

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 4,
SECTION 14, TOWNSHIP 143 NORTH, RANGE 30 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:

Form No. 27-01—QUIT CLAIM DEED Minnesota Uniform Conveying Blanks (1978) Minn. Stat. Ch. 505, Minnesota

28-214-1305

No delinquent taxes and transfer interest; Certificate of Real Estate Value () filed (X) not required
Certificate of Real Estate Value No. 01208422, 19 91

Sharon A. Anderson
County Auditor

by _____ Deputy

STATE DEED TAX DUE HERON: \$ 1.55

Date: September 18, 19 91

(reserved for recording data)

OFFICE OF COUNTY RECORDER
372260
State of Minnesota, County of Cass
I hereby certify that the within instrument was filed in this office for record on the 2 day of September, A.D. 19 91 at 2:48 O'clock P. M. and was duly recorded as Micro Doc. No. 222260
Catherine Kasper
COUNTY RECORDER

FOR VALUABLE CONSIDERATION, Ernestine B. Reynolds, a widow and unmarried woman, Grantor (s),
heretofore single,
hereby convey (s) and quitclaim (s) to Michael J. Reynolds and Mary J. Reynolds-Glass, Grantee (s),
real property in Cass County, Minnesota, described as follows:

Subject to a Life Estate described below.

That part of Government Lot Four (4), Section Fourteen (14), T143N, R30W, described as follows: Beginning at the North one-sixteenth (1/16) Corner, Section Fourteen (14); thence East, along the one-sixteenth line, a distance of 1023.60 feet to the East R/W of the proposed County Road; thence Southerly, along the East R/W of proposed County Road, a distance of 212.0 feet to a point; thence S53°31'E, a distance of 342.3 feet, more or less, to the water's edge of Leech Lake; thence S48°40'W, along the shore of Leech Lake, a distance of 100 feet, more or less, to a point; thence N43°20'W, a distance of 343.7 feet, more or less, to the East R/W of County Road; thence Northerly, along the East R/W of County Road, a distance of 45.0 feet to the point of the beginning; said tract containing 0.57 acres, more or less, all in Cass County, Minnesota.

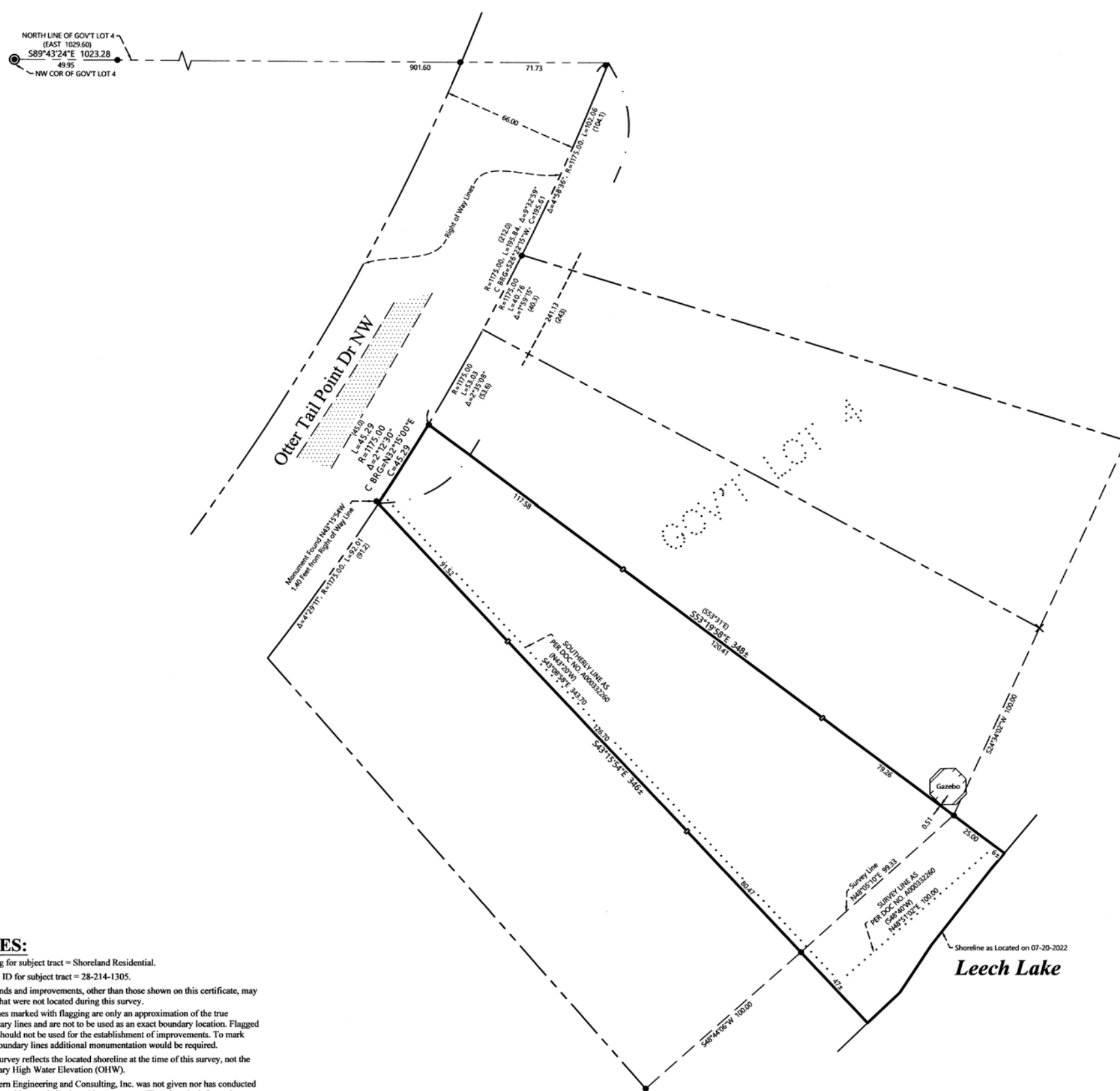
(Referred to as Lot No. Five (5) in plat in survey for W. A. Spring-born, Part of Government Lot Four (4), Section Fourteen (14), T143N - R 30 W, Cass County, by Peter J. Meyer, Registered Land Surveyor) (over)

