

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOTS 1 & 6,
SECTION 18, TOWNSHIP 143 NORTH, RANGE 30 WEST,
CASS COUNTY, MINNESOTA

EXISTING EASEMENT DESCRIPTION:

Exhibit "A-1"

A 66.00 foot wide easement for roadway and utility purposes over, under and across Government Lot 1 and Government Lot 6, Section 18, Township 143 North, Range 30 West, Cass County, Minnesota, the centerline of which is described as follows: Commencing at the Northwest corner of said Government Lot 1; thence South 0 degrees 08 minutes 33 seconds West, assumed bearing along the west line thereof 837.72 feet; thence South 75 degrees 40 minutes 53 seconds East 293.19 feet to a point hereinafter referred to as point "A", the point of beginning of the centerline to be herein described; thence South 34 degrees 23 minutes 38 seconds East 130.69 feet; thence South 39 degrees 59 minutes 54 seconds East 235.13 feet; thence South 55 degrees 18 minutes 39 seconds East 41.09 feet to a point hereinafter referred to as point "B" and said centerline there terminating. And a 66.00 foot wide easement for roadway and utility purposes over, under and across said Government Lot 1 and Government Lot 6, the westerly line of which is described as follows: Commencing at said point "B"; thence North 12 degrees 25 minutes 11 seconds East 237.83 feet to the intersection with a line bearing South 75 degrees 40 minutes 53 seconds East distant 378.81 feet from said Point "A", to the point of beginning of the westerly line to be herein described; thence South 12 degrees 25 minutes 11 seconds West 823.77 feet and said westerly line there terminating. The sidelines of said centerline described easement shall be prolonged or shortened to terminate on lines that bear North 75 degrees 40 minutes 53 seconds West and South 75 degrees 40 minutes 53 seconds East from the point of beginning and North 12 degrees 25 minutes 11 seconds East and South 12 degrees 25 minutes 11 seconds West from the point of termination. And the easterly line of said westerly line described easement shall be prolonged or shortened to terminate on a line that bears South 75 degrees 40 minutes 53 seconds East from the point of beginning and South 59 degrees 42 minutes 21 seconds East from the point of termination.

EXISTING DESCRIPTION:

FORM NO. 5-M
WARRANTY DEED-INDIVIDUAL(S) TO JOINT TENANTS

Form No. 5-M WARRANTY DEED
Minnesota Uniform Conveying Blanks (1997)

76-018-1211
No delinquent taxes and transfer entered.

Certificate of Real Estate Value
(Not required)
Since 4th 2001
Susan K. Anderson
County Auditor
By Susan J. Taylor Deputy

436107
OFFICE OF COUNTY RECORDER
State of Minnesota, County of Cass
I hereby certify that the within instrument was filed in this office for record on the 11th day of May, A.D. 2022 at 12:52 P.M. and was duly recorded as Minn. Doc. No. 436107

STATE DEED TAX DUE HEREON: \$432.58 390400
1/2.50

Date: May 18, 2001

FOR VALUABLE CONSIDERATION, Earl Hemmerich and Jeanine Hemmerich, husband and wife, hereby convey(s) and warrant(s) to Gary Lee Edmundson and Nadine Gesser, husband and wife, Grantees, as joint tenants, real property in Cass County, Minnesota, described as follows:

See Exhibit "A-1" attached hereto and made a part hereof by reference. Together with and subject to the easement description attached hereto as Exhibit "A-2", made a part hereof by reference.

