

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 4,
SECTION 12, TOWNSHIP 140 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:

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16-012-4301

16-012-4301
The adjacent bases and transfer interest, Contents of Real Estate Value
No. 21367
Date: 6/16/2021
Cass County, Minnesota
ET
BY: KATHRYN H. WOODY
CASS COUNTY RECORDER
RECORDED ELECTRONICALLY

OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
6/16/2021 12:01:28 PM
REC FEE: \$6.00
PAGE: 3
KATHRYN H. WOODY
CASS COUNTY RECORDER
BY: JY DEP TXR: 172689
RECORDED ELECTRONICALLY

E-CRV No. _____
DEED TAX DUE: \$1.65
Date: June 14, 2021

Form No. 29-M - QUIT CLAIM DEED
Individual(s) to Joint Tenants

FOR CONSIDERATION LESS THAN \$3,000.00, Russell K. Swanson, a single person, Grantor(s), hereby convey(s) and quitclaim(s) to Russell K. Swanson, a single person and Rosane Barbara Sucky, a single person, Grantee(s), 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.

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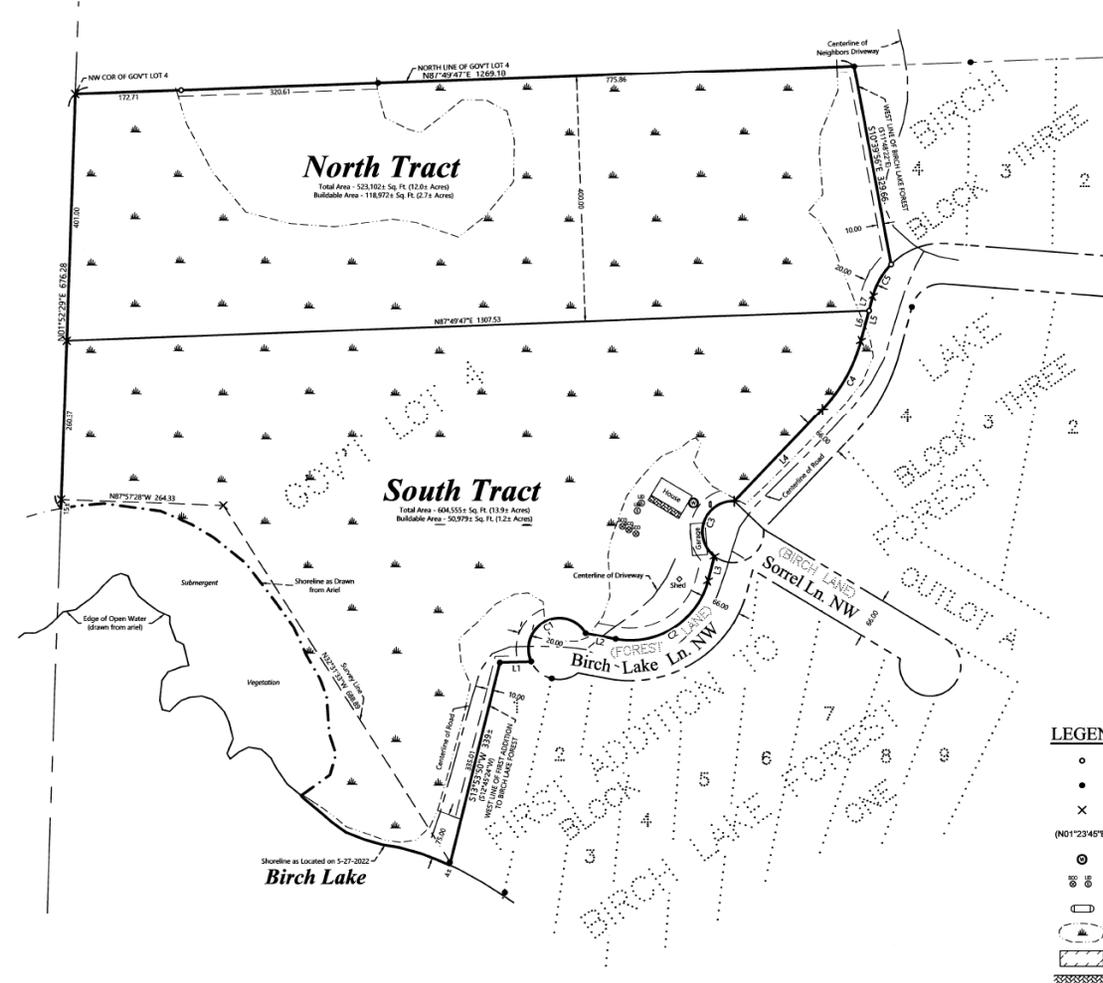
EXHIBIT 'A'

