CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 1, AND GOVERNMENT LOT 2 SECTION 5, TOWNSHIP 141 NORTH, RANGE 30 WEST, CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:

A000595583
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR RECORDED ON
8/20/2013 10:29:50 AM
AS DOC #: A000595583
PAGES: 5
REC FEES: 46.00
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY SR Dep

45 005-1101
No delinquent taxes and transfer entered. Certificate of Real Estate Value
[ ] filed [ ] not required
August 19 2013
Sharon K. Ardelean
By Deputy

Sepoc Disclosure
[X] Received [ ] Not Received

(Top 3 inches reserved for recording data)

WARRANTY DEED — Minnesota Uniform Conveyancing Blanks
Individual(s) to Joint Tenants — Form 10.1.5 (2006)

DEED TAX DUE: $198.00 DATE: 8-16-13

e-CRV ID No.: 165622

FOR VALUABLE CONSIDERATION, Laurance M. Dolva, a single person and Sharon C. Gensch and William A. Gensch, wife and husband, ("Grantor"), hereby conveys and warrants to Israel Moe and Nicole Moe, husband and wife, ("Grantee"), as joint tenants in County of Cass, Minnesota, legally described as follows:

Legal description attached hereto and made a part hereof marked Exhibit "A"

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EXHIBIT "A"

Government Lot Two (2), Section Five (5), Township One Hundred Forty-one (141), Range Thirty (30).
AND
That part of Government Lot One (1), Section Five (5), Township One Hundred Forty-one (141) North, Range Thirty (30) West lying Southerly and Easterly of the following described line: Commencing at the Southeast corner of said Government Lot 1, thence North 1 degree 02 minutes 32 seconds East, assumed bearing along the East line thereof 203.26 feet to the point of beginning of the line to be herein decribed; thence South 88 degrees 57 minutes 28 seconds West 110.00 feet; thence South 1 degree 02 minutes 32 seconds East 79.73 feet; thence North 89 degrees 13 minutes 54 seconds West 520 feet, more or less, to the shoreline of Turtle Lake and there terminating, Cass County, Minnesota.

PROPOSED DESCRIPTIONS:

NORTH TRACT
That part of Government Lot 1, Section 5, Township 141 North, Range 30 West, Cass County, Minnesota, lying southerly and easterly of the following described line: COMMENCING at the southeast corner of said Government Lot 1; thence North 00 degrees 43 minutes 08 seconds West, assigned bearing, along the east line thereof, 203.26 feet to the point of beginning of the line to be herein described; thence South 89 degrees 16 minutes 52 seconds West 110.00 feet; thence South 00 degrees 43 minutes 08 seconds East 79.73 feet; thence North 88 degrees 54 minutes 30 second West 518 feet, more or less, to the shoreline of Turtle Lake and said described line there terminating.
AND
The North 65.01 feet of Government Lot 2, Section 5, Township 141 North, Range 30 West, Cass County, Minnesota.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to a Drainfield Easement.
SUBJECT to Easement No. 1.
SUBJECT to and TOGETHER with Easement No. 2.

SOUTH TRACT
The South 200.00 feet of the North 265.01 feet of Government Lot 2, Section 5, Township 141 North, Range 30 West, Cass County, Minnesota.
SUBJECT to easements, restrictions, and reservations of record.
TOGETHER with Easement No. 2.
SUBJECT to and TOGETHER with Easements No. 1 & 3.

REMAINDER TRACT
That part of Government Lot 2, Section 5, Township 141 North, Range 30 West, Cass County, Minnesota, lying southerly of the North 265.01 feet thereof.
SUBJECT to easements, restrictions, and reservations of record.
TOGETHER with Easements No. 1, 2, & 3.

