

# CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 2, SECTION 22, AND  
PART OF GOVERNMENT LOT 3, SECTION 21,  
TOWNSHIP 139 NORTH, RANGE 30 WEST  
CASS COUNTY, MINNESOTA

## EXISTING DESCRIPTION:

34-021-1403  
A000674049  
OFFICE OF THE COUNTY RECORDER  
CASS COUNTY, MINNESOTA  
RECORDED ON  
6/29/2021 3:55:20 PM  
AS DOC # 2 A000674049  
PAGES: 2  
REC FEE: \$6.00  
BY: KATHRYN M. HOBBS  
CASS COUNTY RECORDER  
BY: \_\_\_\_\_ Date: \_\_\_\_\_ TX: 179042

No delinquent taxes and transfer entered:  
Certificate of Real Estate Value  
( ) Not Required ( ) Required  
Date: June 29, 2021  
KATHRYN M. HOBBS  
Cass County MN Auditor-Treasurer

ccn# 1275602  
Deed Tax Due: 135.30  
Date: 6-29-21  
Commissioner's Deed No. 02236724

WHEREAS, the real property described below has become duly forfeited to the State of Minnesota to be held in trust in favor of the taxing districts for the nonpayment of taxes or otherwise, and

WHEREAS, pursuant to Minnesota Statutes section 282.01, subdivision 1a, paragraph (b) or subdivision 3 or subdivision 7a and related provisions, the Grantee has purchased the real property described below, and

WHEREAS, the Commissioner of Revenue has determined that the Grantee has fully complied with the conditions for said conveyance and is entitled to an appropriate conveyance of the real property, and

NOW, THEREFORE, for valuable consideration and pursuant to said laws, the Commissioner of Revenue, acting on behalf of the State of Minnesota, a sovereign body (Grantor), does hereby convey and quitclaim to Glenn Winter and Lori Winter as joint tenants and not as tenants in common (Grantees), real property in Cass County, State of Minnesota legally described as follows:

All that portion of Government Lot Three (3) of Section Twenty-one (21), Township One hundred thirty-nine (139), Range Thirty (30), described as follows, to-wit: Commencing at an iron monument on the east line of said Lot 3 located near the shore line of Horse Shoe Lake; thence south along the east line of said Lot 3 a distance of 110 feet to a point; thence west parallel to the south boundary line of said Lot 3 to the shore line of Horse Shoe Lake, which point shall be known as the point of beginning; thence east parallel to the south line of said Lot 3 to the east boundary line thereof; thence south along the east boundary line of said Lot 3 a distance of 100 feet to a point; thence westerly parallel to the south boundary line of said Lot 3 to the shore line of Horse Shoe Lake; thence in a northerly direction along the shore line of Horse Shoe Lake to the place of beginning. Subject to mineral reservations, if any, of record and any easements for roads, electric or telephone lines and current uses EXCEPT the E 33' of the above described parcel previously conveyed to the state of Minnesota by warranty deed dated 9-21-1960 and recorded 10-6-1960 in book 121 of deeds page 341 in the office of the Cass County Minnesota Recorder together with that certain easement created by that certain warranty deed dated August 20, 1968 and recorded as Document No. 190237 and subject to that certain easement created by that certain warranty deed dated August 20, 1968 and recorded as Document No. 190237.

Section 21, Township 139 North, Range 30 West, Cass County, Minnesota (0.31 acres)  
Check here if all or part of the described real property is Registered (Taxes) ( )  
together with all hereditaments and appurtenances belonging thereto, but excepting and reserving to the said state, in trust of the taxing districts concerned, all mineral rights, as provided by law.

## PROPOSED DESCRIPTION:

### Proposed Access Easement

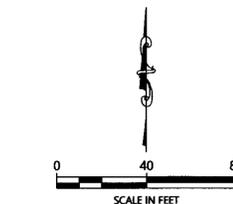
A 33.00 foot wide easement for ingress and egress purposes over, under, and across that part of Government Lot 3, Section 21, Township 139 North, Range 30 West, Cass County, Minnesota, and that part of Government Lot 2, Section 22, said Township, the centerline of which is described as follows: BEGGINNING at the southeast corner of said Government Lot 3 and assigning the east line to bear North 00 degrees 39 minutes 34 seconds East, thence North 01 degrees 54 minutes 40 seconds East 325.03 feet; thence North 03 degrees 22 minutes 44 seconds East 153.12 feet; thence North 61 degrees 32 minutes 57 seconds West 53.54 feet to the west line of the East 33.00 feet of said Government Lot 3 and said centerline there terminating. The sidelines of said easement shall be prolonged or shortened to terminate on said west line of the East 33.00 feet and the South line of said Government Lot 3 and the South line of said Government Lot 2.  
Said easement containing 17,546+- Sq. Ft. (0.4+- Acres)

## LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- ⊙ DENOTES CAST IRON MONUMENT FOUND
- DENOTES FOUND ANGLE IRON MONUMENT
- × DENOTES CALCULATED POSITION

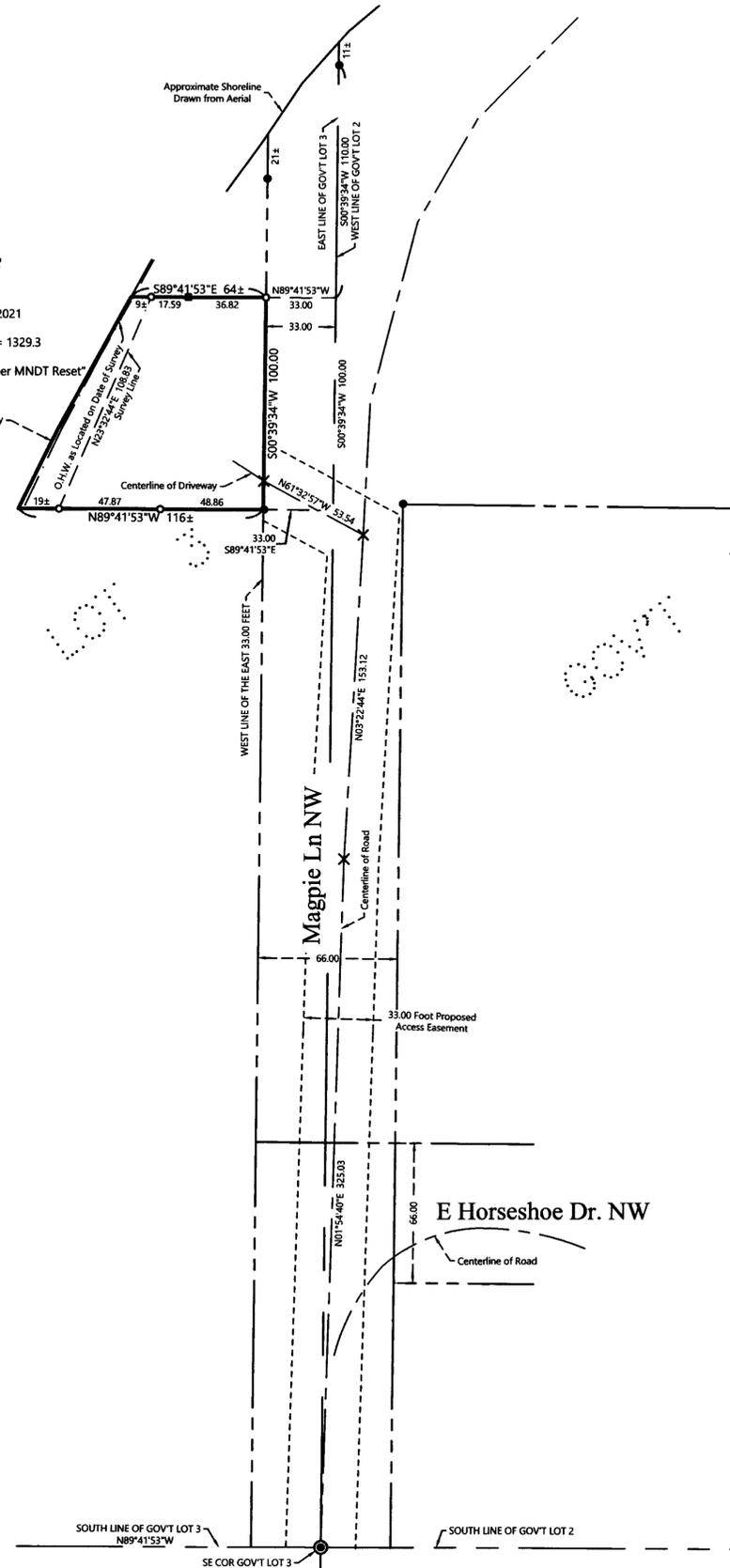
## NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 34-021-1403.
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.



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE MINNESOTA COUNTY COORDINATE SYSTEM, CASS COUNTY, NORTH ZONE (2011 AD1).

**Horseshoe Lake**  
General Development (GD)  
LAKE ELEVATION = 1328.2 / 8-19-2021  
ORDINARY HIGH WATER ELEVATION = 1329.3  
BENCHMARK: MNDOT Geodetic Marker "Beuber MNDT Reset"  
BASED ON NGVD29  
Lakeshore as Located on Date of Survey



NO.	DATE	DESCRIPTION

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND THAT I AM A LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.  
TERRY L. FREEMAN  
LIC. NO. 21367  
9/10/21



CERTIFICATE OF SURVEY  
Glen Winter  
22562 State Hwy 15  
Saint Augusta, MN 56301

JOB NO. 21-270  
DATE: 09-10-2021  
SHEET NO.  
1 OF 1