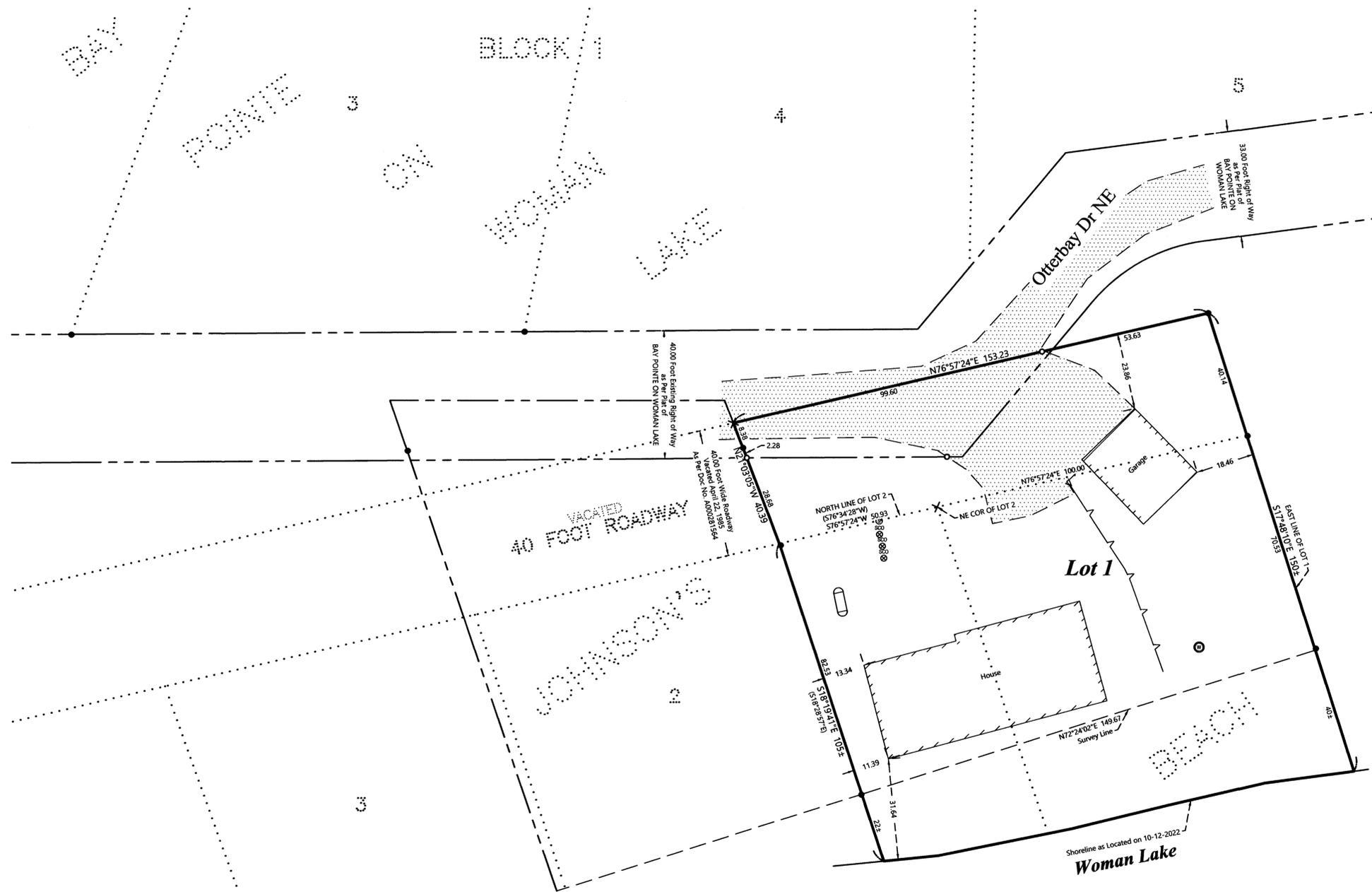


# CERTIFICATE OF SURVEY

PART OF LOT 2, ALL OF LOT 1,  
AND PART OF VACATED 40 FOOT ROADWAY, JOHNSON'S BEACH,  
SECTION 31, TOWNSHIP 141 NORTH, RANGE 28 WEST,  
CASS COUNTY, MINNESOTA



## EXISTING DESCRIPTION:

19-454-0010  
No delinquent taxes and transfer entered;  
Certificate of Real Estate Value  
Filed ( ) not required  
August 22, 2005  
Kathryn E. Robby  
County Auditor  
Deputy

19-454-0010  
OFFICE OF COUNTY RECORDER  
CASS COUNTY MINNESOTA  
CERTIFIED, FILED, AND/OR  
RECORDED ON  
08/23/2005 09:01:12AM  
AS DOC #: 19-454-0010  
PAGES: 2  
REC FEES: 946.00  
KATHRYN E. ROBBY  
COUNTY RECORDER

MINNESOTA - WARRANTY DEED  
Individual(s) to Joint Tenants  
Mile-Down Co. P. Box 100 551-643-1988  
Minnesota Uniform Conveyancing Blanks (9/1/97)

DEED TAX DUE: \$ 957.00  
Date: August 19, 2005

FOR VALUABLE CONSIDERATION, Douglas W. Reynolds and Patricia A. Reynolds, husband and wife,  
Grantor, hereby conveys and warrants to Michael J. McGuire and Lori A. McGuire, husband and wife,  
Grantees, as joint tenants, real property in CASS County, Minnesota, described as follows:

See Exhibit "A", attached hereto and made a part hereof by reference.  
Subject to and together with easements, restrictions and reservations of record, if any.

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions: NONE

## EXHIBIT "A"

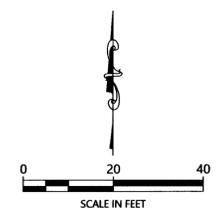
Lot One (1) and that part of Lot Two (2) lying Easterly of the following described line, to-wit: Commencing at the Northeast corner of Lot 2; thence running South 76 degrees 34 minutes 28 seconds West along the North line of said Lot 2 a distance of 50.93 feet to the point of beginning of the line to be described; thence running South 18 degrees 28 minutes 57 seconds East to the water's edge of Woman Lake and there terminating, all in Johnson's Beach, according to the map or plat thereof on file and of record in the Office of the County Recorder in and for Cass County, Minnesota.

## LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- ⊙ DENOTES EXISTING WELL
- ⊗ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- ⊔ DENOTES EXISTING LP TANK
- ▭ DENOTES EXISTING BUILDING (located at eave corners)
- ▨ DENOTES EDGE OF EXISTING GRAVEL
- DENOTES EXISTING RETAINING WALL

## NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 19-454-0010.
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 ADJ.).

REVISIONS	DATE	DESCRIPTION

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.  
TERRY L. FREEMAN  
LIC. NO. 21367  
10/19/20



CERTIFICATE OF SURVEY  
Mike McGuire  
19161 Towering Oaks Trail  
Prior Lake, MN 55372

JOB NO. 22-210  
DATE: 10-19-2022

SHEET NO.  
1 OF 1