

# CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 1 AND 2,  
SECTION 10, TOWNSHIP 138 NORTH, RANGE 30 WEST,  
CASS COUNTY, MINNESOTA

## EXISTING DESCRIPTION:

*31-010-4214 + 31-010-4404*

38764

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 this 27th day of July, A.D. 2021 at 11:55 A.M. and was duly recorded in Book No. 287852

DATE: July 27, 2021

FOR VALUABLE CONSIDERATION, ARTHUR P. GUY, III and ANNE MARIE GUY, husband and wife, hereby conveyed and relinquished to ARTHUR P. GUY, III and ANNE MARIE GUY, as co-owners, all interest of the ARTHUR P. GUY, III REVOCABLE TRUST under Assumption of Debt, No. 1,192, (Overseas), and property in Cass County, Minnesota, described as follows:

All of Government Lot One (1) excepting the Southerly Four Hundred (400) Feet thereof, and the Southerly Two Hundred Eighty (280) Feet of Government Lot Two (2), all in Section Ten (10), Township One Hundred Thirty-eight (138), Range Thirty (30), according to the U.S. Government survey thereof.

Subject to relevant reservations of record. Also subject to a power easement granting the R.E.A. the right to cross and install power lines to the road easement. Also recording and reserving, for signs and signs, the use thereof, a roadway one mile wide crossing premises where the present road is located. Also subject to a usage restriction wherein the second parcel herein agree, and all subsequent owners agree, that these premises shall not be used for commercial purposes of any kind whatsoever. It is understood and agreed that the R.E.A. corner of Government Lot Two (2) does not extend South beyond a point their located (400) feet from the S.W. corner of Government Lot One (1) in the same section.

The consideration for this transfer did not exceed \$200.00.

## PROPOSED DESCRIPTIONS:

### West Tract

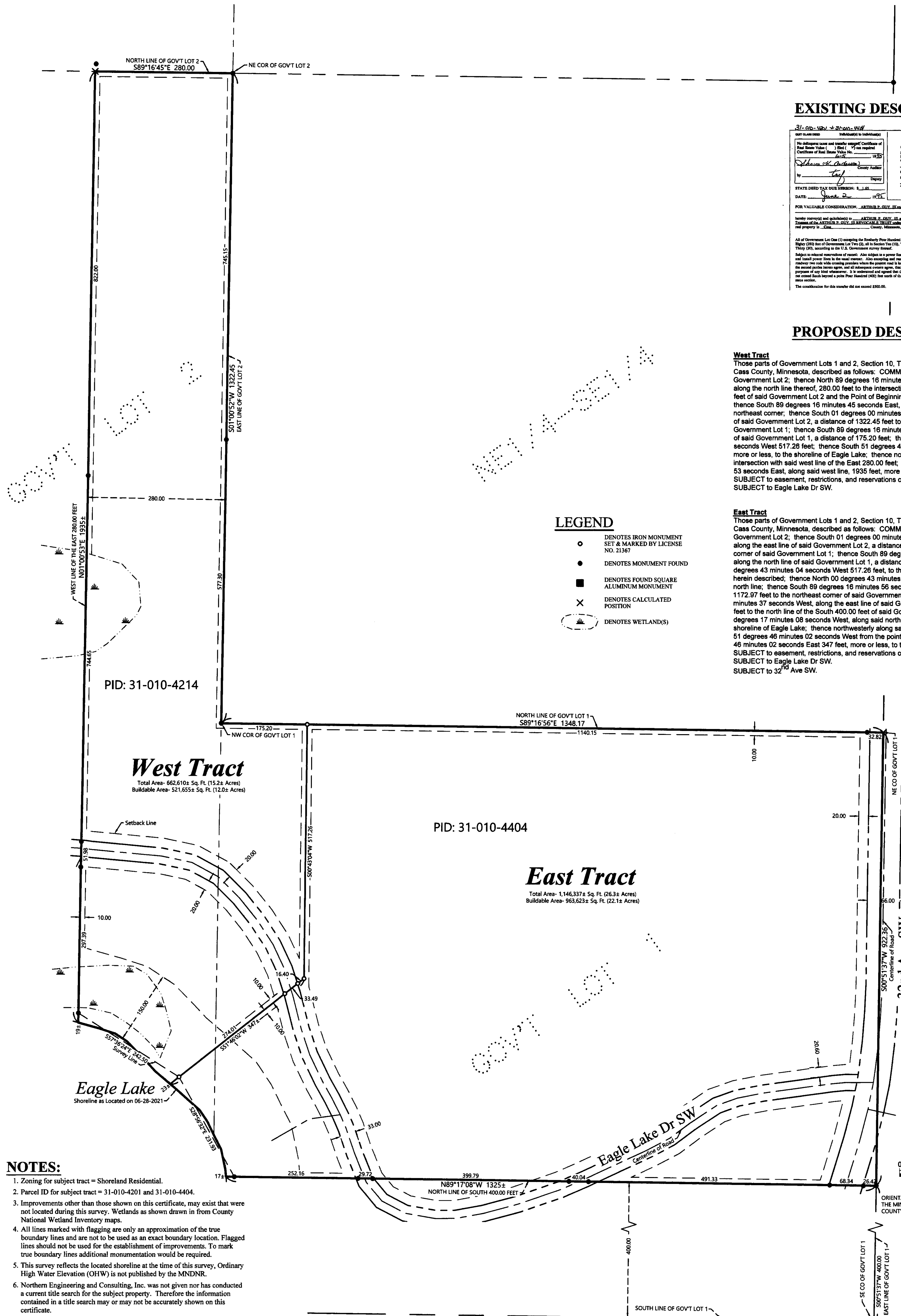
Those parts of Government Lots 1 and 2, Section 10, Township 138 North, Range 30 West, Cass County, Minnesota, described as follows: COMMENCING at the northeast corner of said Government Lot 2; thence North 89 degrees 16 minutes 45 seconds West, assigned bearing, along the north line thereof, 280.00 feet to the intersection with the west line of the East 280.00 feet of said Government Lot 2 and the Point of Beginning of the tract to be herein described; thence South 89 degrees 16 minutes 45 seconds East, along said north line 280.00 feet to said northeast corner; thence South 01 degrees 00 minutes 52 seconds West, along the east line of said Government Lot 2, a distance of 1322.45 feet to the northwest corner of said Government Lot 1; thence South 89 degrees 16 minutes 56 seconds East, along the north line of said Government Lot 1, a distance of 175.20 feet; thence South 00 degrees 43 minutes 04 seconds West 517.26 feet; thence South 51 degrees 46 minutes 02 seconds West 347 feet, more or less, to the shoreline of Eagle Lake; thence northwesterly along said shoreline to the intersection with said west line of the East 280.00 feet; thence North 01 degrees 00 minutes 53 seconds East, along said west line, 1935 feet, more or less, to the point of beginning. SUBJECT to easement, restrictions, and reservations of record. SUBJECT to Eagle Lake Dr SW.

