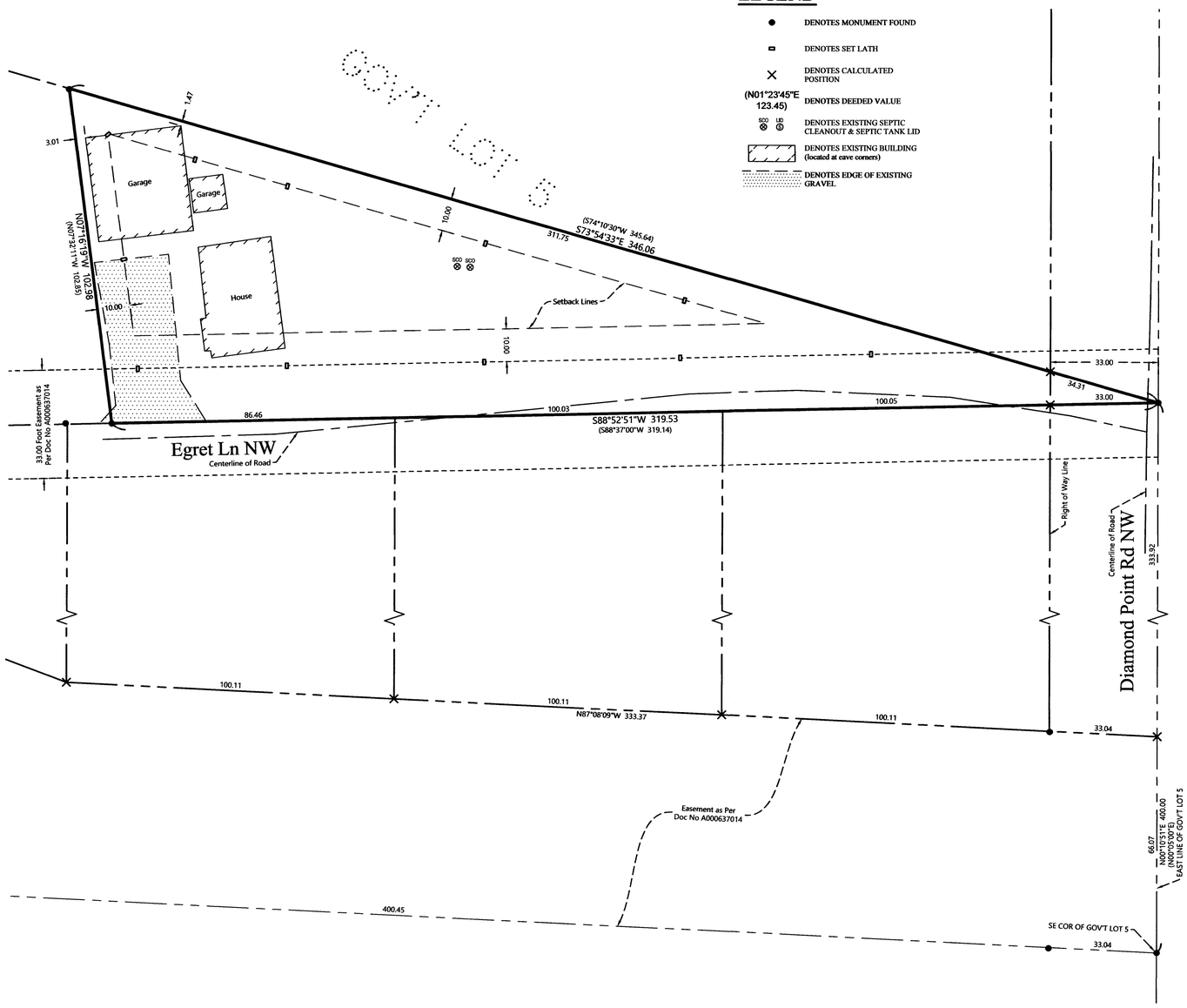
CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 5, SECTION 03, TOWNSHIP 141 NORTH, RANGE 29 WEST, CASS COUNTY, MINNESOTA



0 20 40
SCALE IN FEET

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

EXISTING DESCRIPTION:

