

# CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 3,  
SECTION 31, TOWNSHIP 143 NORTH, RANGE 30 WEST,  
CASS COUNTY, MINNESOTA

## EXISTING DESCRIPTION:

OBTAINED FROM THE CASS COUNTY RECORDERS OFFICE.

### Leech Lake

General Development Classification  
LAKE ELEVATION = 1295.58 (06-11-2019)  
ORDINARY HIGH WATER ELEVATION = 1294.9  
BASED ON NGVD29.

## PROPOSED DESCRIPTIONS:

### EAST TRACT

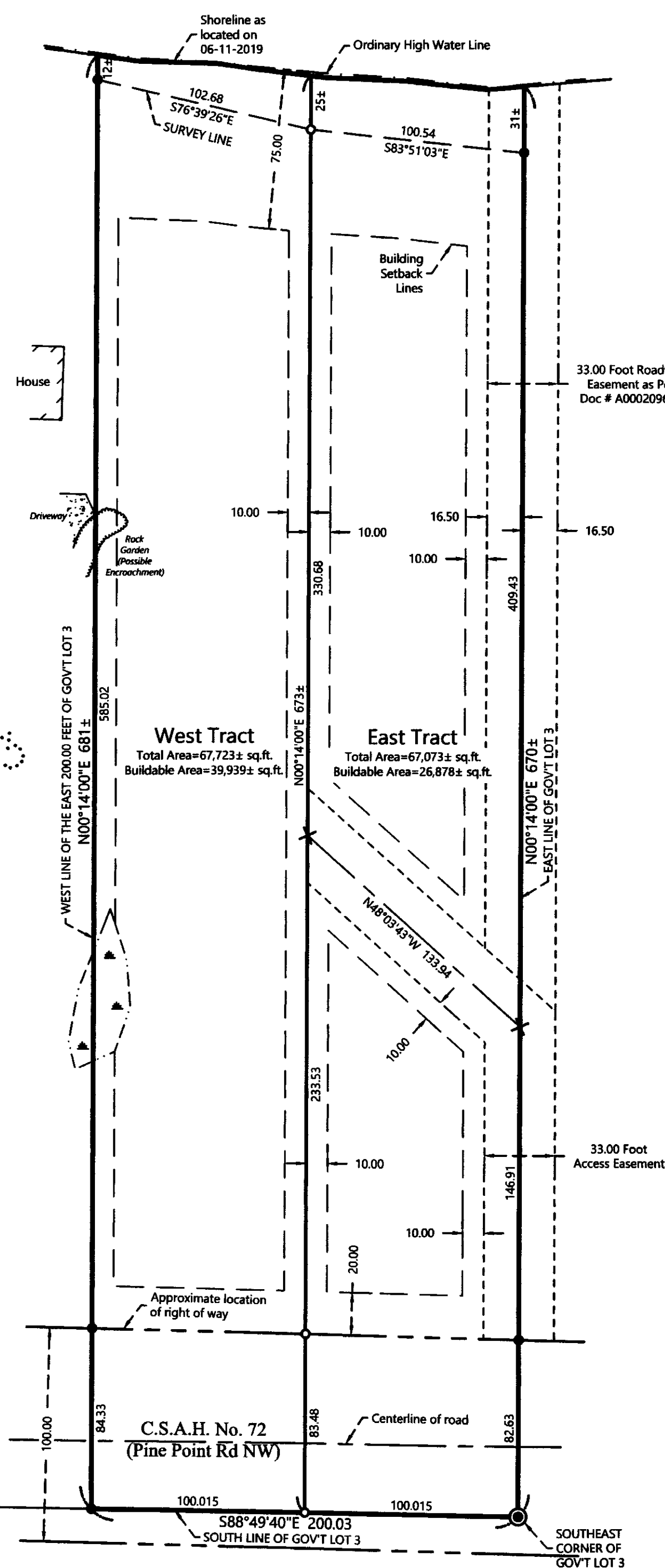
The East 100.00 feet of Government Lot 3, Section 31, Township 143 North, Range 30 West, Cass County, Minnesota.  
SUBJECT to easements, restrictions, and reservations of record.  
SUBJECT to C.S.A.H. No. 72 (Pine Point Road NW) right of way.  
SUBJECT to and TOGETHER with ACCESS EASEMENT.


### WEST TRACT

The West 100.00 feet of the East 200.00 feet of Government Lot 3, Section 31, Township 143 North, Range 30 West, Cass County, Minnesota.  
SUBJECT to easements, restrictions, and reservations of record.  
SUBJECT to C.S.A.H. No. 72 (Pine Point Road NW) right of way.  
TOGETHER with ACCESS EASEMENT.