### East Tract

Those parts of Government Lots 1 and 2, Section 10, Township 138 North, Range 30 West, Cass County, Minnesota, described as follows: COMMENCING at the northeast corner of said Government Lot 2; thence South 01 degrees 00 minutes 52 seconds West, assigned bearing, along the east line of said Government Lot 2, a distance of 1322.45 feet to the northwest corner of said Government Lot 1; thence South 89 degrees 16 minutes 56 seconds East, along the north line of said Government Lot 1, a distance of 175.20 feet; thence South 00 degrees 43 minutes 04 seconds West 517.26 feet, to the Point of Beginning of the tract to be herein described; thence North 00 degrees 43 minutes 04 seconds East 517.26 feet, to said north line; thence South 89 degrees 16 minutes 56 seconds East, along said north line 1172.97 feet to the northeast corner of said Government Lot 1; thence South 00 degrees 51 minutes 37 seconds West, along the east line of said Government Lot 1, a distance of 922.36 feet to the north line of the South 400.00 feet of said Government Lot 1; thence North 89 degrees 17 minutes 08 seconds West, along said north line, 1325 feet, more or less, to the shoreline of Eagle Lake; thence northwesterly along said shoreline to a line that bears South 51 degrees 46 minutes 02 seconds West from the point of beginning; thence North 51 degrees 46 minutes 02 seconds East 347 feet, more or less, to the point of beginning. SUBJECT to easement, restrictions, and reservations of record. SUBJECT to Eagle Lake Dr SW. SUBJECT to 32nd Ave SW.

## LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- DENOTES FOUND SQUARE ALUMINUM MONUMENT
- × DENOTES CALCULATED POSITION
- ◌ DENOTES WETLAND(S)



## NOTES:

- Zoning for subject tract = Shoreland Residential.
- Parcel ID for subject tract = 31-010-4201 and 31-010-4404.
- Improvements other than those shown on this certificate, may exist that were not located during this survey. Wetlands as shown drawn in from County National Wetland Inventory maps.
- 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, Ordinary High Water Elevation (OHWE) is not published by the MNDNR.
- 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.

**CERTIFICATE OF SURVEY**  
David Guy  
17561 Weaver Lake Drive  
Maple Grove, MN 55311



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. FREJMAN      7/16/21  
LIC. NO. 21367

REVISIONS:			
NO.	DATE	DESCRIPTION	BY

SHEET NO. 1 OF 1

JOB NO. 21-198  
DATE: 07-16-2021