CERTIFICATE OF SURVEY

LOT 4, BROOKMAN'S LINDEN BEACH,
SECTION 8, TOWNSHIP 140 NORTH, RANGE 27 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:

44-365-0040
No delinquent taxes and transfer entered; Certificate of Real Estate Value
(X) filed ( ) not required
October 12, 2011
Sharon K Anderson
By _____ County Auditor, _____ Deputy
Septic Disclosure
(X) Received ( ) Not Received

8027278
Tx:4019286
A000574372
OFFICE OF COUNTY RECORDER
CASS COUNTY MINNESOTA
CERTIFIED, FILED, AND/OR RECORDED ON
10/12/2011 3:11:22 PM
AS DOC #: A000574372
PAGES: 3 REC FEES: 96.00
KATHRYN M. NORBY
COUNTY RECORDER

DEED TAX DUE: **$379.50**

Date: **October 6, 2011**

Form No. S-M-WARRANTY DEED
Individual(s) to Joint Tenants

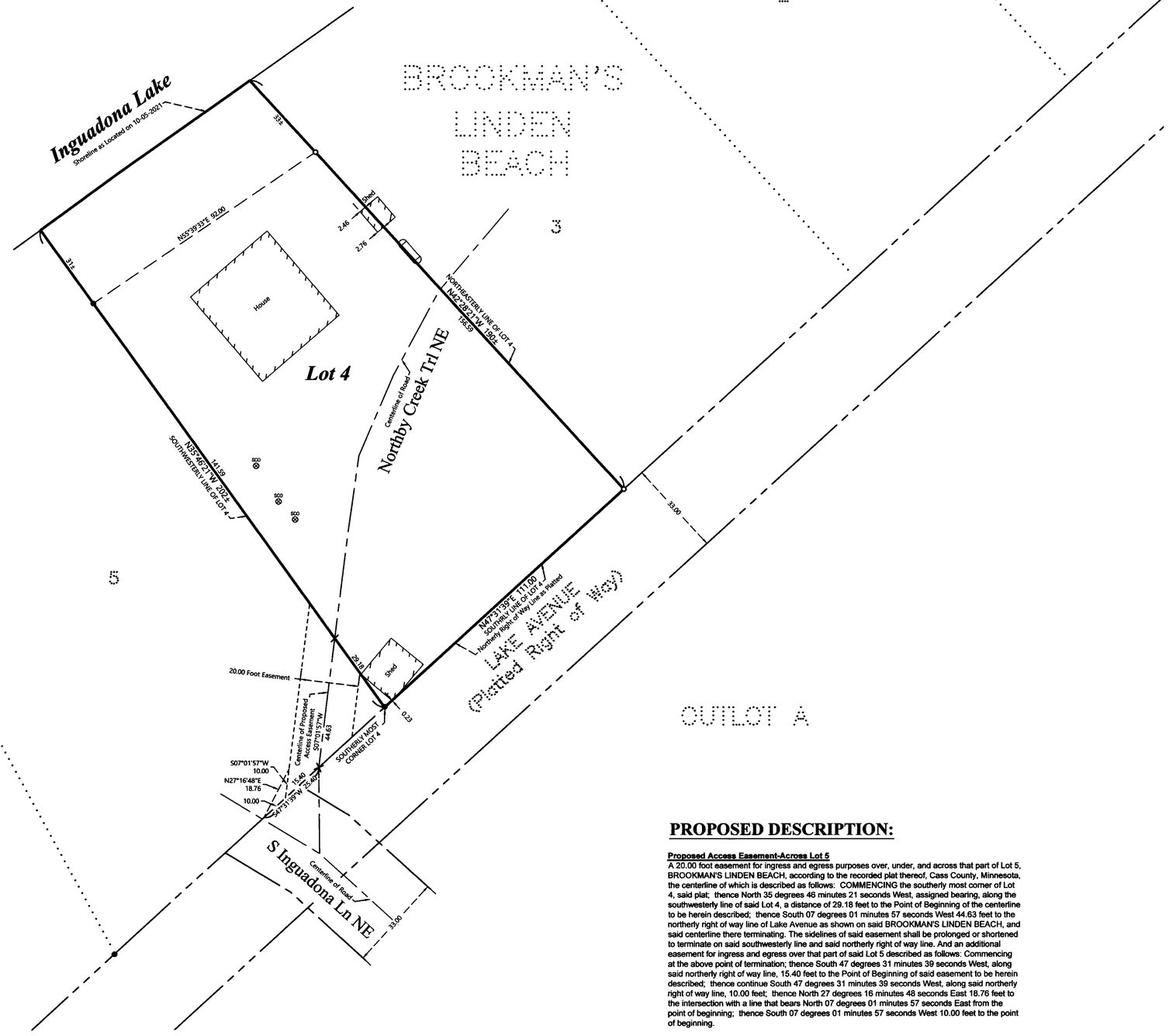
Well Certificate Rec'd 10-12-11 SK

FOR VALUABLE CONSIDERATION, **Marthea Ann Johnson, a single person,** Grantor, hereby conveys and warrants to **Timothy P. Dolan and Rene' Y. Dolan** Grantees, as joint tenants, real property in **Cass** County, Minnesota, described as follows:

Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

EXHIBIT 'A'

Lot Four (4) of the Plat of Brookman's Linden Beach, according to the plat thereof and of record in the office of the Register of Deeds in and for said County.



LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- DENOTES CALCULATED POSITION
- DENOTES EXISTING BUILDING
- DENOTES EXISTING LP TANK
- DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID

0 20 40
SCALE IN FEET

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

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 44-365-0040.
3. Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey.
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 (OHW).
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.

PROPOSED DESCRIPTION:

Proposed Access Easement-Across Lot 5
A 20.00 foot easement for ingress and egress purposes over, under, and across that part of Lot 5, BROOKMAN'S LINDEN BEACH, according to the recorded plat thereof, Cass County, Minnesota, the centerline of which is described as follows: COMMENCING the southerly most corner of Lot 4, said plat; thence North 35 degrees 46 minutes 21 seconds West, assigned bearing, along the southwesterly line of said Lot 4, a distance of 29.18 feet to the Point of Beginning of the centerline to be herein described; thence South 07 degrees 01 minutes 57 seconds West 44.63 feet to the northerly right of way line of Lake Avenue as shown on said BROOKMAN'S LINDEN BEACH, and said centerline there terminating. The sidelines of said easement shall be prolonged or shortened to terminate on said southwesterly line and said northerly right of way line. And an additional easement for ingress and egress over that part of said Lot 5 described as follows: Commencing at the above point of termination; thence South 47 degrees 31 minutes 39 seconds West, along said northerly right of way line, 15.40 feet to the Point of Beginning of said easement to be herein described; thence continue South 47 degrees 31 minutes 39 seconds West, along said northerly right of way line, 10.00 feet; thence North 27 degrees 16 minutes 48 seconds East 18.76 feet to the intersection with a line that bears North 07 degrees 01 minutes 57 seconds East from the point of beginning; thence South 07 degrees 01 minutes 57 seconds West 10.00 feet to the point of beginning.

NO	DATE	DESCRIPTION	BY
1.	10-8-2021	Add Small Easement Triangle	GAY

REVISIONS:

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 10/8/21
TERRY L. FREEMAN LIC. NO. 21367

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

CERTIFICATE OF SURVEY
Tim Dolan
617 Cannon River Ave
Cannon Falls, MN 55009

JOB NO. 21-367
DATE: 10-06-2021

SHEET NO.
1 OF 1