

EXHIBIT A

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 2,
SECTION 15, TOWNSHIP 139 NORTH, RANGE 30 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:

34-015-1210
No delinquent taxes and transfer entered, Certificate of Real Estate Value
Filed () Not required
October 01, 2009
Sharon K. Anderson
County Auditor
By: Atty, Deputy
Septic Disclosure
X Received () Not Received

A000554003
OFFICE OF COUNTY RECORDER
CASS COUNTY MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
10/01/2009 02:07:51PM
AS DOC #: A000554003
PAGES: 3
REC FEES: 946.00
KATHRYN H. NORBY
COUNTY RECORDER
BY: Kathryn M. Norby
DEPUTY

PROPOSED DESCRIPTION:

Septic Easement
An Easement for septic system use over, under, and across that part of Government Lot 2, Section 15, Township 139 North, Range 30 West, Cass County, Minnesota, described as follows: COMMENCING at the intersection of the south line of the North 800.00 feet and the east line of said Government Lot 2; thence South 89 degrees 57 minutes 58 seconds West, assigned bearing, along said south line, 836.96 feet to the Point of Beginning of the Easement to be herein described; thence continue South 89 degrees 57 minutes 58 seconds West, along said south line, 41.25 feet; thence South 68 degrees 42 minutes 40 seconds East 93.00 feet; thence North 21 degrees 45 minutes 14 seconds East 15.00 feet to the intersection with a line that bears South 68 degrees 42 minutes 40 seconds East from the point of beginning; thence North 68 degrees 42 minutes 40 seconds West 54.69 feet to the point of beginning.

DEED TAX DUE: \$244.70

Form No. 1-M-WARRANTY DEED
Individual(s) to Individual(s)

Date: 10/1/2009

FOR VALUABLE CONSIDERATION, Gary L. Davidson and Diane M. Davidson, husband and wife Grantor, hereby conveys and warrants to Alan G. Brunevoid Grantee, real property in CASS County, Minnesota, described as follows:

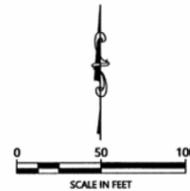
Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

EXHIBIT 'A'

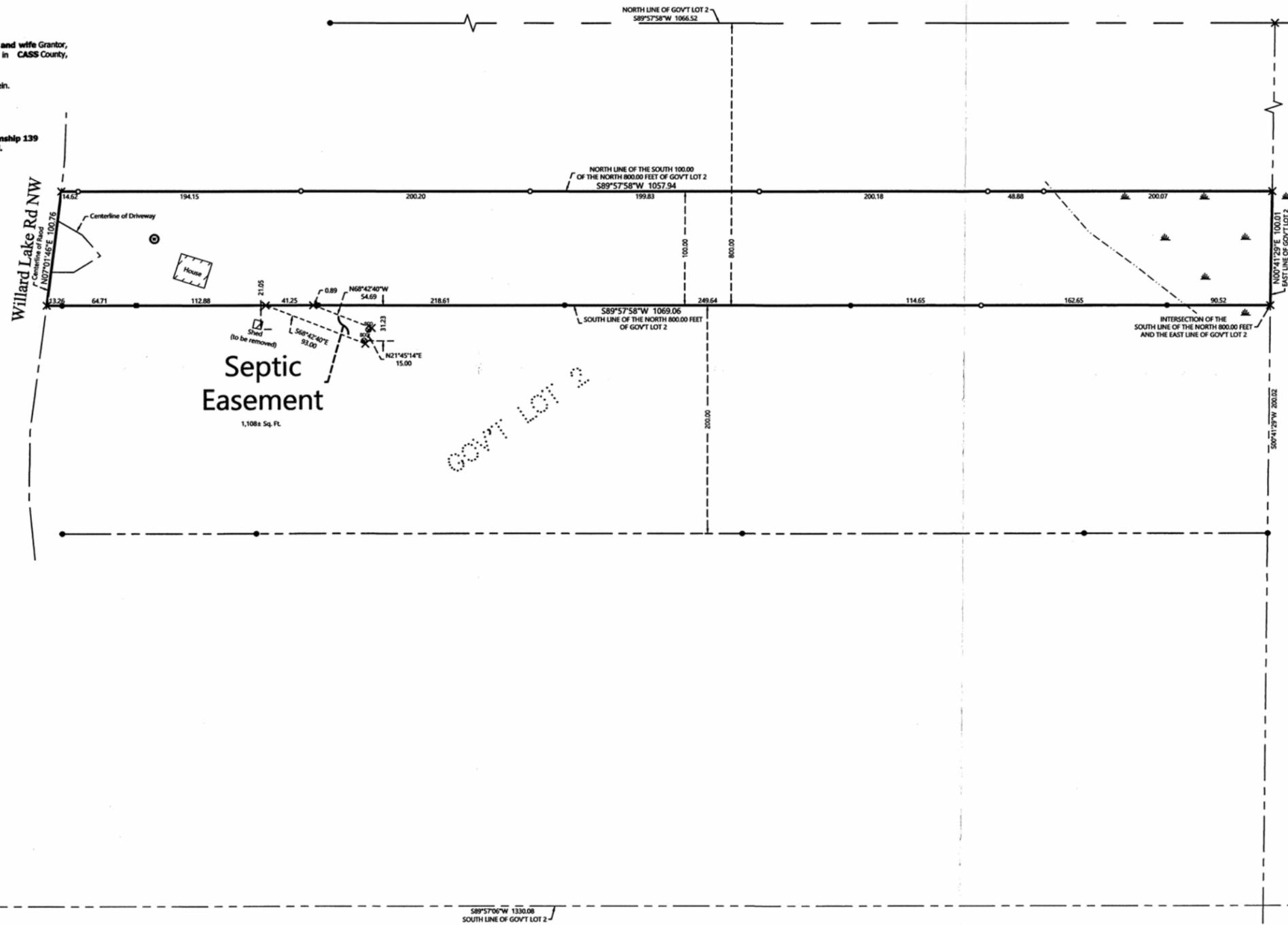
The South 100 feet of the North 800 feet of Government Lot 2, Section 15, Township 139 North, Range 30 West, Cass County, Minnesota, lying East of Willard Lake Road.

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- DENOTES FOUND POST
- × DENOTES CALCULATED POSITION
- ▨ DENOTES EXISTING BUILDING
- ◌ DENOTES WETLAND(S)
- ⊙ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- ⊙ DENOTES EXISTING WELL



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 = 34-015-1210.
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. 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.

REVISIONS	DATE	DESCRIPTION
1. 02-14-2023	GAY	Add Septic Easement
2. 03-30-2023	GAY	Revise Septic Easement

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 3/30/22
TERRY L. FREEMAN
L.C. NO. 31397



CERTIFICATE OF SURVEY
Olson, Redford and Wahlberg PA
7401 Metro Blvd Suite 575
Minneapolis, MN 55439

JOB NO. 21-375
DATE: 11-05-2021
SHEET NO.
1 OF 1