

CERTIFICATE OF SURVEY

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 18, TOWNSHIP 145 NORTH, RANGE 28 WEST, CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION: for easement and parcel 72-018-3104

72-018-3104 + 3105
 No delinquent taxes and transfer entered;
 Certificate of Real Estate Value
 () filed (X) not required
 November 14, 2022
 Sharon K. Anderson
 County Auditor
 by: RA, Deputy

Abstract Document
 #458346
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
 14th day of Nov. A.D. 2022
 at 12:48 O'clock P.M. and was duly
 recorded as Micro Doc. No. 458346
 Katelyn M. Norling
 COUNTY RECORDER

QUIT CLAIM DEED
 (Individual to Individual)

STATE DEED TAX DUE HEREON: \$ 1.65

Date: 2-12, 2021

FOR VALUABLE CONSIDERATION, Ronald E. Hunter and Sharon L. Hunter, husband and wife, and Hunter and Hunter Investments, a partnership Grantor(s), hereby convey(s) and quitclaim(s) to Judeen B. Soper, Grantee(s) real property in Cass County Minnesota described as follows:

That part of the Northeast Quarter of the Southwest Quarter (NE¼ of SW¼), Section Eighteen (18), Township One Hundred Forty-five (145) North, Range Twenty-eight (28) West, Cass County, Minnesota, described as follows: Commencing at the Southeast corner of said Northeast Quarter of the Southwest Quarter (NE¼ of SW¼), being designated by a 2" brass cap iron pipe monument; thence North 89°53'25" West, bearing assumed, along the south line of said Northeast Quarter of the Southwest Quarter (NE¼ of SW¼), a distance of 375.76 feet to a Minnesota D.N.R. Property Monument; thence North 31°39'47" East a distance of 77.48 feet; thence North 51°52'22" West a distance of 772.87 feet to an iron pipe with plastic cap stamped LS 17767 and the point of beginning of the land to be described; thence continuing North 51°52'22" West a distance of 225.00 feet; to an iron pipe, 1 inch in diameter with plastic capped stamped, RLS 3628 thence South 38°07'38" West a distance of 270.00 feet; thence South 51°52'22" East a distance of 225.00 feet; thence North 38°07'38" East a distance of 270.00 feet to the point of beginning, Cass County, Minnesota, subject to mineral reservations, restrictions and easements of record.

-and-

A Thirty-three (33) foot wide non-exclusive easement for ingress and egress, over and across the South 33 feet of that part of Government Lot Three (3), Section Eighteen (18), Township One Hundred Forty-five (145) North of Range Twenty-eight (28) West of the 5th Principal Meridian lying easterly of the center line of C.S.A.H. No. 91, Cass County, Minnesota

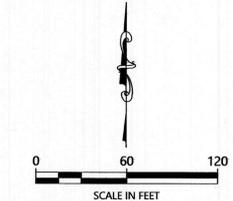
together with all hereditaments and appurtenances belonging thereto.

