

CERTIFICATE OF SURVEY

PART OF LOT 1, COUGHLIN BEACH,
SECTIONS 10 & 15, TOWNSHIP 140 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:

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A000688639
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR RECORDED ON
10/6/2022 2:35:01 PM
REC FEES: \$6.00
PAGES: 4
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY SF DEP TX# 184916
RECORDED ELECTRONICALLY
e-Filed Cert. verified on 10/06/2022 By SF

WARRANTY DEED Individual(s) to Individual(s) Minnesota Uniform Conveyancing Form 10.1.1 (2018)

Date: September 08, 2022
E-CRV No. 144190
DEED TAX DUE: \$ 42110.35

FOR VALUABLE CONSIDERATION, Nancy Carol Youngdahl, a single person and Antoinette Youngdahl Palecek and Paul Palecek, spouses, married to each other, and Lisa Carey Rounds and Tim Rounds, spouses, married to each other, ("Grantor"), hereby conveys and warrants to Edward C. Brown and Judy H. Brown, spouses, married to each other, ("Grantee"), as

(Check only one box.) tenants in common, (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 Grantees as tenants in common.)
 joint tenants,

real property in Cass County, Minnesota.
Complete legal description attached hereto as Exhibit A and by this reference incorporated herein.

Check here if all or part of the described real property is Registered (Torrens)
together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

EXHIBIT 'A'

Lot One (1), Less the West Ten feet (W.10') thereof, Plat of Coughlin Beach, Cass County, Minnesota.

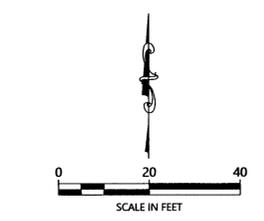
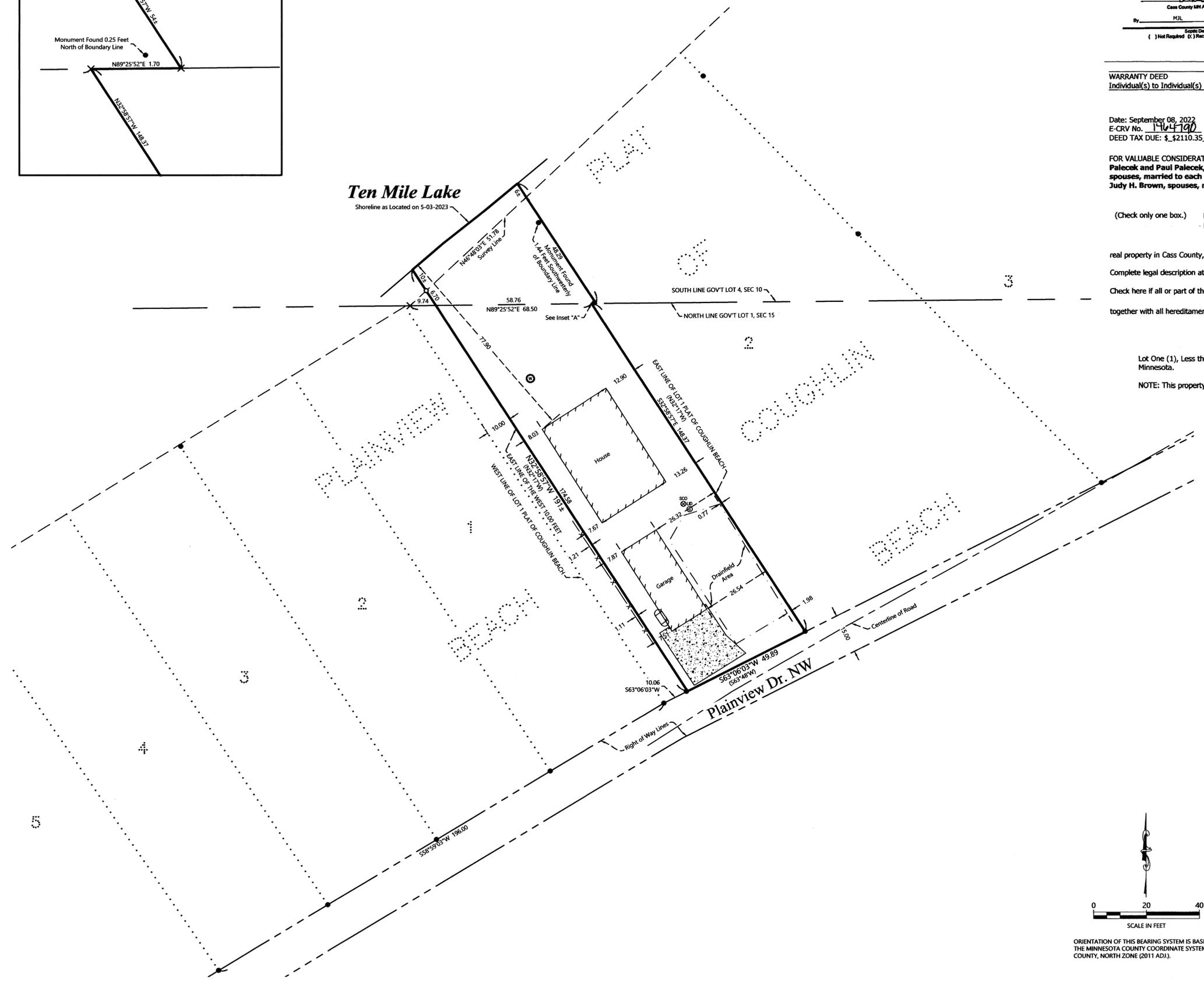
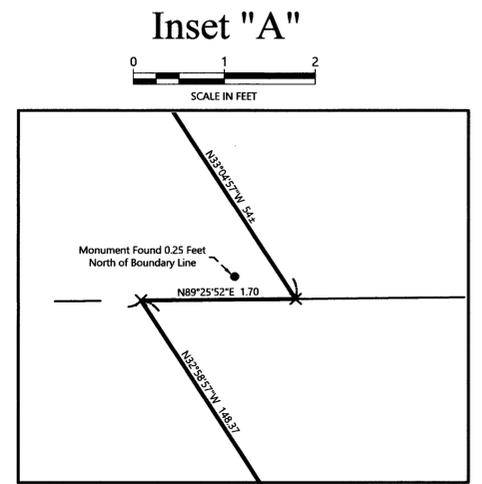
NOTE: This property is Abstract.

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 cave corners)
- ▨ DENOTES EDGE OF EXISTING CONCRETE
- x — DENOTES EXISTING FENCE LINE

NOTES:

1. Zoning for subject tract = Shoreline Residential.
2. Parcel ID for subject tract = 16-385-0011.
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.).

REV.	DESCRIPTION	DATE	BY

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
5/22/23

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

CERTIFICATE OF SURVEY
Ed Brown
22 Pheasant Circle
Carbondale, CO 81623

JOB NO. 23-076
DATE: 5-22-2023

SHEET NO.
1 OF 1