

EXISTING DESCRIPTIONS:

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOTS 2 & 3, SECTION 2, TOWNSHIP 141 NORTH, RANGE 31 WEST, CASS COUNTY, MINNESOTA

PROPOSED DESCRIPTIONS:

38-002-4105
No delinquent taxes and transfer entered, Certificate of Real Estate Value
Filed (not required)
September 02, 2011
Shawn K Anderson
County Assessor

OFFICE OF COUNTY RECORDER
CASS COUNTY MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
09/06/2011 08:20:09 AM
AS DOC #: A000573219
PAGES: 4 REC FEES: 46.00
KATHRYN M. NORBY
COUNTY RECORDER

Trustee's Deed

Individual(s) to Individual(s)
DEED TAX DUE: \$3,795.00
Date: 9-2-11

FOR VALUABLE CONSIDERATION, Carvin F. Buzzell, Sr., as Trustee of the Carvin Franklin Buzzell, Sr., Revocable Trust under agreement dated September 16, 2003, and Deborah Faye Buzzell, as Trustee of the Deborah Faye Buzzell Revocable Trust under agreement dated September 16, 2003, Grantor, hereby conveys and warrants to DIANA ELAINE PRATT and JOHN RUSSELL PRATT, Trustees of Revocable Trust of Diana Elaine Pratt and John Russell Pratt, Grantee, real property in Cass County, Minnesota, described as follows:
*Pratt dated August 17, 2011

SEE ATTACHED EXHIBIT A

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

(PARCEL "A")

That part of Government Lot 2 of Section 2, Township 141, Range 31, Cass County, Minnesota being described as follows:

Commencing at the northeast corner of said Government Lot 2; thence on an assumed bearing of North 87 degrees 13 minutes 00 seconds West, along the north line of said Government Lot 2, a distance of 512.57 feet to the westerly right-of-way line of Burlington Northern Railroad (now discontinued); thence South 10 degrees 43 minutes 09 seconds East, along said discontinued westerly railroad right-of-way, a distance of 280.00 feet; thence South 62 degrees 29 minutes 00 seconds West a distance of 355.92 feet; thence South 28 degrees 59 minutes 00 seconds West a distance of 12.83 feet to a point hereinafter referred to as Point "B"; thence continue South 28 degrees 59 minutes 00 seconds West a distance of 99.17 feet; thence South 46 degrees 06 minutes 00 seconds West a distance of 133.50 feet to the point of beginning of the parcel land to be described; thence North 65 degrees 00 minutes 33 seconds East a distance of 67.00 feet to a point hereinafter referred to as Point "C"; thence South 65 degrees 00 minutes 33 seconds West a distance of 67.00 feet to the point of beginning of the parcel land to be described; thence North 46 degrees 46 minutes 00 seconds West a distance of 186 feet, more or less, to the shoreline of Leech Lake; thence Northerly and Northeasterly, along said shoreline, a distance of 277 feet, more or less, to a line that bears North 41 degrees 27 minutes 05 seconds West from said Point "B"; thence continue South 41 degrees 27 minutes 05 seconds East a distance of 199 feet, more or less, to said Point "B"; thence continue South 41 degrees 27 minutes 05 seconds East a distance of 217 feet, more or less, to the shoreline of Leech Lake; thence Southwesterly, along said shoreline, a distance of 180 feet, more or less, to a line that bears South 46 degrees 46 minutes 00 seconds East from said Point "C"; thence North 46 degrees 46 minutes 00 seconds West a distance of 73 feet, more or less, to said Point "C"; thence South 65 degrees 00 minutes 33 seconds West a distance of 67.00 feet to the point of beginning;

Said parcel contains 1.8 acres of land, more or less, and is subject to existing easements of record.

(PARCEL "B")

That part of Government Lot 2 of Section 2, Township 141, Range 31, Cass County, Minnesota being described as follows:

Commencing at the northeast corner of said Government Lot 2; thence on an assumed bearing of North 87 degrees 13 minutes 00 seconds West, along the north line of said Government Lot 2, a distance of 512.57 feet to the westerly right-of-way line of Burlington Northern Railroad (now discontinued); thence South 10 degrees 43 minutes 09 seconds East, along said discontinued westerly railroad right-of-way, a distance of 280.00 feet; thence South 62 degrees 29 minutes 00 seconds West a distance of 257.10 feet to a point hereinafter referred to as Point "A"; thence continue South 62 degrees 29 minutes 00 seconds West a distance of 98.82 feet; thence South 28 degrees 59 minutes 00 seconds West a distance of 12.83 feet to the point of beginning of the parcel land to be described; thence North 41 degrees 27 minutes 05 seconds West a distance of 199 feet, more or less, to the shoreline of Leech Lake; thence Northeasterly, along said shoreline, a distance of 123 feet, more or less, to a line that bears North 38 degrees 21 minutes 18 seconds West from said Point "A"; thence South 38 degrees 21 minutes 18 seconds East a distance of 185 feet, more or less, to said Point "A"; thence continue South 38 degrees 21 minutes 18 seconds East a distance of 148 feet, more or less, to the shoreline of Leech Lake; thence Southwesterly, along said shoreline, a distance of 125 feet, more or less, to a line that bears South 41 degrees 27 minutes 05 seconds East from said point of beginning; thence North 41 degrees 27 minutes 05 seconds West a distance of 217 feet, more or less, to the point of beginning;

Said parcel contains 0.9 acres of land, more or less, and is subject to existing easements of record.

(PARCEL "C")

That part of Government Lot 2 of Section 2, Township 141, Range 31, Cass County, Minnesota being described as follows:

Commencing at the northeast corner of said Government Lot 2; thence on an assumed bearing of North 87 degrees 13 minutes 00 seconds West, along the north line of said Government Lot 2, a distance of 512.57 feet to the westerly right-of-way line of Burlington Northern Railroad (now discontinued); thence South 10 degrees 43 minutes 09 seconds East, along said discontinued westerly railroad right-of-way, a distance of 280.00 feet; thence South 62 degrees 29 minutes 00 seconds West a distance of 355.92 feet; thence South 28 degrees 59 minutes 00 seconds West a distance of 12.83 feet to the point of beginning of the parcel land to be described; thence North 65 degrees 00 minutes 33 seconds East a distance of 67.00 feet; thence South 65 degrees 00 minutes 33 seconds West a distance of 67.00 feet to the point of beginning of the parcel land to be described; thence North 46 degrees 46 minutes 00 seconds West a distance of 186 feet, more or less, to the shoreline of Leech Lake; thence Northerly and Northeasterly, along said shoreline, a distance of 277 feet, more or less, to a line that bears North 41 degrees 27 minutes 05 seconds West from said Point "B"; thence continue South 41 degrees 27 minutes 05 seconds East a distance of 199 feet, more or less, to said Point "B"; thence continue South 41 degrees 27 minutes 05 seconds East a distance of 217 feet, more or less, to the shoreline of Leech Lake; thence Southwesterly, along said shoreline, a distance of 180 feet, more or less, to a line that bears South 46 degrees 46 minutes 00 seconds East from said Point "C"; thence North 46 degrees 46 minutes 00 seconds West a distance of 73 feet, more or less, to the point of beginning;

Said parcel contains 0.1 acres of land, more or less, and is subject to existing easements of record.

(PARCEL "D")

That part of Government Lots 2 and 3 of Section 2, Township 141, Range 31, Cass County, Minnesota and that portion of the Burlington Northern Railroad Company's (formerly Northern Pacific Railway Company) Brainerd to Bemidji, Minnesota Branch Line right-of-way, now discontinued, located constructed upon, over and across Government Lots 2 and 3 of Section 2, Township 141, Range 31, Cass County, Minnesota, as described in Document Number 485612 on file in the office of the County Recorder, Cass County, Minnesota. The parcel of land is described as follows:

Commencing at the northeast corner of said Government Lot 2; thence on an assumed bearing of North 87 degrees 13 minutes 00 seconds West, along the north line of said Government Lot 2, a distance of 409.73 feet to the westerly right-of-way line of Burlington Northern Railroad (now discontinued); thence South 10 degrees 43 minutes 09 seconds East, along said discontinued westerly railroad right-of-way, a distance of 280.00 feet; thence South 62 degrees 29 minutes 00 seconds West a distance of 355.92 feet; thence South 28 degrees 59 minutes 00 seconds West a distance of 12.83 feet to the point of beginning of the parcel land to be described; thence North 65 degrees 00 minutes 33 seconds East a distance of 67.00 feet; thence South 65 degrees 00 minutes 33 seconds West a distance of 67.00 feet to the point of beginning of the parcel land to be described; thence North 46 degrees 46 minutes 00 seconds West a distance of 186 feet, more or less, to the shoreline of Leech Lake; thence Northerly and Northeasterly, along said shoreline, a distance of 277 feet, more or less, to a line that bears North 41 degrees 27 minutes 05 seconds West from said Point "B"; thence continue South 41 degrees 27 minutes 05 seconds East a distance of 199 feet, more or less, to said Point "B"; thence continue South 41 degrees 27 minutes 05 seconds East a distance of 217 feet, more or less, to the shoreline of Leech Lake; thence Southwesterly, along said shoreline, a distance of 180 feet, more or less, to a line that bears South 46 degrees 46 minutes 00 seconds East from said Point "C"; thence North 46 degrees 46 minutes 00 seconds West a distance of 73 feet, more or less, to the point of beginning;

Said parcel contains 1.1 acres of land, more or less, and is subject to existing easements of record. This lot can not be a stand alone lot.

