

EXISTING DESCRIPTION:

30-448-010
A00023411
OFFICE OF COUNTY RECORDER
CERTIFIED, FILED, AND/OR
RECORDED

FORM NO. 27-M
QUIT CLAIM DEED-INDIVIDUAL(S) TO INDIVIDUAL(S)

FOR VALUABLE CONSIDERATION, LeRoy E. Invie &/s/ Patricia L. Invie &/s/ Patricia L. Invie, husband and wife, do hereby convey and quit claim to Patricia L. Invie and LeRoy E. Invie, as Trustees, of their successor(s) in Trust, under the LeRoy E. Invie Revocable Trust Agreement dated 11/22/2022, the following real property in Cass County, Minnesota:

TOGETHER WITH ALL HEREDITAMENTS AND APPURTENANCES.
LEGAL DESCRIPTION
Lot 10, Ada Pine Beach, according to the plat thereof on file and of record in the County of Cass, Minnesota, subject to all mineral reservations, if any, of record, in the County of Cass and State of Minnesota.

TOGETHER WITH ALL HEREDITAMENTS AND APPURTENANCES.
LEGAL DESCRIPTION
TOP OF ICE ELEVATION = 1324.79 / 3-29-2022
ORDINARY HIGH WATER ELEVATION = 1325.3
BENCHMARK: MN DOT GEODETIC MARKER "1111 A RESET"

LEGEND
(0) DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21387
(•) DENOTES MONUMENT FOUND

LINE TABLE
Line Segment Bearing Distance
L1 S29°40'09"E 21.26
L2 N60°19'55"E 12.62
L3 N60°22'01"W 24.73

LINE DESCRIPTION
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(02) DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
(03) DENOTES EXISTING UTILITY POLE
(04) DENOTES EXISTING GROUND TRANSFORMER
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CERTIFICATE OF SURVEY

LOTS 10 - 16, ADA PINE BEACH, SECTION 27, TOWNSHIP 139 NORTH, RANGE 29 WEST, CASS COUNTY, MINNESOTA

NOTES:

- 1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 32-448-0100 & 32-448-0110.
3. Improvements other than those shown on this certificate, may exist that were not located during this survey.
4. The "No Wetlands Letter" dated 11-22-2023 on subject parcel prepared by Patrick Reardon, Wetland Certification No. 1295.
5. 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.
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.

Tract A
Total Area - 57,364± Sq. Ft. (1.3± Acres)
Buildable Area - 23,658± Sq. Ft. (0.5± Acres)

Tract B
Total Area - 58,415± Sq. Ft. (1.3± Acres)
Buildable Area - 24,789± Sq. Ft. (0.5± Acres)

Tract C
Total Area - 59,941± Sq. Ft. (1.3± Acres)
Buildable Area - 22,658± Sq. Ft. (0.5± Acres)

Tract D
Total Area - 59,941± Sq. Ft. (1.3± Acres)
Buildable Area - 18,754± Sq. Ft. (0.4± Acres)

Lot 10
Total Area - 30,924± Sq. Ft. (0.7± Acres)
Buildable Area - 8,889± Sq. Ft. (0.2± Acres)

PROPOSED DESCRIPTIONS:

Tract A
Lot 16, ADA PINE BEACH, plat of record, Section 27, Township 139 North, Range 29 West, Cass County, Minnesota, AND that part of Lot 15, said plat, lying north of the South 50.00 feet thereof, AND that part of the vacated Lake Street, as dedicated in said plat, lying southerly of the easterly projection of the North line of said Lot 16 and northerly of the easterly projection of the North line of said Lot 15, 50.00 feet of said Lot 15.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to an easement as described in A000698234.

Tract B
Lot 14, ADA PINE BEACH, plat of record, Section 27, Township 139 North, Range 29 West, Cass County, Minnesota, AND the South 50.00 feet of Lot 15, said plat, AND that part of vacated Lake Street, as dedicated in said plat, lying southerly of the easterly projection of the North line of said Lot 14 and northerly of the easterly projection of the North line of said Lot 15, 50.00 feet of said Lot 14, AND that part of Lot 13, said plat, described as follows: COMMENCING at the northeast corner of said Lot 13, thence North 60 degrees 22 minutes 01 seconds West, assigned bearing, along the line of said Lot 13, a distance of 67 feet to the Point of Beginning of the tract to be hereinafter described, thence South 60 degrees 19 minutes 12.62 seconds West, 40 minutes 09 seconds West, 21.26 feet to said north line, thence South 60 degrees 22 minutes 01 seconds East, along said north line, 24.73 feet to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to an easement as described in A000698234.

Tract C
Lot 13, ADA PINE BEACH, plat of record, Section 27, Township 139 North, Range 29 West, Cass County, Minnesota, AND that part of Lot 12, said plat, lying north of the South 50.00 feet thereof, AND that part of vacated Lake Street, as dedicated in said plat, lying southerly of the easterly projection of the North line of said Lot 13 and northerly of the easterly projection of the North line of said Lot 12, LESS that part of said Lot 13, described as follows: COMMENCING at the northeast corner of said Lot 13, thence North 60 degrees 22 minutes 01 seconds West, assigned bearing, along the north line of said Lot 13, a distance of 37 feet to the Point of Beginning of the tract to be hereinafter described, thence South 60 degrees 19 minutes 12.62 seconds West, 40 minutes 09 seconds West, 21.26 feet to said north line, thence South 60 degrees 22 minutes 01 seconds East, along said north line, 24.73 feet to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to an easement as described in A000698234.

Tract D
Lot 10, ADA PINE BEACH, plat of record, Section 27, Township 139 North, Range 29 West, Cass County, Minnesota, AND the South 50.00 feet of Lot 12, said plat, AND that part of vacated Lake Street, as dedicated in said plat, lying northerly of the easterly projection of the South line of said Lot 11 and southerly of the easterly projection of the north line of said Lot 10.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to an easement as described in A000698234.



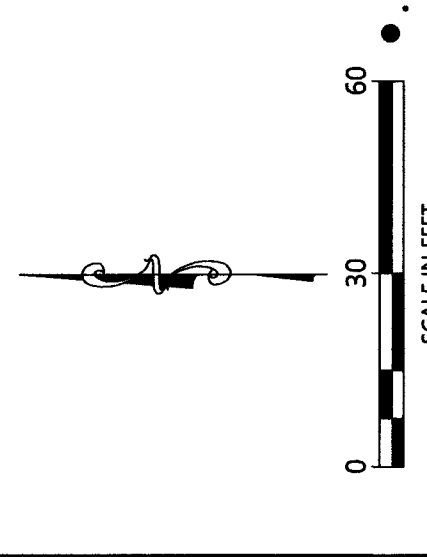
Phone: 218-547-1296, Fax: 218-547-2272
web: www.neciusa.com

CERTIFICATE OF SURVEY
Ada Pine Beach Resort
C/O: Gene Invie
662 12th Ave NW
Backus, MN 56435

JOB NO. 22-002
DATE: 03-31-2022
SHEET NO. 1 OF 1

Table with 2 columns: REVISIONS, DESCRIPTION. Includes dates 10-20-2022, 10-16-2023, 11-28-2023 and descriptions like 'Add Tracts A-D', 'Add Descriptions', 'Add "No Wetlands Letter" info'.

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. FRIEMAN
LIC. NO. 21387



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