### ACCESS EASEMENT

A 33.00 foot easement for ingress and egress purposes over, under, and across that part of Government Lot 3, Section 31, Township 143 North, Range 30 West, Cass County, Minnesota, the centerline of which is described as follows: COMMENCING at the southeast corner of said Government Lot 3; thence North 00 degrees 14 minutes 00 seconds East, assigned bearing, along the east line thereof, 82.63 feet to the Point of Beginning of the centerline to be herein described; thence continue North 00 degrees 14 minutes 00 seconds East, along said east line, 146.91 feet; thence North 48 degrees 03 minutes 43 seconds West 133.94 feet and said centerline there terminating. The sidelines of said easement shall be prolonged or shortened to terminate on the west line of the East 100.00 feet of said Government Lot 3.





A000624750  
OFFICE OF THE COUNTY RECORDER  
CASS COUNTY, MINNESOTA  
CERTIFIED, FILED, AND/OR  
RECORDED ON  
9/19/2016 1:18:29 PM  
AS DOC #: A000624750  
PAGES: 2  
REC FEES: 46.00  
KATHRYN M. NORBY  
CASS COUNTY RECORDER  
BY KF Dep TX#: 133397

45-231-2401  
No delinquent taxes and transfer entered;  
Certificate of Real Estate Value  
( ) filed (X) not required  
September 19, 2016  
*Sharon K. Anderson*  
Cass County MN Auditor-Treasurer

by: *Scott Knutson*, Deputy  
(Top 3 inches reserved for recording data)

**WARRANTY DEED**  
Individual(s) to Joint Tenants

eCRV number:  
DEED TAX DUE \$1.65 Date: December 2, 2014

FOR VALUABLE CONSIDERATION, Bonnie M. Knutson, a widowed and unmarried individual, ("Grantor"), hereby conveys and warrants to Bonnie M. Knutson and Scott R. Knutson ("Grantees"), as joint tenants, real property in Cass County, Minnesota, legally described as follows:  
East 200 feet of Government Lot 3,  
Section 31 Township 143 North Range 30  
Turtle Lake Township

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:

Check applicable box:  
 The Seller certifies that the Seller does not know of any wells on the described real property.  
 A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: [...])  
 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.

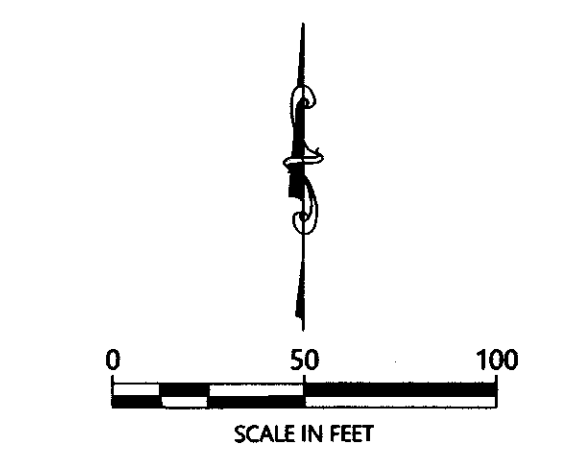
Total consideration for this transfer is less than \$500

CASS COUNTY, MN # 1156  
Deed tax \$ 1.65  
Date 9/19/2016 By CW

Grantor  
*Bonnie M. Knutson*  
BONNIE M. KNUTSON, a widowed and unmarried individual







NORTHEN ENGINEERING  
& CONSULTING, INC.  
P.O. Box 282, Walker, MN 56484  
Phone: 218-547-1296, Fax: 218-547-2272  
web: www.necusa.com

218 547 2272  
Page 1 of 2



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

## LEGEND

-  DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
-  DENOTES MONUMENT FOUND
-  DENOTES BRASS CAPPED MONUMENT FOUND
-  DENOTES CALCULATED POSITION
-  DENOTES EDGE OF EXISTING CONCRETE
-  DENOTES DELINEATED WETLAND(S)

## NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 45-231-2401.
3. Improvements, other than those shown on this certificate, may exist that were not located during this survey. The wetlands were delineated in June 2019 by Mitch Brinks, Wetland Certification No. 1007.
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. 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
1.	6-28-2017	Add access easement and revise area

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.

*Berry L. Freeman*  
BERRY L. FREEMAN  
LIC. NO. 21367



CERTIFICATE OF SURVEY  
Scott Knutson  
22531 NE 191st Ct  
Woodinville, WA 98077-7588

JOB NO. 19-116  
DATE: 06-25-2019  
SHEET NO.  
1 OF 1