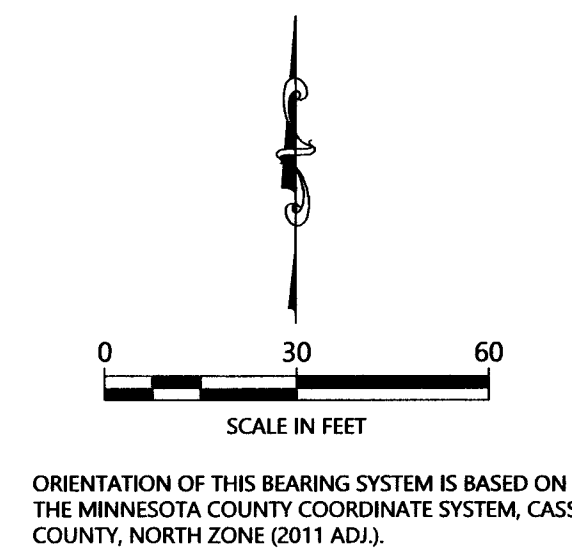


TOPOGRAPHIC SURVEY

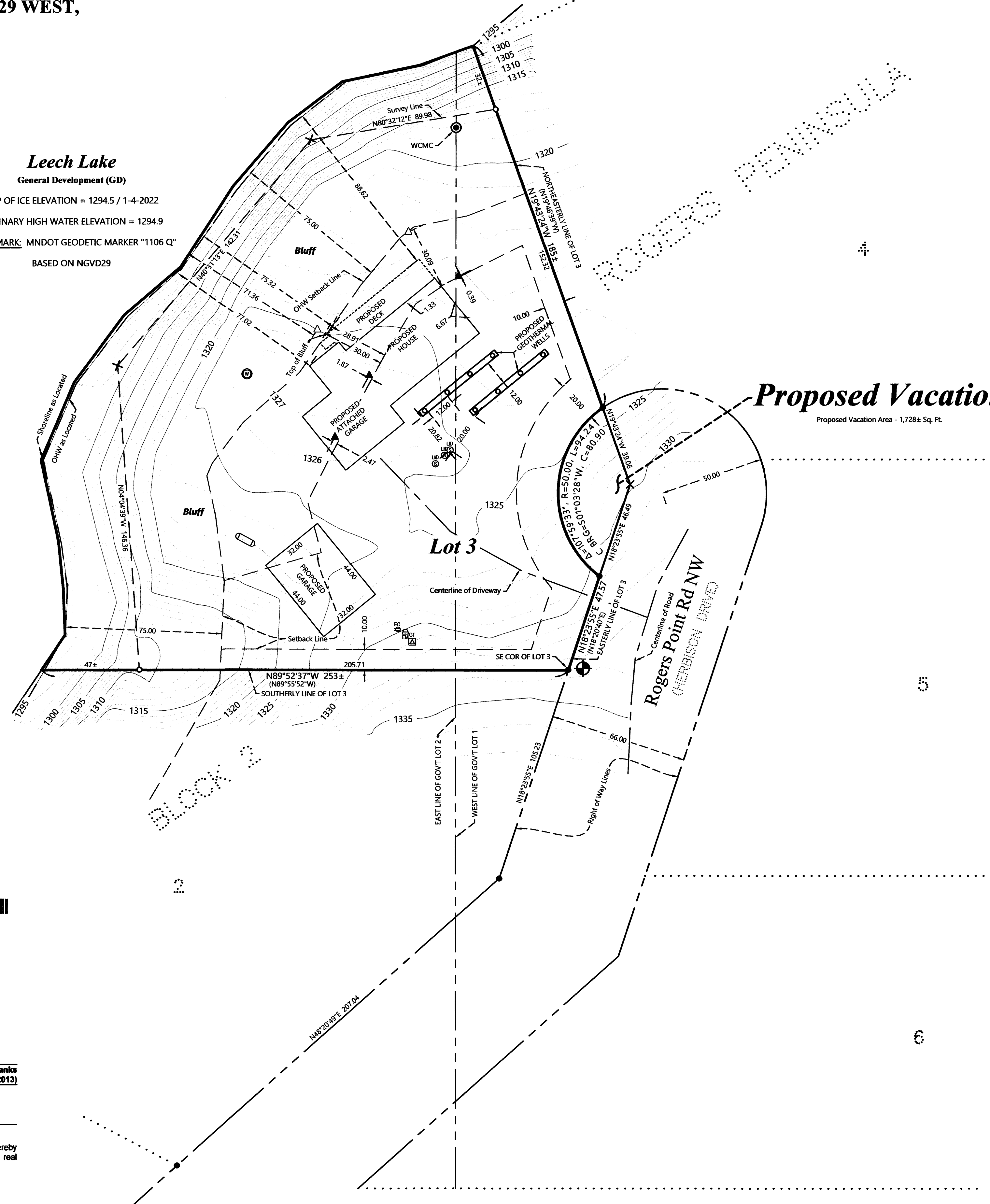
LOT 3, BLOCK 2, ROGERS PENINSULA,
SECTION 31, TOWNSHIP 142 NORTH, RANGE 29 WEST,
CASS COUNTY, MINNESOTA

