

# CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 9,  
SECTION 36, TOWNSHIP 141 NORTH, RANGE 31 WEST,  
CASS COUNTY, MINNESOTA

## EXISTING DESCRIPTION:

Page 1 of 3 A000667620

38-036-3402  
No Adjudged taxes and transfer entered; Certificate of Real Estate Value  
(Noted) (Not required)  
DECEMBER 23, 2020  
CASS COUNTY RECORDER  
By EA Deputy  
Cass County Auditor-Treasurer  
Noted ( ) Not Required ( ) Rec'd ( ) Not Rec'd

A000667620  
OFFICE OF THE COUNTY RECORDER  
CASS COUNTY, MINNESOTA  
CERTIFIED, FILED, AND/OR  
RECORDED ON  
12/23/2020 10:47:53 AM  
REC FEES: 96.00  
PAGES: 3  
KATHRYN L. NORBY  
CASS COUNTY RECORDER  
BY SF DEP TX# 167763  
RECORDED ELECTRONICALLY  
e-Filed Cert. verified on 12/23/2020 By SF

(Top 3 inches reserved for recording data)

WARRANTY DEED Minnesota Uniform Conveyancing Blanks  
Individual(s) to Individual(s) Form 10.1.1 (2018)

eCRV number: 1199234

DEED TAX DUE: 2040.00

DATE: December 22, 2020  
(month/day/year)

FOR VALUABLE CONSIDERATION, Mark A. Hensel and Marcene Hensel, married to one another ("Grantor"), hereby conveys and warrants to Shalmerdean A. Knuths Revocable Trust ("Grantee"), as

(Check only one box.)  tenants in common, (if more than one Grantee is named above and either no box is checked or both boxes are checked, this conveyance is made to the named as tenants in common.)  
 joint tenants.

real property in Cass County, Minnesota, legally described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

Check here if all or part of the described real property is Registered (Torrens)

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## EXHIBIT "A" LEGAL DESCRIPTION

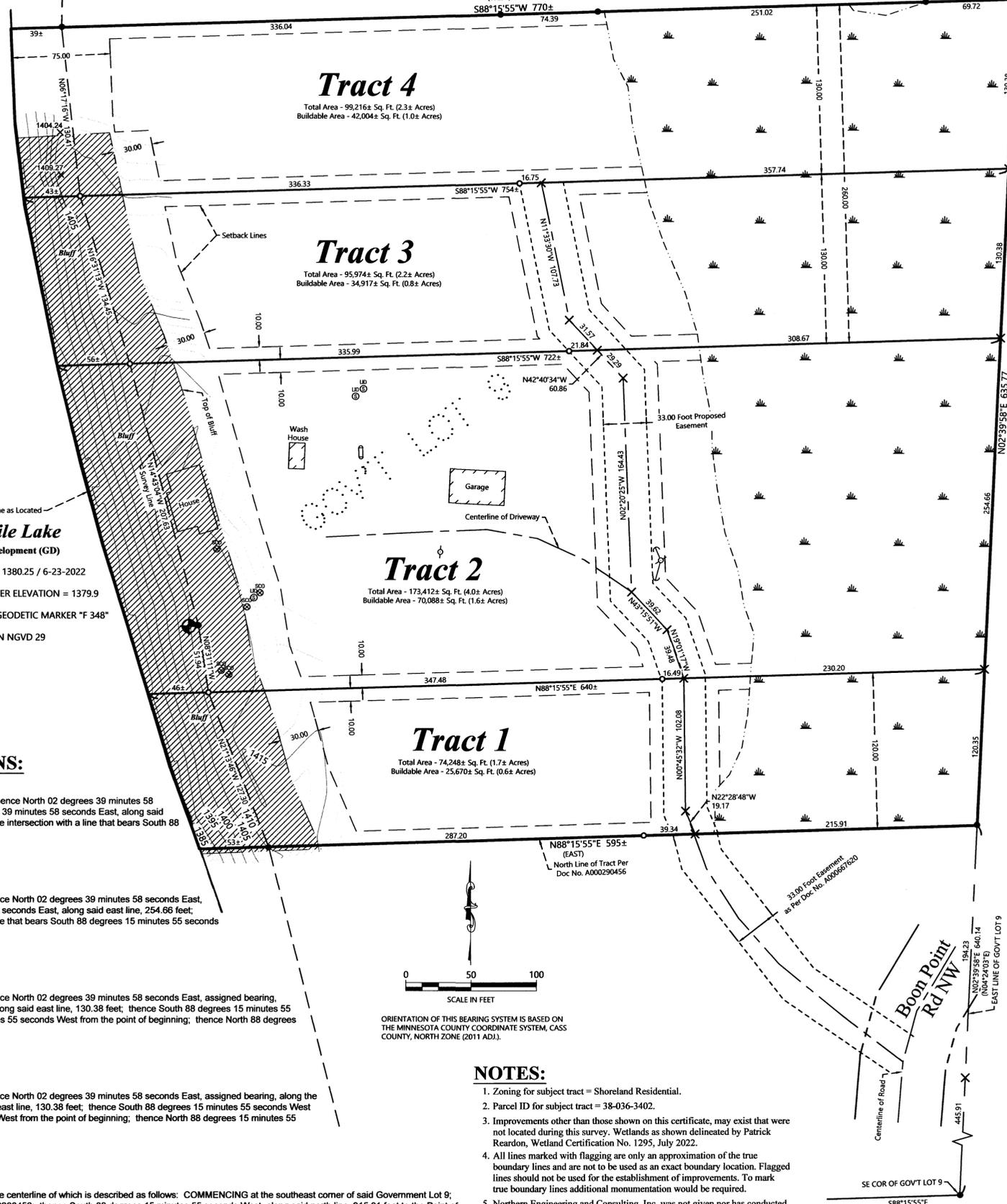
That part of Government Lot Nine (9), Section Thirty-six (36), Township One Hundred Forty-one (141) North, Range Thirty-one (31) West, described as follows: Commencing at the Southeast corner of said Lot 9; thence North 4 degrees 24 minutes 03 seconds East 640.14 feet along the East line of said Lot 9 to the point of beginning of the tract to be described; thence North 4 degrees 24 minutes 03 seconds East 635.77 feet along the East line of said Lot 9; thence due West 769 feet, more or less, to the shore of Ten Mile Lake; thence Southerly 650 feet, more or less, along said shore to the point on said shore which is due West from the point of beginning; thence due East 500 feet, more or less, to the point of beginning. For the purposes of this description, the South line of said Lot 9 is considered a due East-West line;

