

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 6,
SECTION 18, TOWNSHIP 143 NORTH, RANGE 30 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:

Page 1 of 3 A000661529



76-018-1210
No delinquent taxes and transfer entered; Certificate of Real Estate Value
(Noted) (Not required)
JULY 17 2020
Cass County Auditor-Treasurer
By: MJL, Deputy
Spells Document
() Not Required (X) Received () Not Received

A000661529
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
7/17/2020 12:35:16 PM
REC FEES: 46.00
PAGES: 3
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY SF DEP TX#: 163221
RECORDED ELECTRONICALLY

(Top 3 inches reserved for recording data)

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

eCRV number: 1112908 DATE: July 17, 2020 (month/day/year)
DEED TAX DUE: \$986.70

FOR VALUABLE CONSIDERATION, Gary R. Kreyer and Judith G. Kreyer, married to one another ("Grantor"), hereby conveys and warrants to Patrick M. McGowan and Jillian R. McGowan ("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:

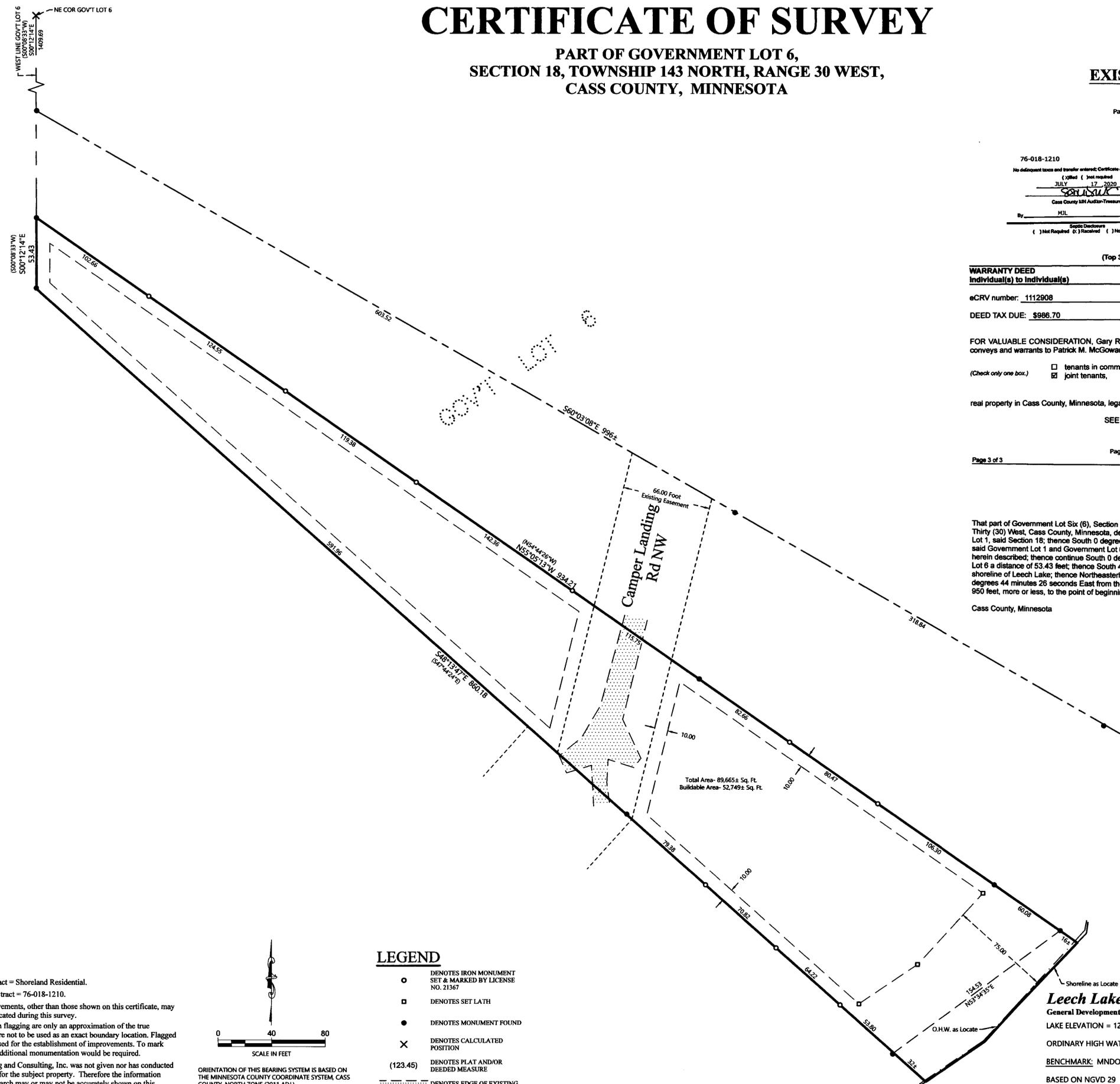
SEE EXHIBIT "A" ATTACHED HERETO

Page 3 of 3 A000661529 Minnesota Uniform Conveyancing Blanks Form 10.1.1

EXHIBIT "A" LEGAL DESCRIPTION

That part of Government Lot Six (6), Section Eighteen (18), Township One Hundred Forty-three (143) North, Range Thirty (30) West, Cass County, Minnesota, described as follows: Commencing at the Northwest corner of Government Lot 1, said Section 18; thence South 0 degrees 08 minutes 33 seconds West, assumed bearing along the West lines of said Government Lot 1 and Government Lot 6, a distance of 1409.89 feet to the point of beginning of the tract to be herein described; thence continue South 0 degrees 08 minutes 33 seconds West along said West line of Government Lot 6 a distance of 53.43 feet; thence South 47 degrees 44 minutes 27 seconds East 890 feet, more or less, to the shoreline of Leech Lake; thence Northeasterly along said shoreline to the intersection with a line bearing South 54 degrees 44 minutes 26 seconds East from the point of beginning; thence North 54 degrees 44 minutes 26 seconds West 950 feet, more or less, to the point of beginning.

Cass County, Minnesota

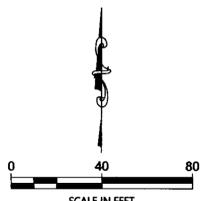


Total Area - 89,665± Sq. Ft.
Buildable Area - 52,749± Sq. Ft.

Shoreline as Locate
Leech Lake
General Development (GD)
LAKE ELEVATION = 1294.6 / 4-14-2021
ORDINARY HIGH WATER ELEVATION = 1294.9
BENCHMARK: MNDOT Geodetic Marker "1120 Q"
BASED ON NGVD 29

NOTES:

- Zoning for subject tract = Shoreland Residential.
- Parcel ID for subject tract = 76-018-1210.
- 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.



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 SET LATH
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- (123.45) DENOTES PLAT AND/OR DEEDED MEASURE
- DENOTES EDGE OF EXISTING GRAVEL

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.
4/19/21
TERRY L. FREEMAN LIC. NO. 21367



CERTIFICATE OF SURVEY
Pat McGowan
39889 Co. Rd. 13A
Pine River, MN 56474

JOB NO. 21-112
DATE: 04-19-2021
SHEET NO. 1 OF 1