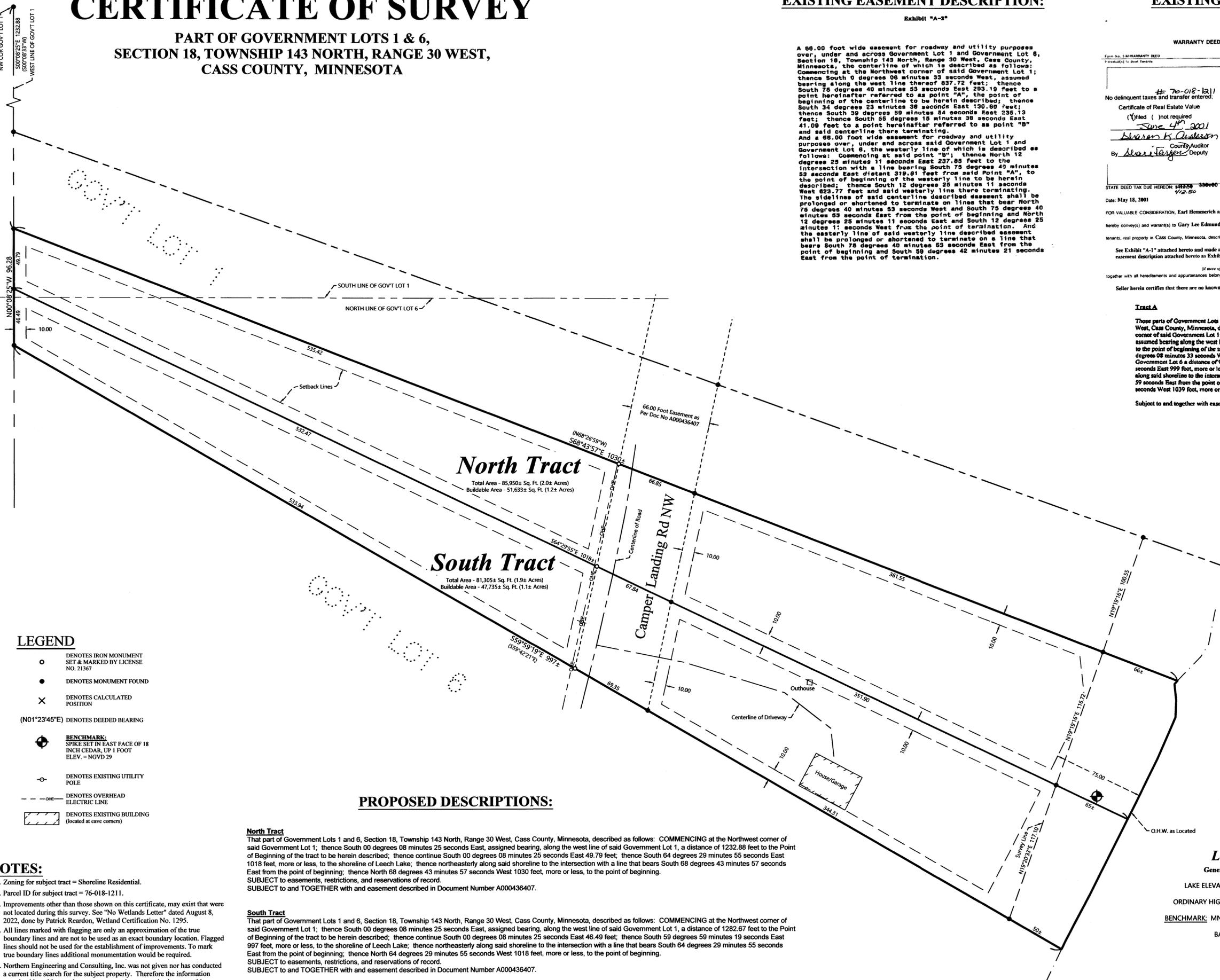
(If more space is needed, continue on back)

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

Seller hereby certifies that there are no known wells on the above described property. W95275

Exhibit "A-1"

TERRY L. FREEMAN
LIC. NO. 21857



PROPOSED DESCRIPTIONS:

North Tract
That part of Government Lots 1 and 6, Section 18, Township 143 North, Range 30 West, Cass County, Minnesota, described as follows: COMMENCING at the Northwest corner of said Government Lot 1; thence South 00 degrees 08 minutes 25 seconds East, assigned bearing, along the west line of said Government Lot 1, a distance of 1232.88 feet to the point of beginning of the tract to be herein described; thence continue South 00 degrees 08 minutes 25 seconds East 49.79 feet; thence South 64 degrees 29 minutes 55 seconds East 1018 feet, more or less, to the shoreline of Leech Lake; thence northeasterly along said shoreline to the intersection with a line that bears South 68 degrees 43 minutes 57 seconds East from the point of beginning; thence North 68 degrees 43 minutes 57 seconds West 1030 feet, more or less, to the point of beginning.
SUBJECT TO and TOGETHER with and easement described in Document Number A000436407.

South Tract
That part of Government Lots 1 and 6, Section 18, Township 143 North, Range 30 West, Cass County, Minnesota, described as follows: COMMENCING at the Northwest corner of said Government Lot 1; thence South 00 degrees 08 minutes 25 seconds East, assigned bearing, along the west line of said Government Lot 1, a distance of 1282.67 feet to the point of beginning of the tract to be herein described; thence continue South 00 degrees 08 minutes 25 seconds East 46.49 feet; thence South 59 degrees 59 minutes 19 seconds East 997 feet, more or less, to the shoreline of Leech Lake; thence northeasterly along said shoreline to the intersection with a line that bears South 64 degrees 29 minutes 55 seconds East from the point of beginning; thence North 64 degrees 29 minutes 55 seconds West 1018 feet, more or less, to the point of beginning.
SUBJECT TO easements, restrictions, and reservations of record.
SUBJECT TO and TOGETHER with and easement described in Document Number A000436407.

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- (N01°23'45"E) DENOTES DEEDED BEARING
- ⊕ BENCHMARK: SPIKE SET IN EAST FACE OF 18 INCH CEDAR, UP 1 FOOT ELEV. = NGVD 29
- DENOTES EXISTING UTILITY POLE
- OHE DENOTES OVERHEAD ELECTRIC LINE
- ▨ DENOTES EXISTING BUILDING (located at cave corners)

NOTES:

1. Zoning for subject tract = Shoreline Residential.
2. Parcel ID for subject tract = 76-018-1211.
3. Improvements other than those shown on this certificate, may exist that were not located during this survey. See "No Wetlands Letter" dated August 8, 2022, done by Patrick Reardon, Wetland Certification No. 1295.
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.

REVISIONS:	DATE	DESCRIPTION
1.	10-5-2022	REVISE DESCRIPTIONS

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED AND CALCULATED BY THE SURVEYOR AND THAT I AM A LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

TERRY L. FREEMAN
LIC. NO. 21857



CERTIFICATE OF SURVEY
Gary Edmundson
25079 Co. 9
Bemidji, MN 56601