Together with a 33 foot wide driveway easement over, under and across that part of said Government Lot 9, the centerline of which is described as follows: Commencing at the Southeast corner of said Government Lot 9; thence North 04 degrees 24 minutes 03 seconds East, assumed bearing along the East line thereof 445.91 feet; thence on a bearing of West 21.64 feet; thence North 53 degrees 43 minutes 15 seconds West 33.26 feet to the point of beginning of the centerline to be herein described; thence North 53 degrees 43 minutes 15 seconds West 95.53 feet; thence North 36 degrees 00 minutes 00 seconds West 120.89 feet; thence North 12 degrees 40 minutes 24 seconds West 20.09 feet, more or less, to the North line of the tract described in Document No. 290458, of record and there terminating.

Cass County, Minnesota

## LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- ⊕ BENCHMARK: SET NAIL IN SOUTHERLY SIDE OF 16 INCH RED PINE, UP 1 FOOT ELEV. = 1413.05 / NGVD29
- ✕ DENOTES CALCULATED POSITION
- (N01°23'45"E) DENOTES DEEDED BEARING
- ⊙ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- ⊙ DENOTES EXISTING UTILITY POLE W/ GUY WIRE
- DENOTES EXISTING LP TANK
- ▭ DENOTES EXISTING BUILDING
- ▭ DENOTES WETLAND(S)
- ▨ DENOTES BLUFF AREA
- DENOTES EXISTING INTERMEDIATE CONTOURS
- DENOTES EXISTING INDEX CONTOURS
- DENOTES SPOT ELEVATION (EXISTING GRADE)



## PROPOSED DESCRIPTIONS:

### TRACT 1

That part of Government Lot 9, Section 36, Township 141 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the southeast corner of said Government Lot 9; thence North 02 degrees 39 minutes 58 seconds East, assigned bearing, along the east line of said Government Lot 9, a distance of 640.14 feet to the Point of Beginning of the tract to be herein described; thence continue North 02 degrees 39 minutes 58 seconds East, along said east line, 120.35 feet; thence South 88 degrees 15 minutes 55 seconds West 640 feet, more or less, to the intersection with the shoreline of Ten Mile Lake; thence southerly along said shoreline to the intersection with a line that bears South 88 degrees 15 minutes 55 seconds West from the point of beginning; thence North 88 degrees 15 minutes 55 seconds East 595 feet, more or less, to the point of beginning. SUBJECT to easements, restrictions, and reservations of record. SUBJECT to and TOGETHER with 33.00 Foot Proposed Easement.

