

# CERTIFICATE OF SURVEY

LOT 3, BLOCK 1, HOWARD LAKE SHORES,  
SECTION 31, TOWNSHIP 141 NORTH, RANGE 31 WEST,  
CASS COUNTY, MINNESOTA

## EXISTING DESCRIPTION:

28-452-0115  
No delinquent taxes and transfer entered:  
Certificate of Real Estate Value  
(X)filed ( ) not required  
By Shawn K. Anderson County Auditor  
Deputy  
Date 5/16/02

TORRENS DOC. NUMBER 20520  
CERTIFICATE NUMBER 6541  
BOOK 22 PAGE 6541  
STATE OF MINNESOTA  
COUNTY OF CASS  
OFFICE OF THE REGISTRAR OF TITLES  
This is to certify that the within instrument was  
filed in this office of Public Records on the  
20th day of July 2002 A.D. on SS  
#1402  
By Shawn K. Anderson  
Deputy  
File # 148

## QUITCLAIM DEED

Deed Tax Due: \$17.82

THIS QUITCLAIM DEED, Executed this 9 day of March, 2002  
by first party, Grantor, Robert Todd Anderson  
Danita D. Anderson, husband & wife  
whose post office address is 23485-112 Ave. Elk River MN 55370  
to second party, Grantee, Bradley W. Anderson  
whose post office address is 222 Quail St. Mahanomi, MN 55115

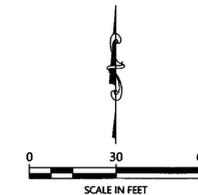
WITNESSETH, That the said first party, for good consideration and for the sum of  
Five Thousand Five Hundred Dollars (\$5,400.00) paid by the said second  
party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim  
unto the said second party forever, all the right, title, interest and claim which the said first party  
has in and to the following described parcel of land, and improvements and appurtenances there-  
to in the County of CASS, State of MINNESOTA to wit:

Shingobee Twp  
Sec. 31 Twp: 141.0 R. 31  
Howard Lakes Shores  
Lot 3 Blk 1

no wills on property CASS COUNTY # 1337  
Deed Tax: \$17.82  
Date 5/16/02 By CU

## PROPOSED DESCRIPTION:

**Proposed Easement**  
A 12.00 foot wide easement for ingress and egress purposes over, under, and across that part of  
Lot 2, Block 1, HOWARD LAKE SHORES, according to the recorded plat thereof, Cass County,  
Minnesota, the centerline of which is described as follows: COMMENCING at the northeast corner of  
Lot 3, said Block 1; thence South 81 degrees 53 minutes 55 seconds West, assigned bearing,  
along the north line of said Lot 3, a distance of 269.92 feet, to the Point of Beginning of the  
centerline to be herein described; thence North 08 degrees 26 minutes 14 seconds East 55.32  
feet; thence North 51 degrees 33 minutes 11 seconds East 79.73 feet; thence North 62 degrees  
37 minutes 10 seconds East 125.12 feet; thence North 85 degrees 12 minutes 05 seconds East  
27.09 feet; thence South 63 degrees 14 minutes 40 seconds East 41.57 feet; thence South 83  
degrees 22 minutes 16 seconds East 18.51 feet to the east line of said Lot 3 and said centerline  
there terminating. The sidelines of said 12.00 foot easement shall be prolonged or shortened to  
terminate on said east line and said north line.



