

CERTIFICATE OF SURVEY

GOVERNMENT LOT 4,
SECTION 36, TOWNSHIP 142 NORTH, RANGE 29 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:

Form No. 27-N - GIFT CLAIM DEED Minnesota Uniform Conveyance Blanks (1973) May-Deeds Co., Minnesota

Individual or Individual IR
07-136-4400 + 07-031-3300

No delinquent taxes and transfer entered; Certificate of Real Estate Value (x) filed () not required
Certificate of Real Estate Value No. _____
Given this 12 day of June, 1989

Sharon K. Anderson
County Auditor

by _____
Deputy

STATE DEED TAX DUE HERON: \$ 1.65
Date: May 22, 1989 (reserved for recording data)

FOR VALUABLE CONSIDERATION, Clara C. Sherf, single, Grantor (s),
hereby convey (e) and quitclaim (e) to Clara C. Sherf, single, Earle Lloyd Sherf, single, and Nancy Claire Sherf, single as joint tenants, Grantee (s),
real property in Cass County, Minnesota, described as follows:
Lot Four (4), in Section Thirty-six (36), Township One Hundred Forty-two (142), Range Twenty-nine (29), according to the government survey thereof.

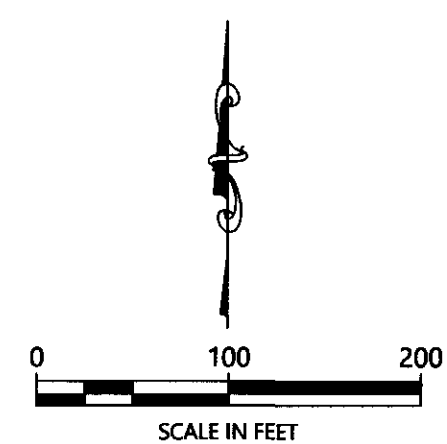
312 776
OFFICE OF COUNTY RECORDER
State of Minnesota, County of Cass
I hereby certify that the within instrument was filed in this office for record on the 12 day of June, A.D. 1989 at 3:42 O'clock P.M. and was duly recorded as Micro Doc. No. 312 776
Deborah K. Rindler
COUNTY RECORDER

PROPOSED DESCRIPTIONS:

Tract 1
That part of the South 225.00 feet of Government Lot 4, Section 36, Township 142 North, Range 29 West, Cass County, Minnesota, lying west of the East 800.00 feet thereof.
SUBJECT to and TOGETHER with Access Easement.
SUBJECT to easements, restrictions, and reservations of record.

Remainder Tract
The East 800.00 feet of Government Lot 4, Section 36, Township 142 North, Range 29 West, Cass County, Minnesota, and that part of said Government Lot 4, lying northerly of the South 225.00 feet thereof.
SUBJECT to C.S.A.H. No. 39 NE.
SUBJECT to and TOGETHER with Access Easement.
SUBJECT to easements, restrictions, and reservations of record.

Access Easement
A 33.00 foot easement for ingress and egress and utility purposes over, under, and across the South 33.00 feet of the East 800.00 feet of Government Lot 4, Section 36, Township 142 North, Range 29 West, Cass County, Minnesota. The sidelines of said easement shall be prolonged or shortened to terminate on the west line of said East 800.00 feet and the east line of said Government Lot 4.



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

NOTES:

- Zoning for subject tract = Shoreland Residential.
- Parcel ID for subject tract = 07-136-4400.
- Improvements other than those shown on this certificate, may exist that were not located during this survey. Wetlands as shown on "Remainder Tract" drawn using County National Wetland Inventory maps. Wetland delineation for "Tract 1" done by Patrick Reardon, Wetland Certification No. 1295, dated August, 2021.
- 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 and Ordinary High Water Elevation (OHW) in the area of "Tract 1". The Shoreline is drawn in from County aerials in the area of the "Remainder Tract".
- 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.

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21167
- DENOTES MONUMENT FOUND
- ⊙ DENOTES BRASS CAPPED GLO MONUMENT FOUND
- ▲ DENOTES FOUND PK NAIL
- DENOTES FOUND CAST IRON MONUMENT
- × DENOTES CALCULATED POSITION
- ▨ DENOTES EXISTING BUILDING
- ▭ DENOTES DELINEATED WETLAND(S)
- ▭ DENOTES NON-DELINEATED WETLAND(S)

