

EXISTING DESCRIPTION:

CERTIFICATE OF SURVEY

**PART OF GOVERNMENT LOT 2,
SECTION 9, TOWNSHIP 140 NORTH, RANGE 26 WEST,
CASS COUNTY, MINNESOTA**

A000643641
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
8/28/2018 12:54:28 PM
AS DOC #: A000643641
PAGES: 2
REC FEES: 46.00
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY NG Dep TX#: 148607

42-009-4320
No delinquent taxes and transfer entered; Certificate of Real Estate Value
() Filed (Y) Not required
August 28, 2018
SANDRA NORIKANE
Cass County MN Auditor-Treasurer
By E. Anall Deputy
Septic Disclosure
(Y) Not Required () Received () Not Received

QUIT CLAIM DEED Minnesota Uniform Conveyancing Blanks
Individual(s) to Individual(s) Form 10.3.1 (2019)
cCRV number: Consideration less than \$500.00
DEED TAX DUE: \$ 1.65 DATE: 8-22-18 cc
FOR VALUABLE CONSIDERATION, Arthur D. Helling, a single person
(insert name and marital status of each Grantor)
hereby conveys and quitclaims to Eric D. Helling
(insert name of each Grantee)
(Grantor),
(Grantee), as
 tenants in common, joint tenants.
If more than one Grantee is named above and either no box is checked or both boxes are checked,
this conveyance is made to the named Grantees as tenants in common.
real property in Cass County, Minnesota, legally described as follows:

That part of Government Lot Two (2), Section 9, Township 140, Range 26 described as follows: Beginning at a point which is 1000 feet North of and 700 feet East of the Southwest corner of said Lot 2; thence East parallel to the South line of Lot 2; a distance of 200 feet; thence North parallel with the West line of Lot 2 to the shore of Big Thunder Lake; thence West along the shore of said Lake to a point, which point is 700 feet East of the West line of of 2; thence South parallel to the West line of Lot 2 to the point beginning. Reserving all existing roads, driveways, and electric Right of Ways easements.
Subject to restrictions and reservations of record, if any.

PROPOSED DESCRIPTIONS:

West Tract
That part of Government Lot 2, Section 9, Township 140 North, Range 26 West, Cass County, Minnesota, described as follows: COMMENCING at the southwest corner of said Government Lot 2; thence North 00 degrees 26 minutes 37 seconds West, assigned bearing, along the west line thereof, 1000.00 feet; thence South 88 degrees 53 minutes 47 seconds East 700.00 feet, to a point 1000 feet North of and 700.00 feet East of said southwest corner, also on the east line of the West 700.00 feet of said Government Lot 2 and the Point of Beginning of the tract to be herein described; thence continue South 88 degrees 53 minutes 47 seconds East 100.00 feet, thence North 00 degrees 26 minutes 37 seconds West 561 feet, more or less, to the shoreline of Thunder Lake; thence northwesterly along said shoreline to said east line; thence South 00 degrees 26 minutes 37 seconds East, along said east line, 612 feet, more or less, to the point of beginning. SUBJECT to easements, restrictions, and reservations of record. SUBJECT to and TOGETHER with Proposed Easement No. 1. SUBJECT to and TOGETHER with Proposed Easement No. 2.

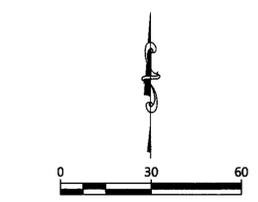
East Tract
That part of Government Lot 2, Section 9, Township 140 North, Range 26 West, Cass County, Minnesota, described as follows: COMMENCING at the southwest corner of said Government Lot 2; thence North 00 degrees 26 minutes 37 seconds West, assigned bearing, along the west line thereof, 1000.00 feet; thence South 88 degrees 53 minutes 47 seconds East 800.00 feet to the Point of Beginning of the tract to be herein described; thence continue South 88 degrees 53 minutes 47 seconds East 100.00 feet; thence North 00 degrees 26 minutes 37 seconds West 548 feet, more or less, to the shoreline of Thunder Lake; thence northwesterly along said shoreline to the intersection of a line that bears North 00 degrees 26 minutes 37 seconds West from the point of beginning; thence South 00 degrees 26 minutes 37 seconds East 561 feet, more or less, to the point of beginning. SUBJECT to easements, restrictions, and reservations of record. SUBJECT to and TOGETHER with Proposed Easement No. 1. SUBJECT to and TOGETHER with Proposed Easement No. 2.

