

**EXISTING DESCRIPTION:**

# TOPOGRAPHIC SURVEY

**PART OF GOVERNMENT LOT 1,  
SECTION 36, TOWNSHIP 142 NORTH, RANGE 29 WEST,  
CASS COUNTY, MINNESOTA**

A000531924  
OFFICE OF COUNTY RECORDER  
CASS COUNTY, MINNESOTA  
CERTIFIED FILED AND/OR  
RECORDED ON  
10/15/2007 04:15:16PM  
AS DOC #: A000531924  
PAGES: 2  
REC FEES: \$46.00

KATHERINE H. HOBBS  
COUNTY RECORDER  
BY *Katherine H. Hobbs*

01-136-1115

(RESERVED FOR RECORDING DATA)  
07-136-1115  
FORM NO. 54  
MINN. STAT. § 57A.01  
No delinquent taxes and transfer entered; Certificate of Final Estate Value  
Noted ( ) Not required  
October 15, 2007  
*Harold K. Anderson*  
County Auditor  
By *R.A.* Deputy  
Septic Disclosure  
( ) Received ( ) Not Received

DEED TAX DUE: \$ 1551.00  
Date: October 12, 2007

FOR VALUABLE CONSIDERATION, Sandra R. Bearson, a single person, Grantor, hereby conveys and warrants to James E. Van Werden and Susan L. Van Werden, Grantees, as joint tenants, real property in Cass County, Minnesota, described as follows:

See attached Exhibit A

together with all hereditaments and appurtenances belonging thereto.

File No.: 104659

**EXHIBIT A**

All that portion of Government Lot One (1), Section Thirty-six (36), Township One Hundred Forty-two (142), Range Twenty-nine (29), described as follows, to-wit: Commencing at the intersection of the South boundary line of said Government Lot 1 with the Westerly boundary line of the County Road, along the East side of said Lot 1; thence North along the West boundary line of said County Road a distance of 322.5 feet to a point; thence West and parallel to the South boundary line of said Lot 1, a distance of 602.0 feet to an iron monument; thence continue West and parallel to the South boundary line of said Lot 1, a distance of 260.0 feet to an iron monument on the shore line of Leech Lake, which point shall be known as the point of beginning; thence East and parallel to the South boundary line of said Lot 1, a distance of 260.0 feet to an iron monument; thence South and parallel to the West boundary line of said County Road, a distance of 75.0 feet to a point; thence West and parallel to the South boundary line of said Lot 1, to an iron monument on the shore line of Leech Lake; thence in a Northeasterly direction along the shore line of Leech Lake to the point of beginning, together with all lands lying between the above described tract and Leech Lake;

AND  
All that part of Government Lot One (1), Section Thirty-six (36), Township One Hundred Forty-two (142), Range Twenty-nine (29), lying South of the following line, to-wit: Commencing at the intersection of the South boundary line of said Lot 1 with the West boundary line of the county road running along the East side of said Lot, then run North along the said boundary line of the county road a distance of 322.5 feet to a point, the same being the point of beginning of the line to be drawn, then run West on a line drawn parallel to the South line of said Lot 1 to the point of intersection with the water's edge of Leech Lake, the terminus of said line.

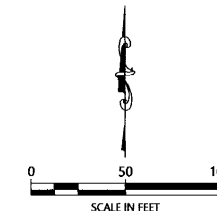
LESS  
The following tract of land is excepted from the tract as described above, from said point situated a distance of 322.5 feet along the Westerly boundary line of the county road from the point of intersection with the South boundary of said Lot 1, run West parallel to the South boundary line of said Lot 1 a distance of 602 feet to a point marked by an iron monument, thence continue West parallel to the South boundary line of said Lot 1 a distance of 260 feet to a point marked by an iron monument on the shore of Leech Lake, which point shall be known as the point of beginning; thence run East parallel to the South boundary of said Lot 1 a distance of 260 feet to a point marked by an iron monument, thence run South parallel to the West boundary line of said county highway a distance of 75 feet to a point, thence West parallel to the South boundary of said Lot 1 to the point marked by an iron monument on the shore line of Leech Lake, thence Northeasterly along the shore line of Leech Lake to the place of beginning, thence with all lands lying between the above described tract and Leech Lake.

Subject to flowage rights of record and subject to the easement of ingress and egress over and across the existing roadway traversing the premises leading from the county highway in a Westerly direction.

Abstract Property in Cass County, Minnesota.