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21387
- DENOTES MONUMENT FOUND
- ⊕ **BENCHMARK:**
Set Mag Nail in Northern Face of a 24 Inch Oak.
ELEV. = 1334.86 (NGVD29)
- ⊙ DENOTES BRASS CAPPED MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- (N01°23'45"E) DENOTES PLAT BEARING
- ▭ DENOTES EXISTING LP TANK
- ⊞ DENOTES EXISTING GROUND TRANSFORMER
- ⊞ DENOTES EXISTING ELECTRIC METER
- ⊞ DENOTES EXISTING ELECTRIC OUTLET
- DENOTES EXISTING INTERMEDIATE CONTOURS
- - - DENOTES EXISTING INDEX CONTOURS
- DENOTES BLUFF AREA
- ⊙ DENOTES EXISTING WELL
- ⊙ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- ▲ DENOTES FOUND CASS COUNTY PIN FLAG FOR SETBACK PER NEW BLUFF DEFINITION
- △ DENOTES FOUND CASS COUNTY PAINT MARKINGS FOR SETBACK PER OLD BLUFF DEFINITION



Leech Lake
General Development (GD)
TOP OF ICE ELEVATION = 1294.5 / 1-4-2022
ORDINARY HIGH WATER ELEVATION = 1294.9
BENCHMARK: MNDOT GEODETIC MARKER "1106 Q"
BASED ON NGVD29



Proposed Vacation
Proposed Vacation Area - 1,728± Sq. Ft.

PROPOSED DESCRIPTION:

Proposed Vacation
To vacate that part of Herbison Drive as dedicated in ROGERS PENINSULA, according to the recorded plat thereof, Section 31, Township 142 North, Range 29 West, Cass County, Minnesota, described as follows: COMMENCING at the southeast corner of Lot 3, Block 2, said ROGERS PENINSULA; thence North 18 degrees 23 minutes 55 seconds East, assigned bearing, along the easterly line of said Lot 3, a distance of 47.57 feet to the Point of Beginning of the tract to be herein described; thence continue North 18 degrees 23 minutes 55 seconds East 48.49 feet; thence North 19 degrees 43 minutes 24 seconds West 39.06 feet to the northeasterly corner of said Lot 3; thence southerly 94.24 feet along a non-tangential curve, concave to the east, a radius of 50.00 feet, a central angle of 107 degrees 59 minutes 33 seconds, a chord bearing of South 01 degrees 03 minutes 28 seconds West and a chord distance of 80.90 feet to the point of beginning.

EXISTING DESCRIPTION:

Page 1 of 2 A000650077

73-421-0230
No delinquent taxes and transfer returns; Certificate of Real Estate Value
() Void () Not required
MAY 28 2019
Cass County MN Auditor-Treasurer
By: MHL Deputy
Estate Disbursements
() Not Required () Received () Not Received

A000650077
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
5/28/2019 10:01:03 AM
REC FEES: 46.00
PAGES: 2
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY SF DEP TX#: 153804
RECORDED ELECTRONICALLY

(Top 3 inches reserved for recording data)

WARRANTY DEED Minnesota Uniform Conveyancing Blanks
Individual(s) to Joint Tenants Form 10.1.5 (2013)

eCRV number: 948442

DEED TAX DUE: \$891.00

DATE: May 24, 2019
(month/day/year)

FOR VALUABLE CONSIDERATION, Roger Hipwell and Judith Hipwell, married to one another ("Grantor"), hereby convey(s) and warrant(s) to Joseph C. Klemmetsen and Shiela M. Klemmetsen ("Grantee"), as joint tenants, real property in Cass County, Minnesota, legally described as follows:

Lot Three (3), Block Two (2), Rogers Peninsula
Cass County, Minnesota

NOTES:

- Zoning for subject tract = Shoreland Residential.
- Parcel ID for subject tract = 73-421-0230.
- Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey.
- The bluff and setbacks depicted on this Certificate of Survey all represent current Cass County Ordinances.
- 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.
- 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.

NO.	DATE	DESCRIPTION
1	6-16-2022	Add proposed locations
2	8-05-2022	Add proposed vacation area
3	12-20-2023	Change Building Layout

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
TERRY L. FREEMAN
12/20/23
LIC. NO. 21387



TOPOGRAPHIC SURVEY
Joseph Klemmetsen
21002 County Road 128
Ironton, MN 56455

JOB NO. 21-435
DATE: 01-12-2021
SHEET NO.
1 OF 1