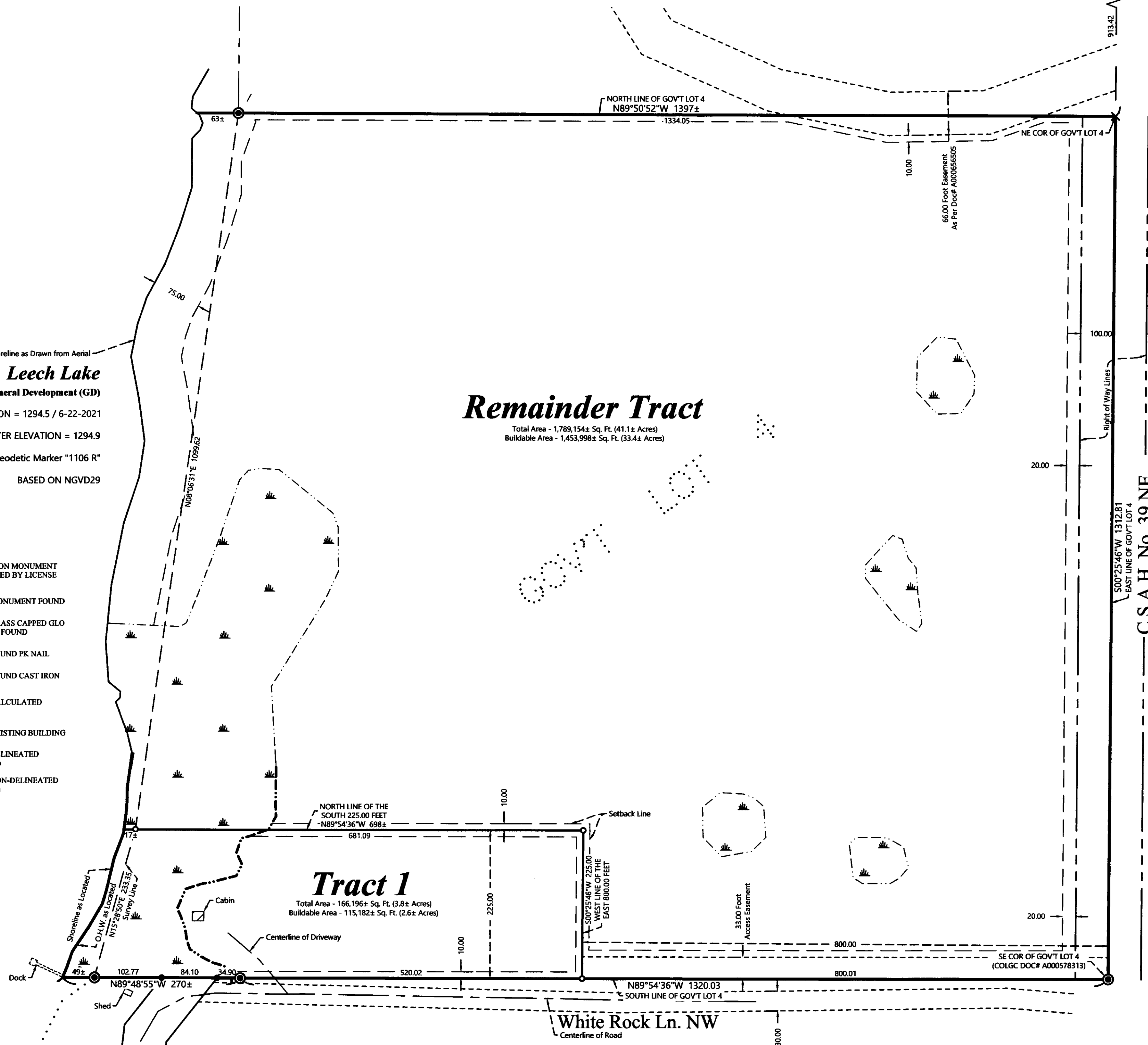
Shoreline as Drawn from Aerial
Leech Lake
General Development (GD)
LAKE ELEVATION = 1294.5 / 6-22-2021
ORDINARY HIGH WATER ELEVATION = 1294.9
BENCHMARK: MNDOT Geodetic Marker "1106 R"
BASED ON NGVD29

Remainder Tract

Total Area - 1,789,154± Sq. Ft. (41.1± Acres)
Buildable Area - 1,453,998± Sq. Ft. (33.4± Acres)

Tract 1

Total Area - 166,196± Sq. Ft. (3.8± Acres)
Buildable Area - 115,182± Sq. Ft. (2.6± Acres)



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.

TERRY L. FREEMAN
LIC. NO. 21587



CERTIFICATE OF SURVEY
Sherry Tanberg
P.O. Box 68041
Minneapolis, MN 55418

JOB NO. 21-173
DATE: 08-19-2021
SHEET NO. 1 OF 1