

# CERTIFICATE OF SURVEY

PARTS OF LOTS 8 & 9, WILSON'S POINT,  
SECTION 14, TOWNSHIP 140 NORTH, RANGE 29 WEST,  
CASS COUNTY, MINNESOTA

## EXISTING DESCRIPTION:

WARRANTY DEED - INDIVIDUALS TO INDIVIDUALS  
No delinquent taxes and transfer entered;  
Certificate of Real Estate Value (filled) (not required).  
Certificate of Real Estate Value No. \_\_\_\_\_  
December 13, 2005  
Sharon F. Anderson  
County Auditor  
by R.A. 51-408-0081 Deputy  
Dated: December 13, 2005

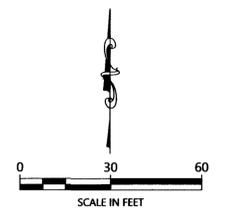
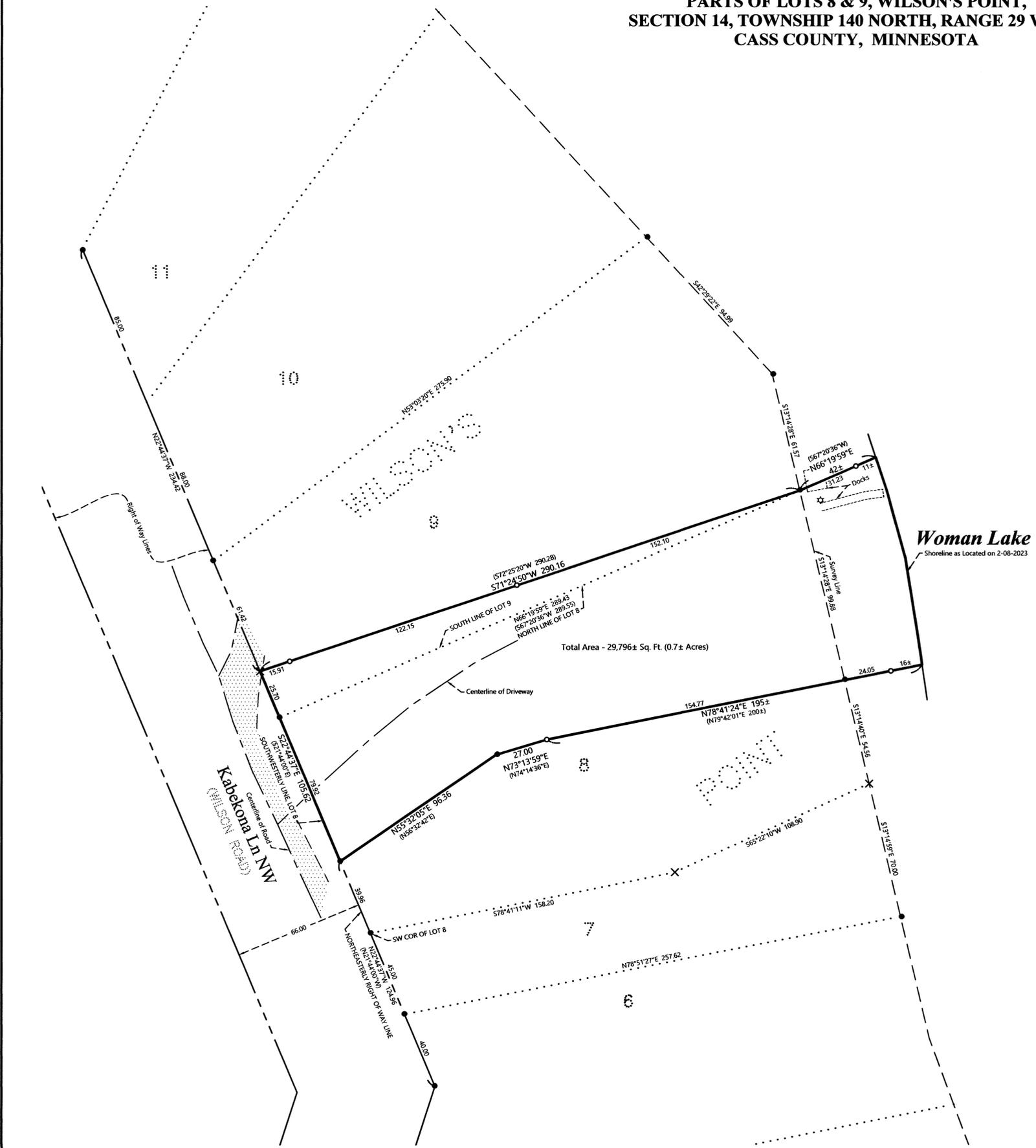
4000507588  
OFFICE OF COUNTY RECORDER  
CASS COUNTY, MINNESOTA  
CERTIFIED, FILED, AND/OR  
RECORDED ON  
12/13/2005 03:26:22PM  
AS REC # : 4000507588  
PAGES: 1  
REC FEES: 946.00  
KATHERIN H. NORBY  
COUNTY RECORDER  
BY Kathryn Norby  
(signed for recording book) HV DEPUTY

FOR VALUABLE CONSIDERATION, Merie R. Wilson and Sharon F. Wilson, husband and wife, Grantors, convey and warrant to Rose Marie Clack, Grantee, real property in Cass County, Minnesota, described as follows:

Those parts of Lot Eight (8) and of Lot Nine (9) of the recorded plat of WILSON'S POINT, described as follows: Commencing at the southwesterly corner of said Lot Eight (8); thence North 21°44'00" West 59.96 feet, initial bearing assigned along the northeasterly right-of-way line of Wilson Road, according to said recorded plat, being the southwesterly line of said Lot Eight (8) to the point of BEGINNING of the land to be described; thence North 56°32'42" East 96.36 feet; thence North 74°14'36" east 27.00 feet; thence North 79°42'01" East 200 feet, more or less, to the water's edge of Woman Lake; thence northerly approximately 110 feet along said water's edge of Woman Lake to the northwesterly line of said Lot Eight (8), being the southeasterly line of said Lot Nine (9), hereinafter referred to as "Line A"; thence South 67°20'36" West 45 feet, more or less, along said "Line A" to a point that bears North 67°20'36" East for a distance of 289.55 feet from the northwesterly corner of said Lot Eight (8), being the southwesterly corner of said Lot Nine (9); thence South 72°25'20" West 290.28 feet to a point in said northeasterly right-of-way line of Wilson Road; thence South 21°44'00" East 25.70 feet to said southwesterly corner of Lot Nine (9); thence continue South 21°44'00" East 79.92 feet to the point of beginning. Containing 30,000 square feet of area, more or less. Subject to easements, reservations, conditions and restrictions, in use or of record.

## LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- ☆ DENOTES EXISTING MOUNTED LIGHT
- (N01°23'45"E 123.45) DENOTES DEEDED VALUE



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

## NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 51-408-0081.
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.

REVISIONS:	DESCRIPTION:	NO.	DATE

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  
2/16/23  
LIC. NO. 21367



CERTIFICATE OF SURVEY  
James Clack  
1868 30th St. NW  
Hackensack, MN 56452

JOB NO. 23-021  
DATE: 2-10-2023

SHEET NO. 1 OF 1