### TRACT 2

That part of Government Lot 9, Section 36, Township 141 North, Range 31 West, Cass County, Minnesota, described as follows: Commencing at the southeast corner of said Government Lot 9; thence North 02 degrees 39 minutes 58 seconds East, assigned bearing, along the east line of said Government Lot 9, a distance of 760.49 feet to the Point of Beginning of the tract to be herein described; thence continue North 02 degrees 39 minutes 58 seconds East, along said east line, 254.66 feet; thence South 88 degrees 15 minutes 55 seconds West 722 feet, more or less, to the intersection with the shoreline of Ten Mile Lake; thence southerly along said shoreline to the intersection with a line that bears South 88 degrees 15 minutes 55 seconds West from the point of beginning; thence North 88 degrees 15 minutes 55 seconds East 640 feet, more or less, to the point of beginning. SUBJECT to easements, restrictions, and reservations of record. SUBJECT to and TOGETHER with 33.00 Foot Proposed Easement.

### TRACT 3

That part of Government Lot 9, Section 36, Township 141 North, Range 31 West, Cass County, Minnesota, described as follows: Commencing at the southeast corner of said Government Lot 9; thence North 02 degrees 39 minutes 58 seconds East, assigned bearing, along the east line of said Government Lot 9, a distance of 1015.15 feet to the Point of Beginning of the tract to be herein described; thence continue North 02 degrees 39 minutes 58 seconds East, along said east line, 130.38 feet; thence South 88 degrees 15 minutes 55 seconds West 754 feet, more or less, to the intersection with the shoreline of Ten Mile Lake; thence southerly along said shoreline to the intersection with a line that bears South 88 degrees 15 minutes 55 seconds West from the point of beginning; thence North 88 degrees 15 minutes 55 seconds East 722 feet, more or less, to the point of beginning. SUBJECT to easements, restrictions, and reservations of record. SUBJECT to and TOGETHER with 33.00 Foot Proposed Easement.

### TRACT 4

That part of Government Lot 9, Section 36, Township 141 North, Range 31 West, Cass County, Minnesota, described as follows: Commencing at the southeast corner of said Government Lot 9; thence North 02 degrees 39 minutes 58 seconds East, assigned bearing, along the east line of said Government Lot 9, a distance of 1145.53 feet to the Point of Beginning of the tract to be herein described; thence continue North 02 degrees 39 minutes 58 seconds East, along said east line, 130.38 feet; thence South 88 degrees 15 minutes 55 seconds West 770 feet, more or less, to the intersection with the shoreline of Ten Mile Lake; thence southerly along said shoreline to the intersection with a line that bears South 88 degrees 15 minutes 55 seconds West from the point of beginning; thence North 88 degrees 15 minutes 55 seconds East 754 feet, more or less, to the point of beginning. SUBJECT to easements, restrictions, and reservations of record. SUBJECT to and TOGETHER with 33.00 Foot Proposed Easement.

### 33.00 Foot Proposed Easement

An easement for ingress and egress purposes 33.00 feet in width over, under, and across that part of Government Lot 9, Section 36, Township 141 North, Range 31 West, Cass County, Minnesota, the centerline of which is described as follows: COMMENCING at the southeast corner of said Government Lot 9; thence North 02 degrees 39 minutes 58 seconds East, assigned bearing, along the east line of said Government Lot 9, a distance of 640.14 feet to the north line of the tract described in Doc. No. A000290456; thence South 88 degrees 15 minutes 55 seconds West, along said north line, 215.91 feet to the Point of Beginning of said centerline to be herein described; thence North 22 degrees 28 minutes 48 seconds West 19.17 feet; thence North 00 degrees 45 minutes 32 seconds West 102.08 feet; thence North 19 degrees 01 minutes 17 seconds West 39.48 feet; thence North 43 degrees 15 minutes 51 seconds West 39.62 feet; thence North 02 degrees 20 minutes 25 seconds West 164.43 feet; thence North 42 degrees 40 minutes 34 seconds West 60.86 feet; thence North 11 degrees 33 minutes 30 seconds West 107.73 feet and said centerline there terminating. The sidelines of said easement shall be prolonged or shortened to terminate on a line that bears North 88 degrees 15 minutes 55 seconds East and South 88 degrees 15 minutes 55 seconds West from the point of beginning and terminus.

## NOTES:

- Zoning for subject tract = Shoreland Residential.
- Parcel ID for subject tract = 38-036-3402.
- 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, July 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.

| REVISIONS | DATE | DESCRIPTION |
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I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAWS OF THE STATE OF MINNESOTA.  
TERRY L. GREENMAN  
8/23/22  
LIC. NO. 21367

**NORTHERN ENGINEERING AND CONSULTING, INC.**  
P.O. Box 292, Walker, MN, 56484  
Phone: 218-547-1236  
web: www.neciusa.com

CERTIFICATE OF SURVEY  
Ten Mile II LLC  
1106 Regency Dr.  
Madison, SD 57042

JOB NO. 22-119  
DATE: 8-23-2022  
SHEET NO. 1 OF 1