LEGEND

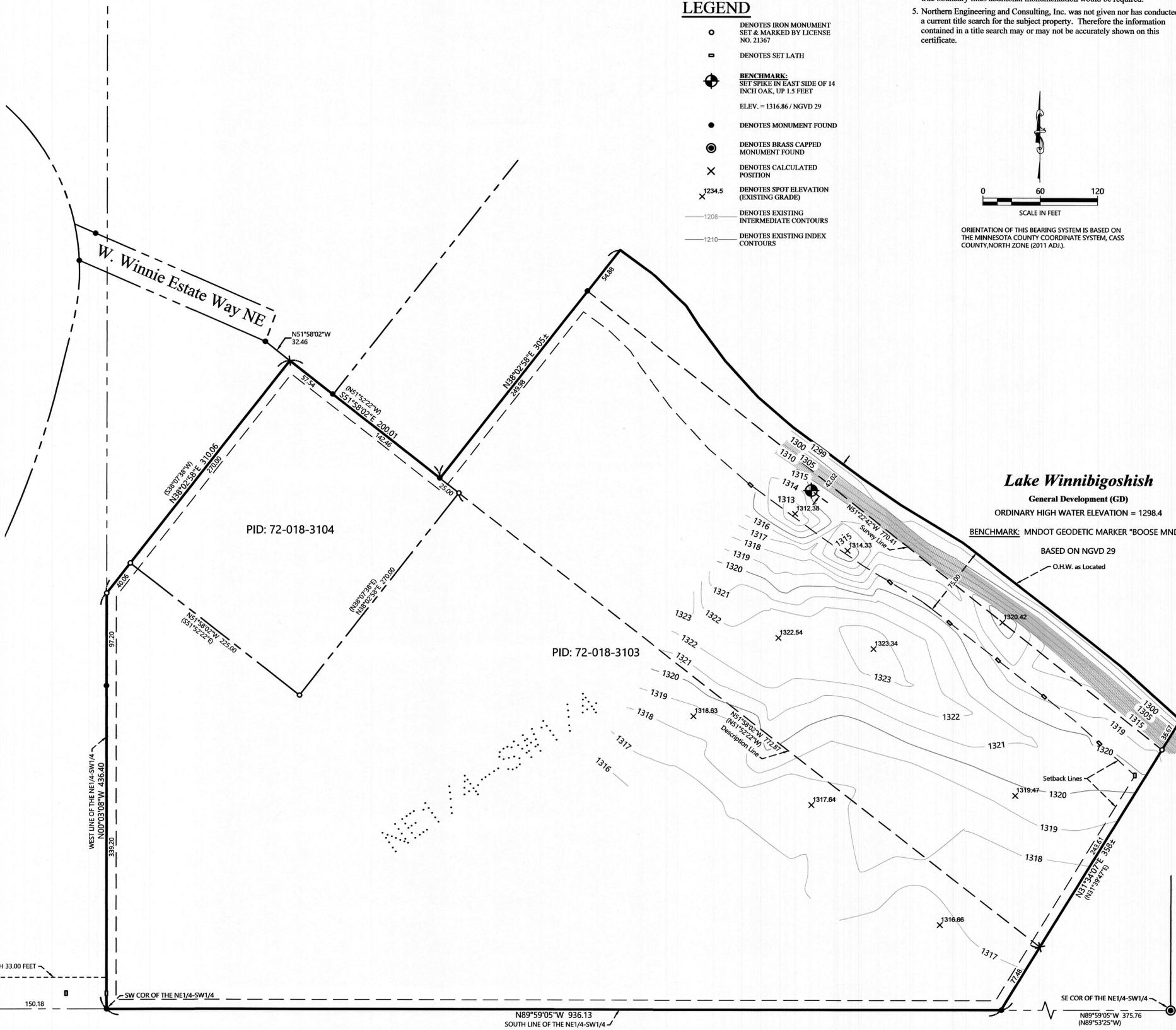
- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES SET LATH
- ⊕ DENOTES BENCHMARK SET SPIKE IN EAST SIDE OF 14 INCH OAK, UP 1.5 FEET
ELEV. = 1316.86 / NGVD 29
- DENOTES MONUMENT FOUND
- ⊙ DENOTES BRASS CAPPED MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- × 1234.5 DENOTES SPOT ELEVATION (EXISTING GRADE)
- 1208 DENOTES EXISTING INTERMEDIATE CONTOURS
- 1210 DENOTES EXISTING INDEX CONTOURS

NOTES:

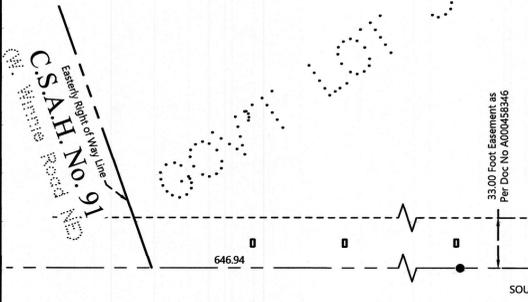
1. Zoning for subject tract = Shoreline Residential.
2. Parcel ID for subject tract = 72-018-3103 - 72-018-3103.
3. Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey.
4. All lines marked with flagging are only an approximation of 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.



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



Lake Winnibigoshish
 General Development (GD)
 ORDINARY HIGH WATER ELEVATION = 1298.4
 BENCHMARK: MNDOT GEODETIC MARKER "BOOSE MNDT"
 BASED ON NGVD 29
 O.H.W. as Located



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 DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
 TERRY L. FREEMAN
 LIC. NO. 21367
 12-15-22

NORTHERN ENGINEERING & CONSULTING, INC.
 P.O. Box 292, Walker, MN, 55484
 Phone: 218-547-1296
 web: www.necusa.com

CERTIFICATE OF SURVEY
 Mike Soper
 38 Davis Blvd Unit #1
 Tampa, FL 33606

JOB NO. 22-237
 DATE: 12-05-2022

SHEET NO.
 1 OF 1