**LEGEND**

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- ⊙ DENOTES BRASS CAPPED MONUMENT FOUND
- ⊕ **BENCHMARK:** Spike Set in Easterly Side of Power Pole Northerly of House. ELEV. = 1302.53 / NGVD29
- × DENOTES CALCULATED POSITION
- ⊙ DENOTES EXISTING WELL
- ⊙⊙ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- ▭ DENOTES EXISTING BUILDING
- ▭ DENOTES DELINEATED WETLAND
- ▭ DENOTES EDGE OF EXISTING CONCRETE
- ▭ DENOTES EDGE OF EXISTING SAND AREA
- ▭ DENOTES EXISTING INTERMEDIATE CONTOURS
- ▭ DENOTES EXISTING INDEX CONTOURS
- × 1234.5 DENOTES SPOT ELEVATION



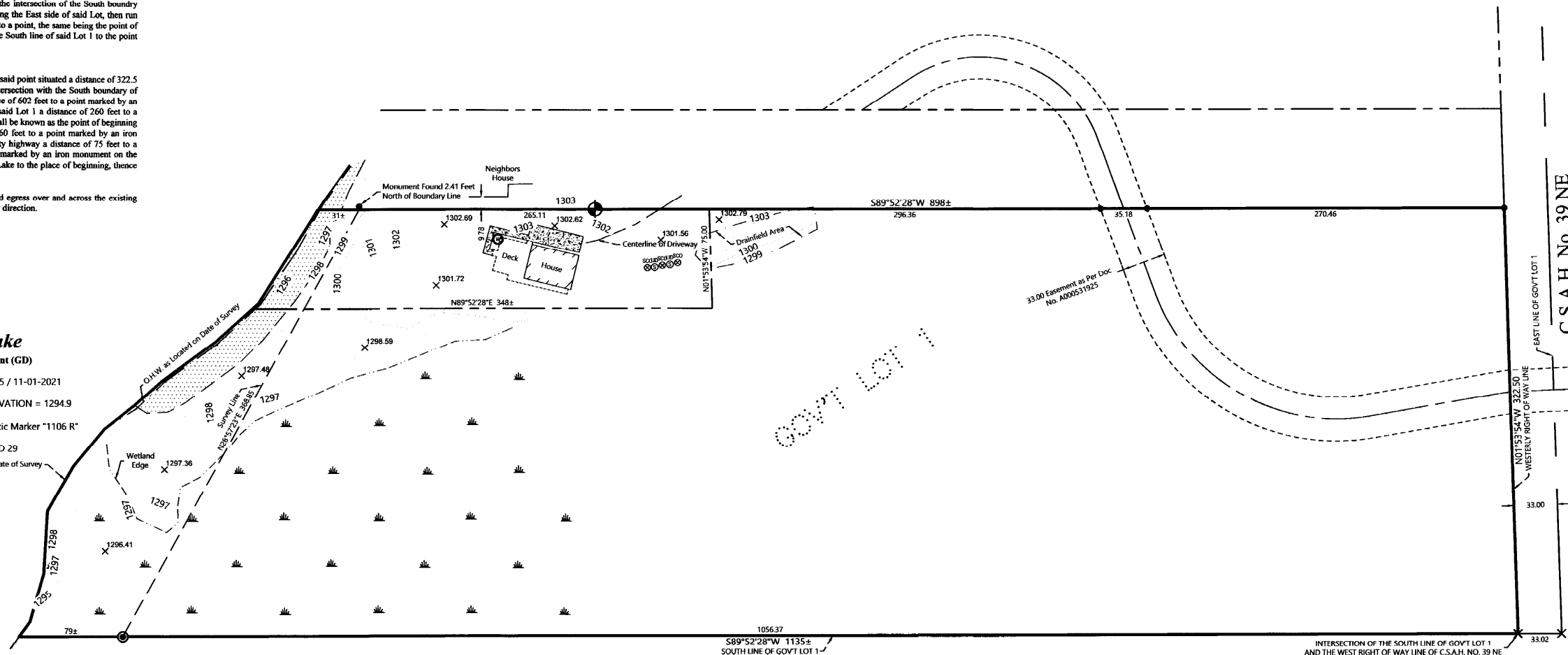
ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE MINNESOTA COUNTY COORDINATE SYSTEM, CASS COUNTY, NORTH ZONE (2011 ADJ.).

**NOTES:**

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 07-136-1115.
3. Improvements other than those shown on this certificate, may exist that were not located during this survey. The wetland delineation was done by Patrick Reardon, Wetland Certification No. 1259, October 2021.
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. 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.

**Leech Lake**  
General Development (GD)

LAKE ELEVATION = 1294.75 / 11-01-2021  
ORDINARY HIGH WATER ELEVATION = 1294.9  
BENCHMARK: MNDOT Geodetic Marker "1106 R"  
BASED ON NGVD 29  
Shoreline as Located on Date of Survey



REVISIONS:	NO.	DATE	DESCRIPTION	BY

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*  
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.nedusa.com

**TOPOGRAPHIC SURVEY**  
Jim VanWerden  
1025 S. 14th St.  
Adel, IA 50003

JOB NO. 21-396  
DATE: 11-05-2021  
SHEET NO.  
1 OF 1