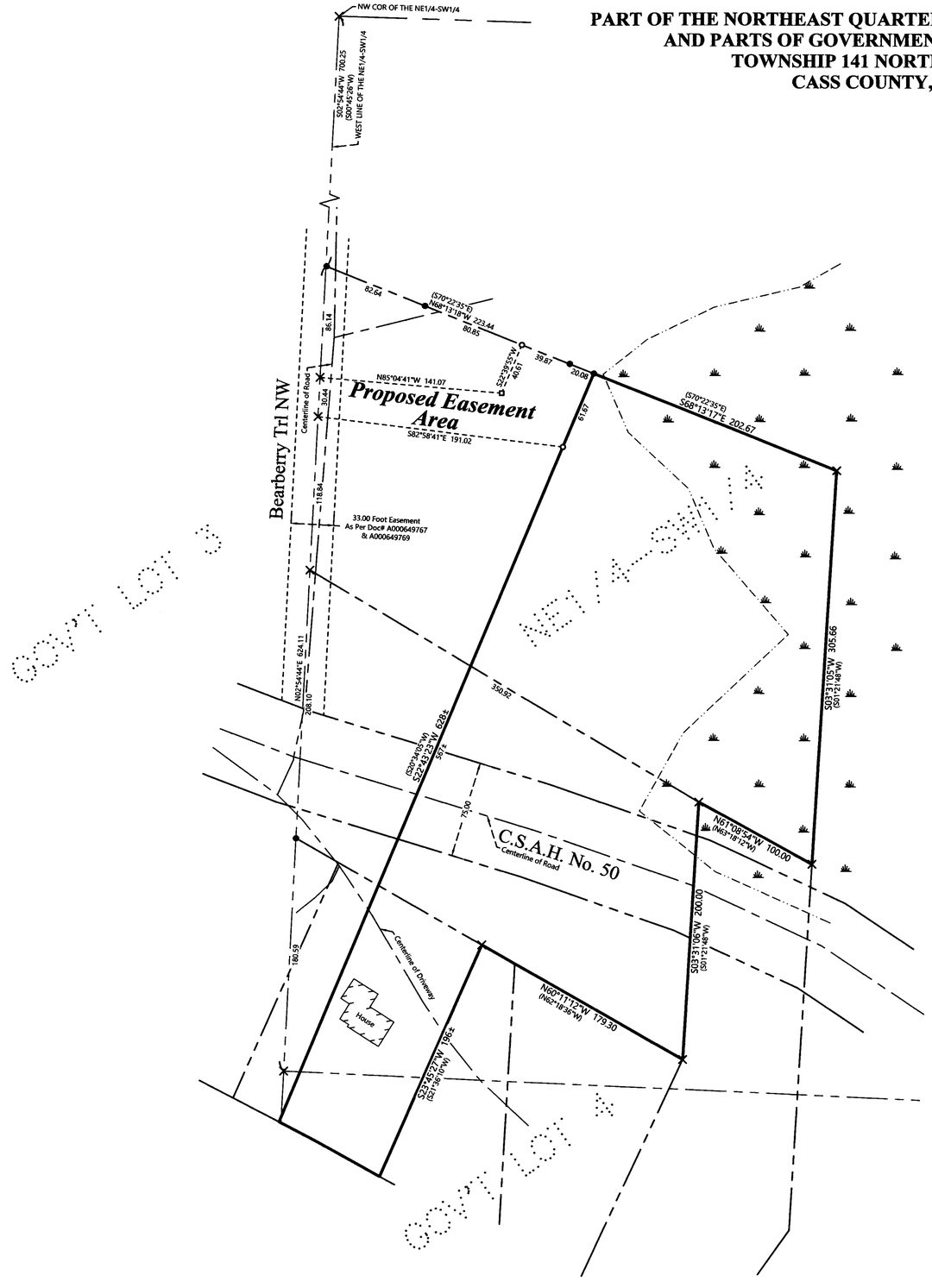
CERTIFICATE OF SURVEY

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND PARTS OF GOVERNMENT LOTS 3 & 4, SECTION 25, TOWNSHIP 141 NORTH, RANGE 31 WEST, CASS COUNTY, MINNESOTA



EXISTING DESCRIPTION:

38-025-3426
No delinquent taxes and transfer entered;
Certificate of Real Estate Value
(X)filed ( )not required
September 21, 2004
Shawna K. Anderson
County Auditor
By _____, Deputy