Proposed Easement No. 1
A 33.00 foot wide easement for ingress and egress purposes over, under, and across that part of Government Lot 2, Section 9, Township 140 North, Range 26 West, Cass County, Minnesota, the centerline of which is described as follows: COMMENCING at the southwest corner of said Government Lot 2; thence North 00 degrees 26 minutes 37 seconds West, assigned bearing, along the west line thereof, 1000.00 feet; thence South 88 degrees 53 minutes 47 seconds East 900.00 feet; thence North 00 degrees 26 minutes 37 seconds West 273.93 feet to the Point of Beginning of the centerline to be herein described; thence South 66 degrees 26 minutes 38 seconds West 108.69 feet; thence South 72 degrees 42 minutes 08 seconds West 113.63 feet; thence South 58 degrees 50 minutes 06 seconds West 34.66 feet; thence South 28 degrees 49 minutes 56 seconds West 74.28 feet to a point on the centerline of South Thunder Lake Drive and said centerline there terminating. The sidelines of said easement shall be prolonged or shortened to a line that bears North 00 degrees 26 minutes 37 seconds West and South 00 degrees 26 minutes 37 seconds East from the point of beginning.

Proposed Easement No. 2
A 33.00 foot wide easement for ingress and egress purposes over, under, and across that part of Government Lot 2, Section 9, Township 140 North, Range 26 West, Cass County, Minnesota, the centerline of which is described as follows: COMMENCING at the southwest corner of said Government Lot 2; thence North 00 degrees 26 minutes 37 seconds West, assigned bearing, along the west line thereof, 1000.00 feet; thence South 88 degrees 53 minutes 47 seconds East 800.00 feet; thence North 00 degrees 26 minutes 37 seconds West 327.70 feet to the Point of Beginning of the centerline to be herein described; thence South 67 degrees 23 minutes 55 seconds West 101.16 feet; thence South 55 degrees 54 minutes 22 seconds West 26.83 feet; thence South 19 degrees 46 minutes 17 seconds West 42.25 feet; thence South 07 degrees 26 minutes 47 seconds West 57.67 feet; thence South 28 degrees 49 minutes 56 seconds West 74.28 feet to a point on the centerline of South Thunder Lake Drive and said centerline there terminating. The sidelines of said easement shall be prolonged or shortened to a line that bears North 00 degrees 26 minutes 37 seconds West and South 00 degrees 26 minutes 37 seconds East from the point of beginning.

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- ▨ DENOTES EXISTING BUILDING
- ☁ DENOTES DELINEATED WETLAND(S)



