

CERTIFICATE OF SURVEY

LOTS 3 & 4, FIRST ADDITION TO MANDER'S MUSKIE BAY,
SECTIONS 26 & 35, TOWNSHIP 140 NORTH, RANGE 28 WEST,
CASS COUNTY, MINNESOTA

A000595144
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
8/5/2013 4:12:21 PM
AS DOC #: A000595144
PAGES: 2
REC FEES: 46.00
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY SR Dep

46-447-0031
No delinquent taxes and transfer entered; Certificate of Real Estate Value
Filed () Not required
August 5, 2013
Sharon K. Anderson
By R. Lemel Deputy Auditor, Deputy
Septic Disclosure
 Received () Not Received

(Top 3 inches reserved for recording data)

WARRANTY DEED
Individual(s) to Joint Tenants

DEED TAX DUE: \$ 257.40

DATE: August 2, 2013

FOR VALUABLE CONSIDERATION, Wayne T. Anderson, a single person, and Jody M. Robinson, a single person, ("Grantors"), hereby conveys and warrants to Robert Mann and Jennifer Mann, husband and wife ("Grantees"), as joint tenants, real property in Cass County, Minnesota, legally described as follows:

Lots Three (3) and Four (4), First Addition to Mander's Muskies Bay, according to the map and plat thereof on file and of record in the Office of the County Recorder, Cass County, Minnesota.

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

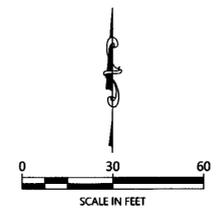
together with all hereditaments and appurtenances belonging thereto.

LEGEND

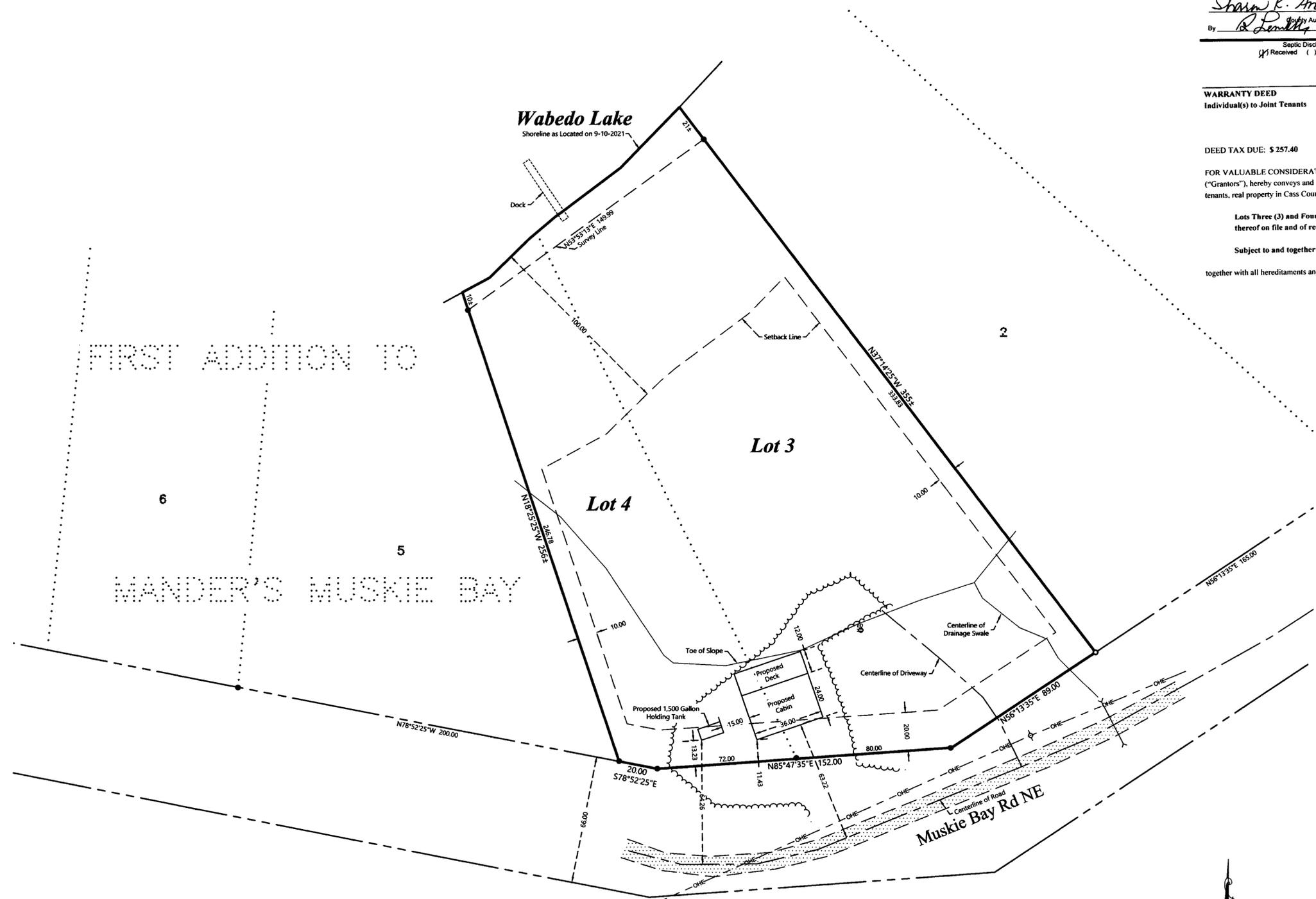
- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- DENOTES EXISTING UTILITY POLE
- ⊕ DENOTES EXISTING ELECTRIC OUTLET
- DENOTES OVERHEAD ELECTRIC LINE
- X— DENOTES EXISTING CULVERT LOCATION
- ~ DENOTES EDGE OF TREELINE
- ▨ DENOTES EDGE OF EXISTING GRAVEL

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 46-447-0031.
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.



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



FIRST ADDITION TO
MANDER'S MUSKIE BAY

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 FULLY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

TERRY L. FREEMAN
LIC. NO. 21367



CERTIFICATE OF SURVEY
Robert Mann
Jennifer Mann
57 Fossil Ridge Ct
Wilmington, IL 60481

JOB NO. 21-306
DATE: 09-10-2021
SHEET NO. 1 OF 1