DRAINFIELD EASEMENT
An easement for use and maintenance of an individual sewer treatment system over, under, and across that part of Government Lot 1, Section 5, Township 141 North, Range 30 West, Cass County, Minnesota, described as follows: COMMENCING at the southeast corner of said Government Lot 1; thence North 00 degrees 43 minutes 08 seconds West, assigned bearing, along the east line thereof, 203.26 feet; thence South 89 degrees 16 minutes 52 seconds West 110.00 feet; thence South 00 degrees 43 minutes 08 seconds East 79.73 feet; thence North 88 degrees 54 minutes 30 second West 237.92 feet, to the point of beginning of the easement to be herein described; thence South 11 degrees 21 minutes 06 seconds East 55.70 feet; thence South 78 degrees 38 minutes 54 seconds West 30.00 feet; thence North 11 degrees 21 minutes 06 seconds West 62.32 feet to the intersection with a line bearing North 88 degrees 54 minutes 30 seconds West from the point of beginning; thence South 88 degrees 54 minutes 30 seconds East 30.72 feet to the point of beginning.

33.00 FOOT EASEMENT NO. 1
A 33.00 foot wide easement for ingress, egress, and utility purposes over, under, and across those parts of Government Lots 1 and 2, Section 5, Township 141 North, Range 30 West, Cass County, Minnesota, lying westerly of the following described line: COMMENCING at the southeast corner of said Government Lot 1; thence North 00 degrees 43 minutes 08 seconds West, assigned bearing, along the east line thereof, 203.26 feet; thence South 89 degrees 16 minutes 52 seconds West 64.59 feet to the point of beginning of the line to be herein described; thence South 07 degrees 51 minutes 56 seconds West 94.29 feet; thence South 37 degrees 20 minutes 04 seconds West 125.88 feet; thence South 19 degrees 21 minutes 31 seconds East 85.00 feet and said described line there terminating.
The westerly sideline of said 33.00 foot wide easement shall be prolonged or shortened to terminate on a line bearing South 89 degrees 16 minutes 52 seconds West from the above described point of beginning.

33.00 FOOT EASEMENT NO. 2
A 33.00 foot wide easement for ingress, egress, and utility purposes over, under, and across that part of Government Lot 1, Section 5, Township 141 North, Range 30 West, Cass County, Minnesota, the centerline of said 33.00 foot wide easement is described as follows: COMMENCING at the southeast corner of said Government Lot 1; thence North 00 degrees 43 minutes 08 seconds West, assigned bearing, along the east line thereof, 203.26 feet to the point of beginning of the easement to be herein described; thence South 89 degrees 16 minutes 52 seconds West 110.00 feet and said centerline there terminating.

