

CERTIFICATE OF SURVEY

LOT 1, BLOCK 1, BEAR ISLAND VIEW
SECTION 30, TOWNSHIP 142 NORTH, RANGE 28 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:

Page 1 of 2 A000673429

07-430-0120
No delinquent taxes and transfer untaxed; Certificate of Real Estate Value
() filed () not required
JUNE 11, 2021
By: SONJA L. BOEVER
Cass County MN Auditor-Treasurer
ET Deputy
Signatures Disclosures
() Not Required () Received () Not Received

A000673429
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
6/11/2021 11:44:03 AM
REC FEES: 46.00
PAGES: 2
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY SF DEP TX#: 172566
RECORDED ELECTRONICALLY

QUIT CLAIM DEED Business Entity to Individual

Date: June 8, 2021

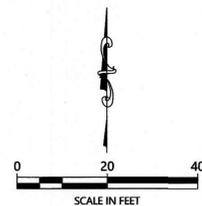
TATE DEED TAX DUE HEREON: \$1.65

FOR VALUABLE CONSIDERATION, Beaver Lodges LLC, a Minnesota limited liability company, Grantor, hereby conveys and quitclaims to James P. Boever and Sonja L. Boever, as joint tenants, Grantees, real property in Cass County, Minnesota described as follows:

Lot One (1), Bear Island View
AND

An undivided 1/7 interest in Bear Island View Commons, Cass County, Minnesota,

together with all hereditaments and appurtenances belonging thereto.



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

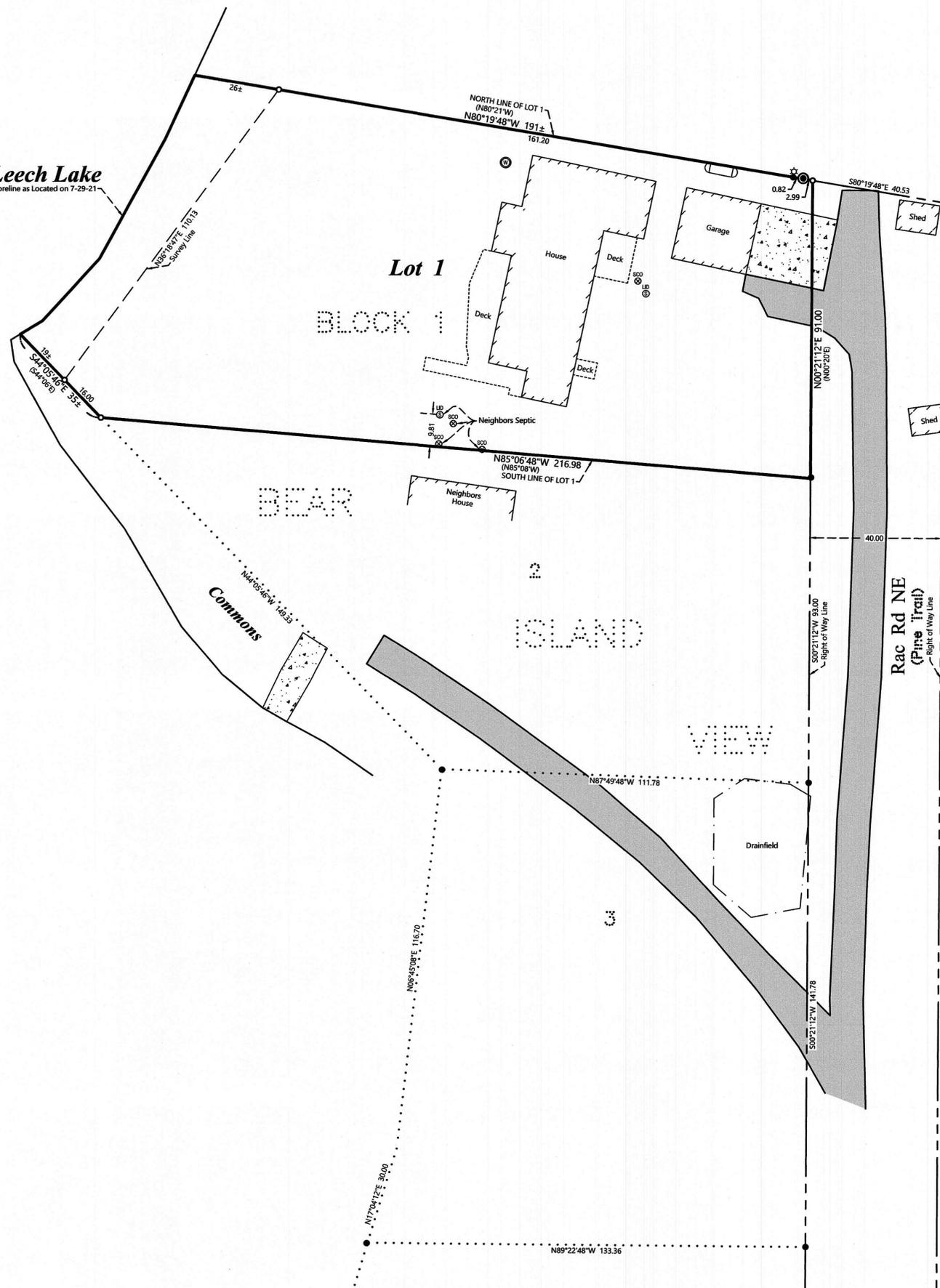
LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- ⊙ DENOTES BRASS CAPPED MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- (N01°23'45"E) DENOTES PLAT MEASURE
- ▨ DENOTES EXISTING BUILDING
- ▬ DENOTES EDGE OF EXISTING BITUMINOUS
- ▬ DENOTES EDGE OF EXISTING CONCRETE
- ⊙ DENOTES EXISTING WELL
- ⊙ ⊙ DENOTES EXISTING SEPTIC CLEANOUT, & SEPTIC TANK LID
- DENOTES EXISTING LP TANK
- ☆ DENOTES EXISTING MOUNTED LIGHT

NOTES:

- Zoning for subject tract = Shoreland Residential.
- Parcel ID for subject tract = 07-430-0120.
- 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.
- 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.

Leech Lake
Shoreline as Located on 7-29-21



REVISIONS:	NO.	DATE	DESCRIPTION	BY

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.
Terry L. Freeman 8/11/21
TERRY L. FREEMAN LIC. NO. 21367



CERTIFICATE OF SURVEY
Sonja Boever
1219 Mill Creek Circle
St. Cloud, MN 56303

JOB NO. 21-239
DATE: 08-10-2021
SHEET NO.
1 OF 1