Tract 1

That part of Government Lot 2, Section 2, Township 141 North, Range 31 West, Cass County, Minnesota described as follows: COMMENCING at the northeast corner of said Government Lot 2; thence North 86 degrees 51 minutes 46 seconds West, assigned bearing, along the north line thereof, 512.57 feet to the westerly right of way line of the Former Burlington Northern Railroad right of way; thence South 10 degrees 21 minutes 55 seconds East, along said westerly right of way line, 280.00 feet; thence South 62 degrees 50 minutes 14 seconds West 355.92 feet; thence South 29 degrees 20 minutes 14 seconds West 107.91 feet to a point hereinafter referred to as "Point A"; thence continue South 29 degrees 20 minutes 14 seconds West 4.09 feet; thence South 46 degrees 27 minutes 14 seconds West 133.50 feet to the Point of Beginning of the tract to be herein described; thence North 46 degrees 24 minutes 46 seconds West 187 feet, more or less, to the shoreline of Leech Lake; thence northeasterly along said shoreline to the intersection with a line that bears North 46 degrees 24 minutes 48 seconds West from said "Point A"; thence South 46 degrees 24 minutes 48 seconds East 262 feet, more or less, to said "Point A"; thence continue South 46 degrees 24 minutes 48 seconds East 168 feet, more or less, to the shoreline of Leech Lake; thence westerly along last said shoreline to the intersection with a line that bears South 46 degrees 24 minutes 46 seconds East from the point of beginning; thence North 46 degrees 24 minutes 46 seconds West 108 feet, more or less, to the point of beginning. SUBJECT to easements, restrictions, and reservations of record. SUBJECT to and TOGETHER with the 33.00 Foot Proposed Easement.

Tract 2

That part of Government Lot 2, Section 2, Township 141 North, Range 31 West, Cass County, Minnesota described as follows: COMMENCING at the northeast corner of said Government Lot 2; thence North 86 degrees 51 minutes 46 seconds West, assigned bearing, along the north line thereof, 512.57 feet to the westerly right of way line of the Former Burlington Northern Railroad right of way; thence South 10 degrees 21 minutes 55 seconds East, along said westerly right of way line, 280.00 feet; thence South 62 degrees 50 minutes 14 seconds West 257.10 feet to a point hereinafter referred to as "Point B"; thence continue South 62 degrees 50 minutes 14 seconds West 98.82 feet; thence South 29 degrees 20 minutes 14 seconds West 107.91 feet to the Point of Beginning of the tract to be herein described; thence North 46 degrees 24 minutes 48 seconds West 262 feet, more or less, to the shoreline of Leech Lake; thence northeasterly along said shoreline to the intersection with a line that bears North 38 degrees 00 minutes 04 seconds West from the said "Point B"; thence South 38 degrees 00 minutes 04 seconds East 197 feet, more or less, to said "Point B"; thence continue South 38 degrees 00 minutes 04 seconds East 145 feet, more or less, to the shoreline of Leech Lake; thence southwesterly along last said shoreline to the intersection with a line that bears South 46 degrees 24 minutes 48 seconds East from the point of beginning; thence North 46 degrees 24 minutes 48 seconds West 166 feet, more or less, to the point of beginning. SUBJECT to easements, restrictions, and reservations of record. SUBJECT to and TOGETHER with the 33.00 Foot Proposed Easement.

