CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 1, SECTION 8, AND, PART OF GOVERNMENT LOT 10, SECTION 5, TOWNSHIP 140 NORTH, RANGE 30 WEST, CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:

FORM No. 5-M WARRANTY DEED Individual(s) to Joint Tenants

But of 05-005-3401 + 05-005-2101

No delinquent taxes and transfer entered; Certificate of Real Estate Value (X) filed ( ) not required.

Certificate of Real Estate Value No. _____

December 2, 2002 (Date)

Sharon K. Andvigo
County Auditor

by RO
Deputy

New Split 05-005-3402

DEED TAX DUE HEREON: $ 429.00

Date: November 16, 2002

Abstract Document
#459089

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 2nd day of Dec. A.D. 20 02 at 2:20 O'clock P M and was duly recorded as Micro Doc. No. 459089

Kathryn M Nolby
COUNTY RECORDER
(reserved for recording data)

FOR VALUABLE CONSIDERATION, JONATHAN H. CLARINE, A SINGLE PERSON, AN UNDIVIDED HALF INTEREST AND JERRY A. YOUNG AND SARAH K. YOUNG, HUSBAND AND WIFE *, Grantor(s), (marital status)

hereby convey(s) and warrants to LE ROY D. MAUNU AND KAREN L. MAUNU, HUSBAND AND WIFE, Grantee(s) as joint tenants, real property in CASS County, Minnesota, described as follows:

* AN UNDIVIDED HALF INTEREST.

SEE LEGAL DESCRIPTION ATTACHED HERETO.

I hereby certify that taxes for the year 2003 on property I.D. # 05-005-3401 & 2101 have been paid.
Sharon K. Andvigo
Cass County Auditor-Treasurer
By CW Deputy 12/2/02 Date

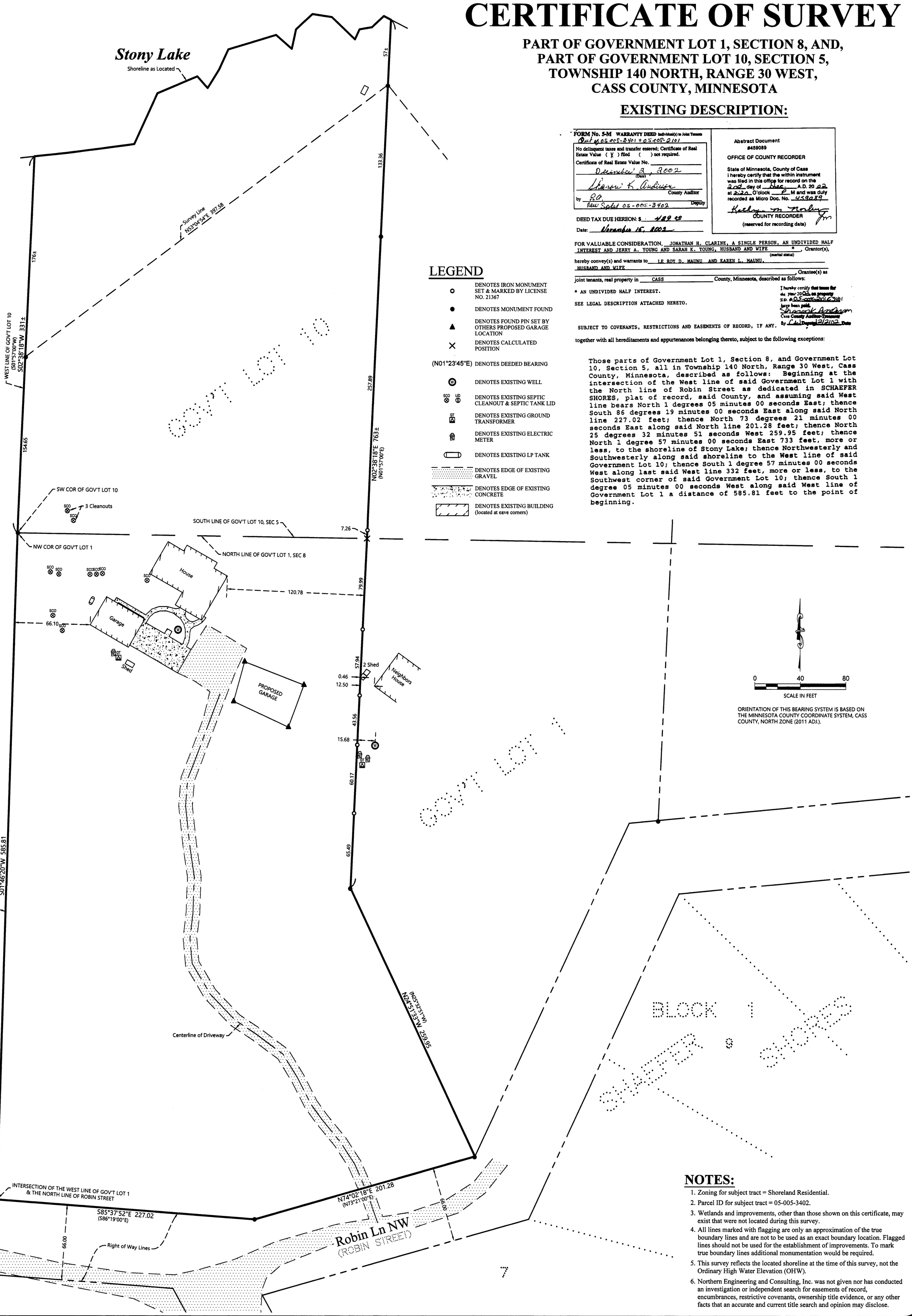
SUBJECT TO COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD, IF ANY.