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

SHEET NO. 1 OF 1
JOB NO. 21-248
DATE: 08-23-2021

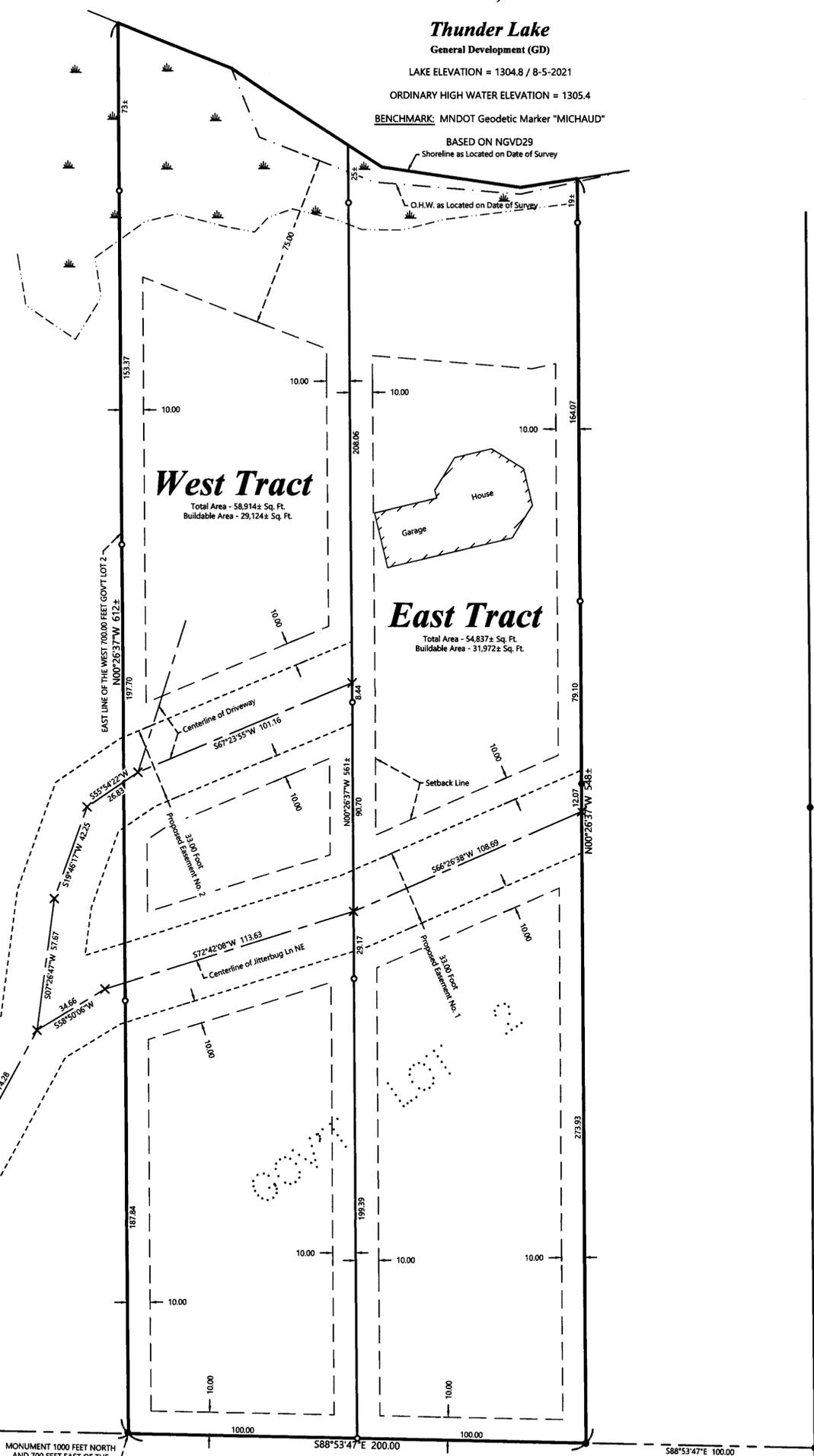
CERTIFICATE OF SURVEY
Tom Gillard
1105 West Oakland Ave.
Austin, MN 55912

NORTHERN ENGINEERING & CONSULTING, INC.
P.O. Box 292, Walker, MN, 56484
Phone: 218-547-1296, Fax: 218-547-2272
web: www.neciusa.com

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. 21367
8/23/18

REVISIONS:

NO.	DATE	DESCRIPTION	BY



NOTES:

- Zoning for subject tract = Shoreland Residential.
- Parcel ID for subject tract = 42-009-4320.
- Improvements other than those shown on this certificate, may exist that were not located during this survey. Wetlands as shown were delineated 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.
- 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.