Tract 3

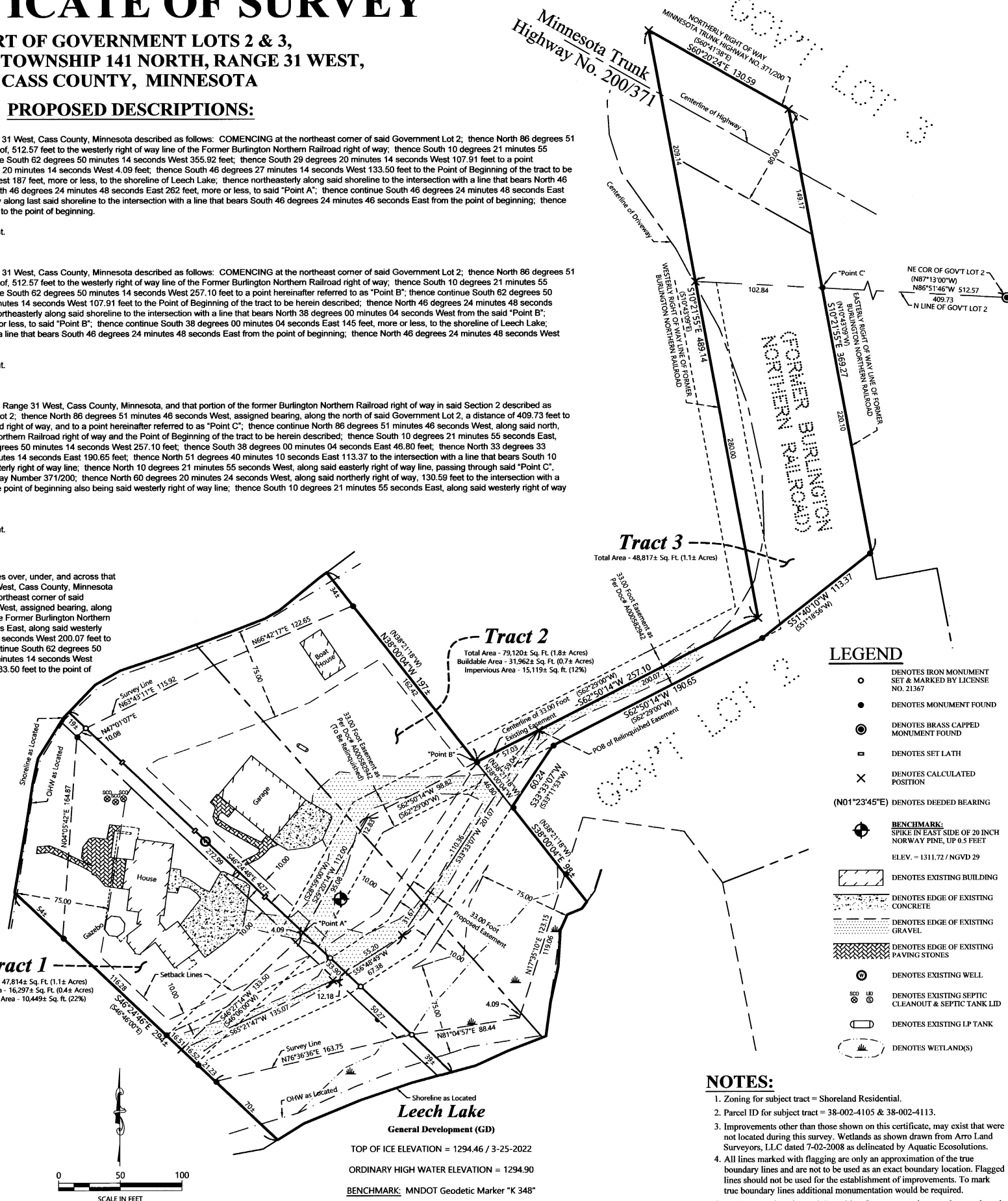
That part of Government Lots 2 and 3, Section 2, Township 141 North, Range 31 West, Cass County, Minnesota, and that portion of the former Burlington Northern Railroad right of way in said Section 2 described as follows: COMMENCING at the northeast corner of said Government Lot 2; thence North 86 degrees 51 minutes 46 seconds West, assigned bearing, along the north of said Government Lot 2, a distance of 409.73 feet to the easterly right of way line of the Former Burlington Northern Railroad right of way, and to a point hereinafter referred to as "Point C"; thence continue North 86 degrees 51 minutes 46 seconds West, along said north, 102.84 feet to the westerly right of way line of the Former Burlington Northern Railroad right of way and the Point of Beginning of the tract to be herein described; thence South 10 degrees 21 minutes 55 seconds East, along said westerly right of way line, 280.00 feet; thence South 62 degrees 50 minutes 14 seconds West 257.10 feet; thence South 38 degrees 00 minutes 04 seconds East 46.80 feet; thence North 33 degrees 33 minutes 07 seconds East 60.24 feet; thence North 62 degrees 50 minutes 14 seconds West 257.10 feet; thence North 51 degrees 40 minutes 10 seconds East 113.37 to the intersection with a line that bears South 10 degrees 21 minutes 55 seconds East from said "Point C" and said easterly right of way line; thence North 10 degrees 21 minutes 55 seconds West, along said easterly right of way line, passing through said "Point C", 369.27 feet to the northerly right of way line of Minnesota Trunk Highway Number 371/200; thence North 60 degrees 20 minutes 24 seconds West, along said northerly right of way, 130.50 feet to the intersection with a line that bears North 10 degrees 21 minutes 55 seconds West from the point of beginning also being said westerly right of way line; thence South 10 degrees 21 minutes 55 seconds East, along said westerly right of way line, 209.14 feet to the point of beginning. SUBJECT to easements, restrictions, and reservations of record. SUBJECT to T.H. No. 371/200 right of way. SUBJECT to and TOGETHER with the 33.00 Foot Proposed Easement. SUBJECT Tract to be combined with Tract 2.