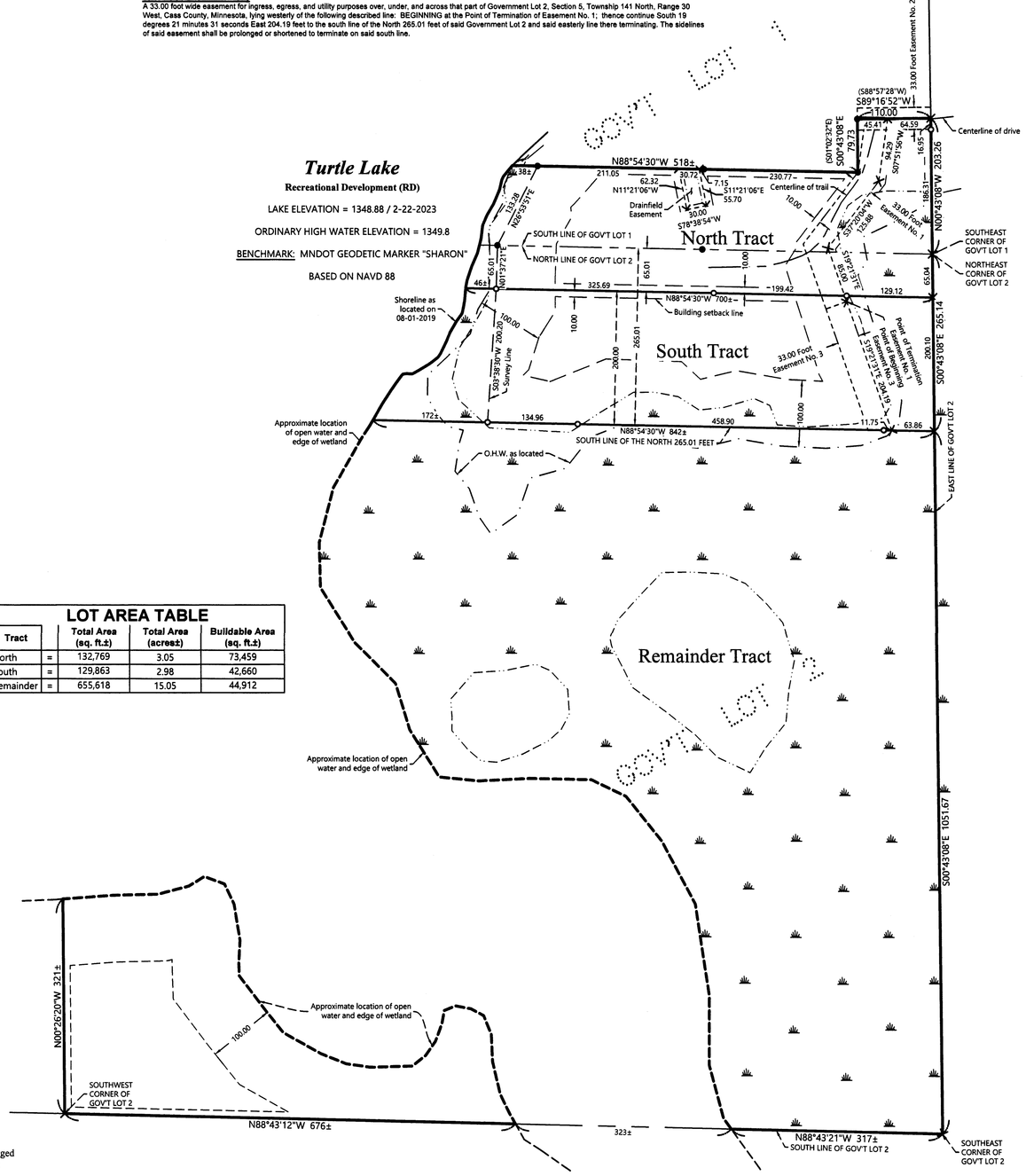
33.00 FOOT EASEMENT NO. 3
A 33.00 foot wide easement for ingress, egress, and utility purposes over, under, and across that part of Government Lot 2, Section 5, Township 141 North, Range 30 West, Cass County, Minnesota, lying westerly of the following described line: BEGINNING at the Point of Termination of Easement No. 1; thence continue South 19 degrees 21 minutes 31 seconds East 204.19 feet to the south line of the North 265.01 feet of said Government Lot 2 and said easterly line there terminating. The sidelines of said easement shall be prolonged or shortened to terminate on said south line.

LEGEND

- ○ DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- ● DENOTES MONUMENT FOUND
- ◉ DENOTES BRASS CAPPED MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- DENOTES DELINEATED WETLAND(S) by Patrick Reardon, Wetland Certificate No. 1295, (September 2019)

0 100 200
SCALE IN FEET

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



LOT AREA TABLE

Tract		Total Area (sq. ft.±)	Total Area (acres±)	Buildable Area (sq. ft.±)
North	=	132,769	3.05	73,459
South	=	129,863	2.98	42,660
Remainder	=	655,618	15.05	44,912

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 45-005-1101.
3. Improvements, other than those shown on this certificate, may exist that were not located during this survey.
4. Delineated wetlands as shown on North and South Tracts delineated by Patrick Reardons Wetland Certification No. 1295. The Wetlands on Remainder Tract drawn from County National Wetland Inventory Maps.
5. 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.
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.

SHEET NO. 1 OF 1
JOB NO. 19-170
DATE: 9-20-2019

CERTIFICATE OF SURVEY
Israel Moe
P.O. Box 1592
Walker, MN 56484

NORTHERN ENGINEERING & CONSULTING, INC.
P.O. Box 292, Walker, MN, 56484
Phone: 218-547-1296, Fax: 218-547-2272
web: www.neciusa.com

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.

3/20/23
TERRY L. FREEMAN LIC. NO. 21367

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1.	3-7-2023	Add South Tract	GAY
2.	3-20-2023	Change Drawing Orientation	GAY