

CERTIFICATE OF SURVEY

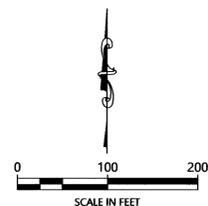
PART OF GOVERNMENT LOTS 3 & 4,
SECTION 34, TOWNSHIP 142 NORTH, RANGE 28 WEST,
CASS COUNTY, MINNESOTA

NOTES:

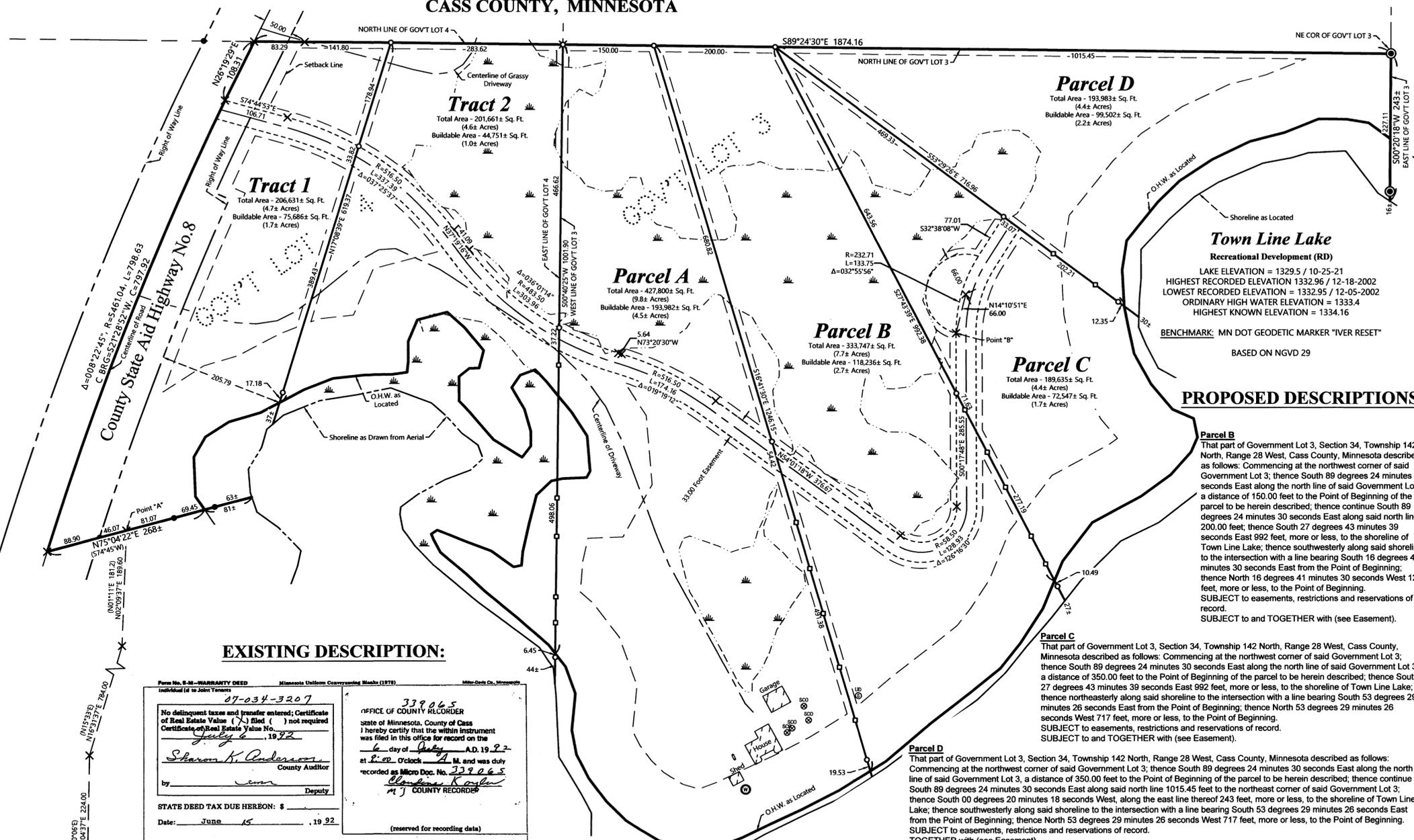
- Zoning for subject tract = Shoreline Residential.
- Parcel ID for subject tract = 07-034-3207.
- Improvements other than those shown on this certificate, may exist that were not located during this survey. Wetlands as shown delineated by Patrick Reardon, Wetland Certification No. 1295, dated June, 2022.
- 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.

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES SET LATH
- DENOTES MONUMENT FOUND
- ⊙ DENOTES BRASS CAPPED MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- (N01°23'45"E 123.45) DENOTES DEEDED MEASURE
- DENOTES WETLAND(S)
- ⊙ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- ⊙ DENOTES EXISTING WELL
- ⊙ DENOTES EXISTING LP TANK
- ▭ DENOTES EXISTING BUILDING



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



EXISTING DESCRIPTION:

Form No. 6-21—MINNESOTA DEED Minnesota Uniform Conveying Blanks (1978) Minn. Stat. Ch. 573

Individual (S) to John Tenants

07-034-3207

No delinquent taxes and transfer entered; Certificate of Real Estate Value (X) filed () not required

Certificate of Real Estate Value No. 339065

July 6, 1992

Sharon K. Anderson County Auditor

by _____ Deputy

STATE DEED TAX DUE HEREBY: \$ _____

Date: June 15, 1992

FOR VALUABLE CONSIDERATION, Leo M. Witthoef and Hattie R. Witthoef, husband and wife, Grantor(s), hereby convey (s) and warrant (s) to John W. Henkels and Marlene M. Henkels, husband and wife, as joint tenants, real property in Cass County, Minnesota, described as follows:

(See reverse side for legal description)

Lot 3, Section 34, Township 142 North, Range 28 West, Cass County, Minnesota described as follows: Commencing at the southwest corner of Government Lot 5, said Section 34; thence North 00 degrees 58 minutes 37 seconds East assigned bearing along the west line thereof 704.00 feet; thence South 89 degrees 01 minutes 23 seconds East 444.50 feet; thence North 01 degree 04 minutes 37 seconds East 224.00 feet; thence North 16 degrees 31 minutes 37 seconds East 784.00 feet; thence North 02 degrees 09 minutes 37 seconds East 189.60 feet to a point hereinafter referred to as Point "A"; thence Commencing at the northeast corner of said Government Lot 4; thence North 89 degrees 24 minutes 30 seconds West along the north line of said Government Lot 4, a distance of 283.62 feet to the Point of Beginning of the tract to be herein described; thence continue North 89 degrees 24 minutes 30 seconds West along said north line 225.09 feet to the centerline of C.S.A.H. No. 8; thence South 26 degrees 19 minutes 29 seconds West along said centerline being a tangential curve, concave to southeast, having a radius of 5461.04 feet and a central angle of 08 degrees 22 minutes 45 seconds, to the intersection with a line bearing South 75 degrees 04 minutes 22 seconds East, passing through said Point "A" 268 feet, more or less, to the shoreline of Town Line Lake; thence northwesterly along said shoreline to the intersection with a line bearing South 17 degrees 08 minutes 39 seconds West from the Point of Beginning; thence North 17 degrees 08 minutes 39 seconds East 619 feet, more or less, to the Point of Beginning.

Tract 2 That part of Government Lot 4, Section 34, Township 142 North, Range 28 West, Cass County, Minnesota described as follows: Beginning at the northeast corner of said Government Lot 4; thence North 89 degrees 24 minutes 30 seconds West along the north line of said Government Lot 4, a distance of 283.62 feet; thence South 17 degrees 08 minutes 39 seconds West 619 feet, more or less, to the shoreline of Town Line Lake; thence easterly and southeasterly along said shoreline to the east line of said Government Lot 4; thence North 00 degrees 40 minutes 25 seconds East, along said east line, 1002 feet, more or less, to the Point of Beginning.

Parcel A That part of Government Lot 3, Section 34, Township 142 North, Range 28 West, Cass County, Minnesota described as follows: Beginning at the northwest corner of said Government Lot 3, thence South 89 degrees 24 minutes 30 seconds East along the north line of said Government Lot 3, a distance of 150.00 feet; thence South 16 degrees 41 minutes 30 seconds East 1246 feet, more or less, to the shoreline of Town Line Lake; thence southwesterly and northwesterly along said shoreline to the west line of said Government Lot 3; thence North 00 degrees 40 minutes 25 seconds East, along said west line, 1002 feet, more or less, to the Point of Beginning.

PROPOSED DESCRIPTIONS:

Parcel B That part of Government Lot 3, Section 34, Township 142 North, Range 28 West, Cass County, Minnesota described as follows: Commencing at the northwest corner of said Government Lot 3; thence South 89 degrees 24 minutes 30 seconds East along the north line of said Government Lot 3, a distance of 150.00 feet to the Point of Beginning of the parcel to be herein described; thence continue South 89 degrees 24 minutes 30 seconds East along said north line 200.00 feet; thence South 27 degrees 43 minutes 39 seconds East 992 feet, more or less, to the shoreline of Town Line Lake; thence southwesterly along said shoreline to the intersection with a line bearing South 16 degrees 41 minutes 30 seconds East from the Point of Beginning; thence North 16 degrees 41 minutes 30 seconds West 1246 feet, more or less, to the Point of Beginning.

Parcel C That part of Government Lot 3, Section 34, Township 142 North, Range 28 West, Cass County, Minnesota described as follows: Commencing at the northwest corner of said Government Lot 3; thence South 89 degrees 24 minutes 30 seconds East along the north line of said Government Lot 3, a distance of 350.00 feet to the Point of Beginning of the parcel to be herein described; thence continue South 89 degrees 24 minutes 30 seconds East along said north line 1015.45 feet to the northeast corner of said Government Lot 3; thence South 00 degrees 20 minutes 18 seconds West, along the east line thereof 243 feet, more or less, to the shoreline of Town Line Lake; thence southwesterly along said shoreline to the intersection with a line bearing South 53 degrees 29 minutes 26 seconds West from the Point of Beginning; thence North 53 degrees 29 minutes 26 seconds West 717 feet, more or less, to the Point of Beginning.

Parcel D That part of Government Lot 3, Section 34, Township 142 North, Range 28 West, Cass County, Minnesota described as follows: Commencing at the northwest corner of said Government Lot 3; thence South 89 degrees 24 minutes 30 seconds East along the north line of said Government Lot 3, a distance of 1015.45 feet to the northeast corner of said Government Lot 3; thence South 00 degrees 20 minutes 18 seconds West, along the east line thereof 243 feet, more or less, to the shoreline of Town Line Lake; thence southwesterly along said shoreline to the intersection with a line bearing South 53 degrees 29 minutes 26 seconds West from the Point of Beginning; thence North 53 degrees 29 minutes 26 seconds West 717 feet, more or less, to the Point of Beginning.

NO.	DATE	DESCRIPTION

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS MADE 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
L.I.C. NO. 21367
8/22/22



CERTIFICATE OF SURVEY

Alliant Ventures X
P.O. Box 293
Marine on St. Croix, MN 55047