

CERTIFICATE OF SURVEY

PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER,
AND PART OF GOV'T LOT 8, ALL IN SECTION 3, TOWNSHIP 141 NORTH, RANGE 30 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION
(from Doc. No. 574516):

45-003-4405
Transfer Entered:
October 18, 2011
Sharon K. Anderson
County Auditor, Treasurer
KATHRYN N. NORBY
County Recorder

ADDITIONAL RECORDING INFORMATION
OFFICE OF COUNTY RECORDER
CASS COUNTY MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
10/18/2011 1:48:30 PM
AS DOC #: A000574516
PAGES: 4 REC FEES: \$46.00
KATHRYN N. NORBY
COUNTY RECORDER

APPOINTMENT OF EVIDENCE AND SUBSCRIPTION
I, Ivy Lou Yeats, 3258 State 200 NW Walker, MN, 56484
being first duly sworn, on oath state from personal knowledge:
1. That Decedent is the person named in the certified copy of the Certificate of Death attached hereto and made a part hereof.
2. That the name(s) of the survivor(s) is/are: Ivy Lou Yeats.
3. That on the date of death, Decedent was an owner as a joint tenant in tenancy of the land legally described as follows:
See Exhibit "A" attached hereto and made a part hereof.

Check here if all or part of the described real property is Registered (Current)
as shown by instrument recorded on 4-25-1962, as Document Number 164259 (or in Book _____ Page _____) in the Office of the County Recorder, _____ Register of Titles of Class _____ County, Minnesota. (If filed with the Register of Titles, insert the Certificate of Title number _____)

Ivy Lou Yeats
Ivy Lou Yeats

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Exhibit A

Lot Eight (8) and the South Half of the Southeast Quarter of the Southeast Quarter (S1/2 of SE1/4 of SE1/4) less two acres in the Southeast Quarter, Section Three (3), Township One Hundred Forty-one (141), Range Thirty (30).

LESS: The East 345 feet of Lot 8 and the East 345 feet of South Half of Southeast Quarter of Southeast Quarter (S1/2 of SE1/4 of SE1/4), Section Three (3), Township One Hundred Forty-one (141), Range Thirty (30).

LESS: The North Three Hundred Fifteen Feet (315') of the South Five Hundred Fifty-four and 23 Hundredths Feet (554.23') of West Three Hundred Sixty Three Feet (363') of the South Half of the South East Quarter of the South East Quarter (S1/2 of SE1/4 of SE1/4), Section Three (3), Township One Hundred Forty-one (141), Range Thirty (30).

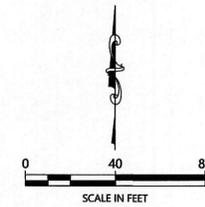
Subject to easements, restrictions, and reservations, if any, of record.

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PROPOSED DESCRIPTION:

Proposed Easement

A 33.00 foot wide easement for ingress and egress purposes over, under, and across that part of the South Half of the Southeast Quarter of the Southeast Quarter, Section 3, Township 141 North, Range 30 West, Cass County, Minnesota, the centerline of which is described as follows: COMMENCING at the intersection of the south line of said South Half of the Southeast Quarter of the Southeast Quarter and the east line of the West 363.00 feet thereof, thence South 88 degrees 26 minutes 56 seconds East, assigned bearing, along said south line, 47.20 feet; thence North 04 degrees 40 minutes 14 seconds West 20.75 feet to the northerly right of way line of Trunk Highway Number 200 and the Point of Beginning of the centerline to be herein described; thence North 21 degrees 41 minutes 51 seconds West 76.68 feet; thence North 00 degrees 24 minutes 17 seconds East 205.75 feet; thence North 44 degrees 50 minutes 37 seconds East 54.94 feet; thence North 30 degrees 58 minutes 47 seconds West 37.84 feet; thence North 52 degrees 46 seconds 55 minutes West 44.04 feet to said east line and said centerline there terminating. The sidelines of said easement shall be shortened or prolonged to terminate on said northerly right of way line and said east line.



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON
CASS COUNTY NORTH ZONE COORDINATES.

LEGEND

- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- DENOTES EXISTING LP TANK
- ⊗ DENOTES EXISTING SEPTIC CLEANOUT
- ⊕ DENOTES WETLAND(S)
- ▨ DENOTES EDGE OF EXISTING GRAVEL
- ▨ DENOTES EDGE OF EXISTING BITUMINOUS
- 1208— DENOTES EXISTING INTERMEDIATE CONTOURS (DEPRESSION)
- 1210— DENOTES EXISTING INDEX CONTOURS (DEPRESSION)

NOTES:

1. Zoning for subject tract = Shoreland Residential/Rural Residential 2.5.
2. Parcel ID for subject tract = 45-003-4405.
3. Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey. The wetlands on the Easterly Tract were delineated by Patrick Reardon, Certificate No. 1295. The wetlands on the Westerly Tract are shown based on the National Wetland Inventory mappings.
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.



NO.	DATE	DESCRIPTION
1.	8-30-2021	Add Easement

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.

8/30/21
TERRY L. FREEMANN
LIC. NO. 21367

NORTHERN ENGINEERING & CONSULTING, INC.

P.O. Box 203, Walker, MN 56484
Phone: 218-547-2386 Fax: 218-547-2272
web: www.nrecusa.com

CERTIFICATE OF SURVEY
IVY YEATS
3258 STATE 200 NW
WALKER, MN 56484

JOB NO. 17-281
DATE: 02-08-2021
SHEET NO.
1 OF 1