Proposed 33.00 Foot Relinquished Easement

To relinquish the 33.00 Foot Easement for ingress and egress purposes over, under, and across that part of Government Lot 2, Section 2, Township 141 North, Range 31 West, Cass County, Minnesota the centerline of which is described as follows: COMMENCING at the northeast corner of said Government Lot 2; thence North 86 degrees 51 minutes 46 seconds West, assigned bearing, along the north line thereof, 512.57 feet to the westerly right of way line of the Former Burlington Northern Railroad right of way; thence South 10 degrees 21 minutes 55 seconds East, along said westerly right of way line, 280.00 feet; thence South 62 degrees 50 minutes 14 seconds West 200.07 feet to the Point of Beginning of the easement to be relinquished; thence continue South 62 degrees 50 minutes 14 seconds West 155.85 feet; thence South 29 degrees 20 minutes 14 seconds West 112.00 feet; thence South 46 degrees 27 minutes 14 seconds West 133.50 feet to the point of termination of the said easement to be relinquished.

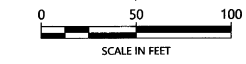
Proposed 33.00 Foot Easement

A 33.00 Foot Easement for ingress and egress purposes over, under, and across that part of Government Lot 2, Section 2, Township 141 North, Range 31 West, Cass County, Minnesota the centerline of which is described as follows: COMMENCING at the northeast corner of said Government Lot 2; thence North 86 degrees 51 minutes 46 seconds West, assigned bearing, along the north line thereof, 512.57 feet to the westerly right of way line of the Former Burlington Northern Railroad right of way and the Point of Beginning of the centerline to be herein described; thence South 10 degrees 21 minutes 55 seconds East, along said westerly right of way line, 280.00 feet; thence South 62 degrees 50 minutes 14 seconds West 200.07 feet; thence South 56 degrees 48 minutes 49 seconds West 67.38 feet; thence South 65 degrees 21 minutes 47 seconds West 135.07 feet and said centerline there terminating. The sidelines of said 33.00 Foot Proposed Easement shall be prolonged or shortened to terminate on a line that bears South 46 degrees 24 minutes 46 seconds East and North 46 degrees 24 minutes 46 seconds West from the point of termination and said north line of Government Lot 2.



LEGEND
DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
DENOTES MONUMENT FOUND
DENOTES BRASS CAPPED MONUMENT FOUND
DENOTES SET LATH
DENOTES CALCULATED POSITION
(N01°23'45"E) DENOTES DEEDED BEARING
BENCHMARK: SPIKE IN EAST SIDE OF 20 INCH NOKW WAY PBE, UP 0.5 FEET ELEV. = 1311.72 / NGVD 29
DENOTES EXISTING BUILDING
DENOTES EDGE OF EXISTING CONCRETE
DENOTES EDGE OF EXISTING GRAVEL
DENOTES EDGE OF EXISTING PAVING STONES
DENOTES EXISTING WELL
DENOTES EXISTING SEPTIC CLEANOUT & EXISTING TANK LID
DENOTES EXISTING LP TANK
DENOTES WETLANDS

NOTES:
1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 38-002-4105 & 38-002-4113.
3. Improvements other than those shown on this certificate, may exist that were not located during this survey. Wetlands as shown drawn from Arro Land Surveyors, LLC dated 7-02-2008 as delineated by Aquatic Ecologists.
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.



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

Table with columns: REVISIONS, NO, DATE, DESCRIPTION, BY

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
TERRY L. FREEMAN
LIC. NO. 21367

NORTHERN ENGINEERING & CONSULTING, INC.
P.O. Box 292, Walker, MN, 56484
Phone: 218-547-1796
www.northerneng.com

CERTIFICATE OF SURVEY
John Pratt
5272 Sumac Lane NW
Walker, MN 56484

JOB NO. 22-055
DATE: 3-29-2022
SHEET NO. 1 OF 1