The unplatted portion of Government Lot Four (4), Section Twelve (12), Township One Hundred Forty (140) North, Range Thirty-one (31) West, Cass County, Minnesota.

PROPOSED DESCRIPTIONS:

North Tract
The North 400.00 feet of the unplatted portion of Government Lot 4, Section 12, Township 140 North, Range 31 West, Cass County, Minnesota.
SUBJECT to easements, restrictions, and reservations of record.

South Tract
That part of the unplatted portion of Government Lot 4, Section 12, Township 140 North, Range 31 West, Cass County, Minnesota, lying south of the North 400.00 feet thereof.
SUBJECT to easements, restrictions, and reservations of record.

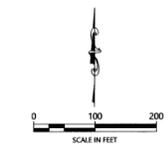


Line Segment	Bearing	Distance	Record Bearing	Record Distance
L1	S88°38'12\"W	50.87	S87°29'46\"W	50.87
L2	N79°13'56\"W	50.00	N80°22'22\"W	50.00
L3	S14°46'04\"W	41.38	S13°37'38\"W	41.38
L4	S43°28'03\"W	208.46	S42°19'37\"W	208.46
L5	S14°56'36\"W	75.46	S13°48'10\"W	75.46
L6	S14°56'36\"W	50.76		
L7	S14°56'36\"W	24.70		

Curve Segment	Delta	Radius	Length	Chord Bearing	Chord Distance	Record Delta	Record Chord Bearing
C1	Δ=174°15'58\"	50.00	152.08	S62°20'07\"W	99.87	Δ=174°16'04\"	S61°11'36\"W
C2	Δ=86°00'00\"	130.00	195.13			Δ=86°00'00\"	
C3	Δ=145°00'20\"	50.00	126.55	S19°40'07\"W	95.38		
C4	Δ=28°31'27\"	260.00	129.44			Δ=28°31'27\"	
C5	Δ=29°37'47\"	116.00	60.00	S29°45'30\"W	59.32	29°38'08\"	S28°37'13\"W

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- DENOTES CALCULATED POSITION
- ⊙ (N01°23'45\"E) DENOTES PLAT BEARING
- ⊙ DENOTES EXISTING WELL
- ⊙ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK (LID)
- ⊙ DENOTES EXISTING LP TANK
- ⊙ DENOTES WETLAND(S)
- ⊙ DENOTES EXISTING BUILDING
- ⊙ DENOTES EDGE OF EXISTING PATIO AREA



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

NOTES:

- Zoning for subject tract = Shoreline Residential.
- Parcel ID for subject tract = 16-012-4301.
- Improvements other than those shown on this certificate, may exist that were not located during this survey. Wetlands as shown located by survey crew, not a certified wetland specialist.
- 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 (OHWE).
- 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.

NO.	DATE	DESCRIPTION

I HEREBY CERTIFY THAT THE SURVEY, PLAN OR REPORT WAS MADE BY A LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

6/17/22
K. H. WOODY
CASS COUNTY RECORDER

NORTHERN ENGINEERING AND CONSULTING, INC.
10. Box 292, Mahan, MN, 56452
www.northerneng.com

CERTIFICATE OF SURVEY
Russ Swanson
4990 Birch Lake Lane NW
Hackensack, MN 56452

JOB NO. 22-101
DATE: 6-27-2022
SHEET NO. 1 OF 1