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

Those parts of Government Lot 1, Section 8, and Government Lot 10, Section 5, all in Township 140 North, Range 30 West, Cass County, Minnesota, described as follows: Beginning at the intersection of the West line of said Government Lot 1 with the North line of Robin Street as dedicated in SCHAEFER SHORES, plat of record, said County, and assuming said West line bears North 1 degrees 05 minutes 00 seconds East; thence South 86 degrees 19 minutes 00 seconds East along said North line 227.02 feet; thence North 73 degrees 21 minutes 00 seconds East along said North line 201.28 feet; thence North 25 degrees 32 minutes 51 seconds West 259.95 feet; thence North 1 degree 57 minutes 00 seconds East 733 feet, more or less, to the shoreline of Stony Lake; thence Northwesterly and Southwesterly along said shoreline to the West line of said Government Lot 10; thence South 1 degree 57 minutes 00 seconds West along last said West line 332 feet, more or less, to the Southwest corner of said Government Lot 10; thence South 1 degree 05 minutes 00 seconds West along said West line of Government Lot 1 a distance of 585.81 feet to the point of beginning.

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- DENOTES FOUND PIN SET BY OTHERS PROPOSED GARAGE LOCATION
- DENOTES CALCULATED POSITION
- (N01°23'45"E) DENOTES DEEDED BEARING
- DENOTES EXISTING WELL
- SCO / UID DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- GT DENOTES EXISTING GROUND TRANSFORMER
- EM DENOTES EXISTING ELECTRIC METER
- DENOTES EXISTING LP TANK
- DENOTES EDGE OF EXISTING GRAVEL
- DENOTES EDGE OF EXISTING CONCRETE
- DENOTES EXISTING BUILDING (located at eave corners)



0 40 80
SCALE IN FEET

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 = 05-005-3402.
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 (OHW).
6. Northern Engineering and Consulting, Inc. was not given nor has conducted an investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search and opinion may disclose.

JOB NO. 23-263
DATE: 12-13-2023
SHEET NO. 1 OF 1

CERTIFICATE OF SURVEY
Leroy Maunu
16353 Impatiens Ct
Lakeville, MN 55044

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

11/8/24
TERRY L. FREEMAN LIC. NO. 21367

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1.	1-08-2024	Add Proposed Garage	G.A.Y.