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

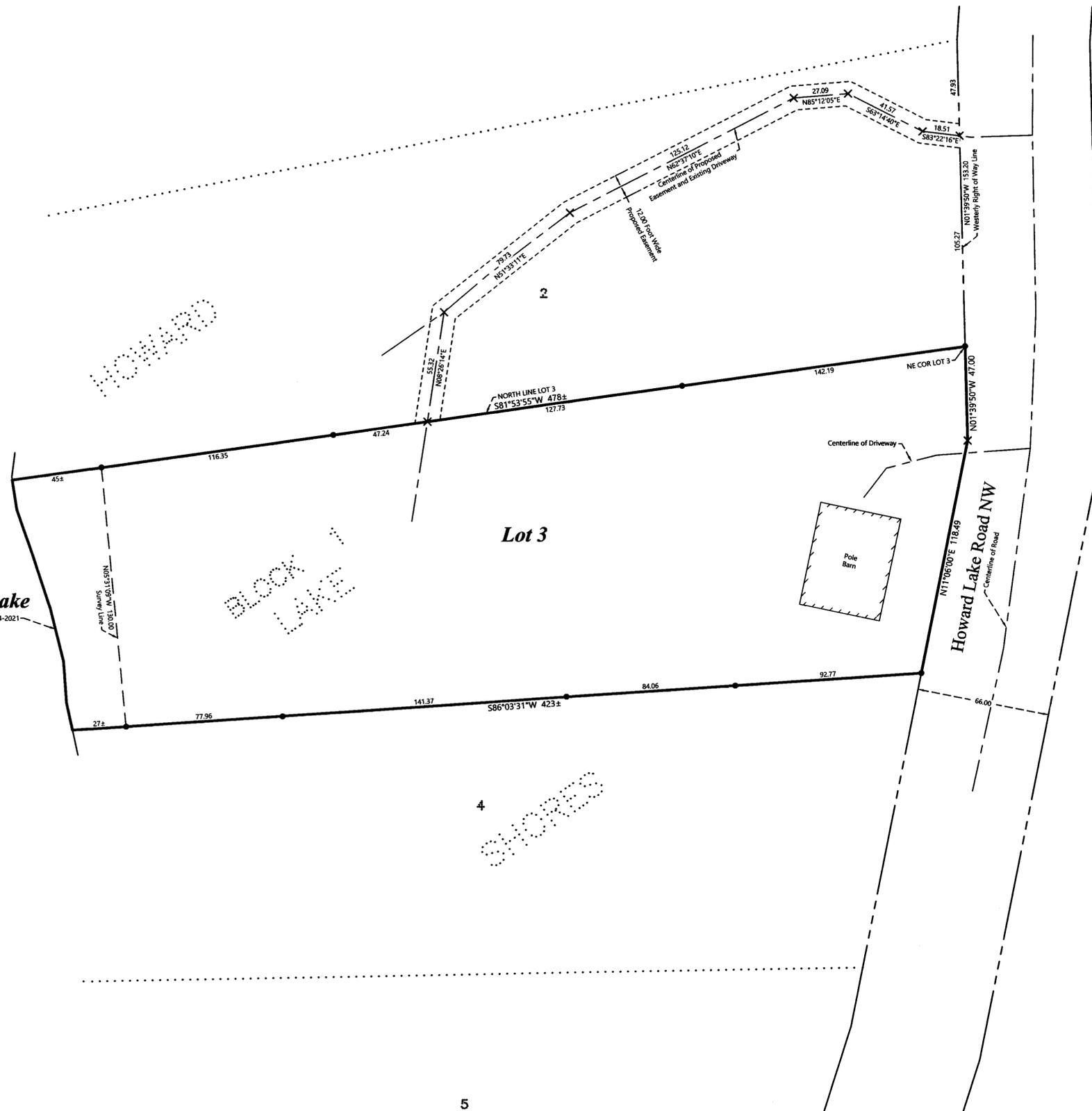
## LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- ▨ DENOTES EXISTING BUILDING (Located at Eaves)

## NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 38-452-0115.
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 (OHWE).
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.

Howard Lake  
Shoreline as Located on 8-4-2021



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 DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.  
Shawn K. Anderson  
L.S. NO. 21367



CERTIFICATE OF SURVEY  
Brad Anderson  
5055 Howard Lake Road NW  
Akley, MN 56433

JOB NO. 21-238  
DATE: 8-06-2021  
SHEET NO.  
1 OF 1