A000489253
OFFICE OF COUNTY RECORDER
CASS COUNTY MINNESOTA
CERTIFIED, FILED, AND/OR RECORDED ON
09/22/2004 08:13:36AM
AS DOC #: A000489253
PAGES: 2
REC FEES: 919.50
KATHRYN M. NORBY
COUNTY RECORDER
BY Kathryn M. Norby DEPUTY

Form No. 5-M - WARRANTY DEED
Individual(s) to Joint Tenants

DEED TAX DUE: $1,046.10

Date: September 17, 2004

FOR VALUABLE CONSIDERATION, Marie M. Marsh a single individual, Grantor, hereby conveys and warrants to Daniel E. Gosch and Cheryl A. Gosch Grantees, as joint tenants, real property in CASS County, Minnesota, described as follows:

SEE ATTACHED EXHIBIT A

EXHIBIT A

EAST TRACT
That part of the Northeast Quarter of the Southwest Quarter and Government Lots 3 and 4, Section 25, Township 141 North, Range 31 West, Cass County, described as follows: Commencing at the Northwest corner of said Northeast Quarter of the Southwest Quarter, thence South 0 degrees 45 minutes 26 seconds West assumed bearing along the West line thereof 700.25 feet; thence South 70 degrees 22 minutes 35 seconds East 223.44 feet to the point of beginning of the tract to be herein described; thence continue South 70 degrees 22 minutes 35 seconds East 202.66 feet; thence South 1 degree 21 minutes 48 seconds West 305.66 feet; thence North 63 degrees 18 minutes 12 seconds West 100.00 feet; thence South 1 degree 21 minutes 48 seconds West 200.00 feet; thence North 62 degrees 18 minutes 36 seconds West 179.30 feet; thence South 21 degrees 36 minutes 10 seconds West 196 feet, more or less, to the shoreline of Ten Mile Lake; thence northwesterly along said shoreline to the intersection with a line which bears South 20 degrees 34 minutes 05 seconds West from the point of beginning; thence North 20 degrees 34 minutes 05 seconds East 628 feet, more or less, to the point of beginning.

Subject to right of way of County State Aid Highway No. 50.

Subject to easements, restrictions and reservations of record.

PROPOSED DESCRIPTION:

Proposed Easement Area
An easement for ingress and egress purposes over, under, and across that part of the Northeast Quarter of the Southwest Quarter, Section 25, Township 141 North, Range 31 North, Cass County, Minnesota described as follows: COMMENCING at the Northwest corner of said Northeast Quarter of the Southwest Quarter; thence South 02 degrees 54 minutes 44 seconds West, assigned bearing, along the West line thereof, 786.39 feet to the Point of Beginning of said easement; thence continue South 02 degrees 54 minutes 44 seconds West, along said west line, 30.44 feet; thence South 82 degrees 58 minutes 41 seconds East 191.02 feet; thence North 22 degrees 43 minutes 23 seconds East 61.67 feet; thence North 68 degrees 13 minutes 18 seconds East 59.95 feet; thence South 22 degrees 39 minutes 55 seconds West 40.61 feet, to the intersection with a line that bears South 85 degrees 04 minutes 41 seconds East from the point of beginning; thence North 85 degrees 04 minutes 41 seconds West, 141.07 feet to the point of beginning.

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES SET REBAR WITHOUT CAP
- DENOTES MONUMENT FOUND
- DENOTES CALCULATED POSITION
- (N01°23'45"E) DENOTES DEEDED BEARING
- DENOTES EXISTING BUILDING
- DENOTES WETLAND(S)

0 50 100
SCALE IN FEET

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 = 38-025-3426.
3. Improvements other than those shown on this certificate, may exist that were not located during this survey. Wetlands as shown drawn if from a Landecker survey dated 08-03-04.
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. This survey reflects the located shoreline at the time of this survey, not the Ordinary High Water Elevation (OHW).
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.

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 DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
9/8/21
TERRY L. FREEMAN
LIC. NO. 21367

NORTHERN ENGINEERING & CONSULTING, INC.
P.O. Box 252, Walker, MN 56484
Phone: 218-547-1501 Fax: 218-547-2272
web: www.necusa.com

CERTIFICATE OF SURVEY
Daniel Gosch
2933 Market Ave.
Ida Grove, IA 51445

JOB NO. 21-280
DATE: 09-01-2021

SHEET NO.
1 OF 1