- DENOTES EXISTING SANITARY SEWER LINE
- ▨ DENOTES EXISTING BUILDING
- ▨ DENOTES EDGE OF EXISTING BITUMINOUS
- ▨ DENOTES EDGE OF EXISTING CONCRETE
- ▨ DENOTES EDGE OF EXISTING GRAVEL

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 16-010-3108.
3. Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey.
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. This survey reflects the located shoreline at the time of this survey, not the Ordinary High Water Elevation (OHW).
6. 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.



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE MINNESOTA COUNTY COORDINATE SYSTEM, CASS COUNTY, NORTH ZONE (2011 AD1).

SHEET NO.

JOB NO. 20-288
DATE: 11-09-2020

CERTIFICATE OF SURVEY

Sophie Tremblay
5136 Chowne Ave S.
Minneapolis, MN 55410



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.
[Signature] 11/6/20
TERRY L. FREEMAN LIC. NO. 21367

REVISIONS:

NO.	DATE	DESCRIPTION	BY

11/9/2020, 9249