Page 1 of 3 A000637014

07/30/2017/THU 10:41 AM Leer Title Services FAX No. 2185477501 P. 004

PID # 30-003-3227

No delinquent taxes and transfer entered; Certificate of Real Estate Value (CRV)Not ( )Required ( )Not Required

DECEMBER 13 2017

Sharon K. Anderson

By EA County Auditor Deputy

Regular Conveyance CO Received ( ) Not Required

A000637014

OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR RECORDED ON
12/13/2017 9:07:21 AM
REC FEES: 46.00
PAGES: 3
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY KF DEP TX#: 143265
RECORDED ELECTRONICALLY

(Top 3 inches reserved for recording data)

WARRANTY DEED
Individual(s) to individual(s)

Minnesota Uniform Conveyancing Blanks
Form 10.1.1 (2016)

eCRV number: 756001

DEED TAX DUE: ~~$293.70~~ $146.85

DATE: December 04, 2017 (month/day/year)

FOR VALUABLE CONSIDERATION, James J. Vareberg, and Nancy L. Vareberg, married to one another ("Grantor"), hereby conveys and warrants to Brian J. Manke and Lisa A. Manke ("Grantee"), as

(Check only one box.) ☐ tenants in common, ☒ joint tenants,

(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.)

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

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

EXHIBIT A

That part of Government Lot 5, Section 3, Township 141, Range 29, Cass County, Minnesota, described as follows: Commencing at the southeast corner of said Government Lot 5; thence North 0°05'00" West 400.00 feet, initial bearing assigned, along the East line of said Government Lot 5 to the point of beginning of the land to be described; thence South 88°37'00" West 319.14 feet; thence North 7°32'11" West 102.85 feet; thence South 74°10'30" East 345.64 feet, to the point of beginning.

Together with an easement over the following described access road: That part of Government Lot 5, Section 3, Township 141 North, Range 29 West, described as follows: Commencing at the southeast corner of said Government Lot 5; thence North 87°24' West assumed bearing of 33.04 feet along the South line of Government Lot 5 to the point of beginning; thence North 87°24' West 400.44 feet continuing along said South line; thence North 0°05' West 99.08 feet; thence South 69°26' East 106.87 feet; thence South 87°24' East 300.33 feet; thence South 00°05' East 66.08 feet to the point of beginning.

Together with an easement over a pathway along the harbor from the access road over part of said Lot 5 as follows, vis: This part of Government Lot 5, Section 3, Township 141, Range 29, described as lying 5 feet Northerly and 5 feet Southerly as measured at right angles to and parallel with the following described line: Commencing at the southeast corner of said Government Lot 5; thence North 87°24' West assumed bearing 433.48 feet along the South line of said Government Lot 5; thence North 00°05' West 66.08 feet to the point of beginning; thence North 73°41'30" West to the shore of the harbor and there ending. The side lines are extended Westerly to the harbor and Easterly to the access road.

Together with a 33 foot easement for egress and ingress over and across Government Lot 5, Section 3, Township 141, Range 29 West, the centerline of said easement is described as follows: Commencing at the southeast corner of said Government Lot 5; thence North 00°05' West assumed bearing 400.00 feet along the East line of said Government Lot 5 to the point of beginning; thence South 88°37' West 501.45 feet; thence North 18°22' West 83.25 feet and there ending.

Together with an undivided 1/20 interest in the following described beach tract: That part of Government Lot 5, Section 3, Township 141, Range 29, lying West of the harbor, EXCEPT the South 100 feet of said Government Lot 5 thereof.

Together with the following easement: A 5 foot pathway easement along the ridge of the harbor for ingress to and egress from that part of Government Lot 5, Section 3, Township 141 North, Range 29 West, lying West of said harbor, EXCEPT the South 100 feet of said Government Lot 5 thereof.

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 30-003-3227.
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.

NO	DATE	DESCRIPTION	BY

REVISIONS:

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 10/10/22

TERRY L. FREEMAN LIC. NO. 21367

NORTHERN ENGINEERING & CONSULTING, INC.
P.O. Box 292, Walker, MN 56484
Phone: 218-547-1296
web: www.necusa.com

CERTIFICATE OF SURVEY
Brian Manke
2267 Lowis Drive
Mounds View, MN 55112

JOB NO. 22-183
DATE: 10-14-2022

SHEET NO.
1 OF 1