PROPOSED DESCRIPTION:

Proposed Reynolds Tract

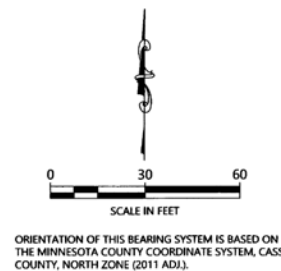
That part of Government 4, Section 14, Township 143 North, Range 30 West, Cass County, Minnesota described as follows: COMMENCING at the northwest corner of said Government Lot 4; thence South 89 degrees 43 minutes 24 seconds East, assigned bearing along the north line thereof, a distance of 1023.28 feet to the easterly right of way line of Ottertail Point Drive NW, thence southwesterly 195.84 feet along said easterly right of way line, also being a non-tangential curve, concave to the northwest, having a radius of 1175.00 feet, a central angle of 09 degrees 32 minutes 59 seconds, a chord bearing of South 28 degrees 22 minutes 15 seconds West and a chord distance of 195.61 feet to the Point of Beginning of the tract to be herein described; thence continue southwesterly 45.29 feet along said 1175.00 foot radius curve, with a central angle of 02 degrees 12 minutes 30 seconds; thence South 43 degrees 15 minutes 54 seconds East 346 feet, more or less, to the shoreline of Leech Lake; thence northeasterly along said shoreline to the intersection with a line bearing South 53 degrees 19 minutes 58 seconds East from the Point of Beginning; thence North 53 degrees 19 minutes 58 seconds West 348 feet, more or less, to the point of beginning.

SUBJECT to easements, restrictions and reservations or record.



NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 28-214-1305.
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. This survey reflects the located shoreline at the time of this survey, not the Ordinary High Water Elevation (OHWE).
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.



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

LEGEND

- DENOTES MONUMENT FOUND
- ⊙ DENOTES BRASS CAPPED MONUMENT FOUND
- DENOTES SET LATH
- × DENOTES CALCULATED POSITION
- DENOTES EDGE OF EXISTING GRAVEL
- ▨ DENOTES EXISTING BUILDING
- (N01°23'45"E 123.45) DENOTES DEEDED MEASURE

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.

Terry L. Freeman
TERRY L. FREEMAN
8/19/22
LIC. NO. 21397



CERTIFICATE OF SURVEY
Olson / Reynolds
170 Wedgewood Drive
Mahtomedi, MN 55115

JOB NO. 22-135
DATE: 8-09-2022
SHEET NO. 1 OF 1