

# CERTIFICATE OF SURVEY

LOT 10, SUNNY ACRES,  
SECTION 23, TOWNSHIP 140 NORTH, RANGE 29 WEST,  
CASS COUNTY, MINNESOTA

## EXISTING DESCRIPTION:



6 0 3 4 5 3 4  
Tx: 4024808  
A000579412

51-467-0100  
No delinquent taxes and transfer entered. Certificate of Real Estate Value  
Filed ( ) Not required  
April 6 2012  
Sharon K. Anderson  
County Auditor  
Deputy

OFFICE OF COUNTY RECORDER  
CASS COUNTY MINNESOTA  
CERTIFIED, FILED, AND/OR  
RECORDED ON  
04/06/2012 1:46:55 PM  
AS DOC #: A000579412  
PAGES: 2 REC FEES: 46.00  
KATHRYN M. NORBY  
COUNTY RECORDER

Septic Disclosure  
( ) Received (X) Not Received

(Top 3 inches reserved for recording data)

WARRANTY DEED Individual(s) to Joint Tenants Minnesota Uniform Conveyancing Blanks Form 10.1.5 (2011)

DEED TAX DUE: \$ 594.00 DATE: April 5, 2012

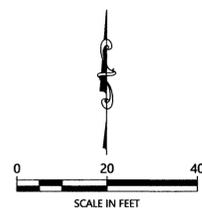
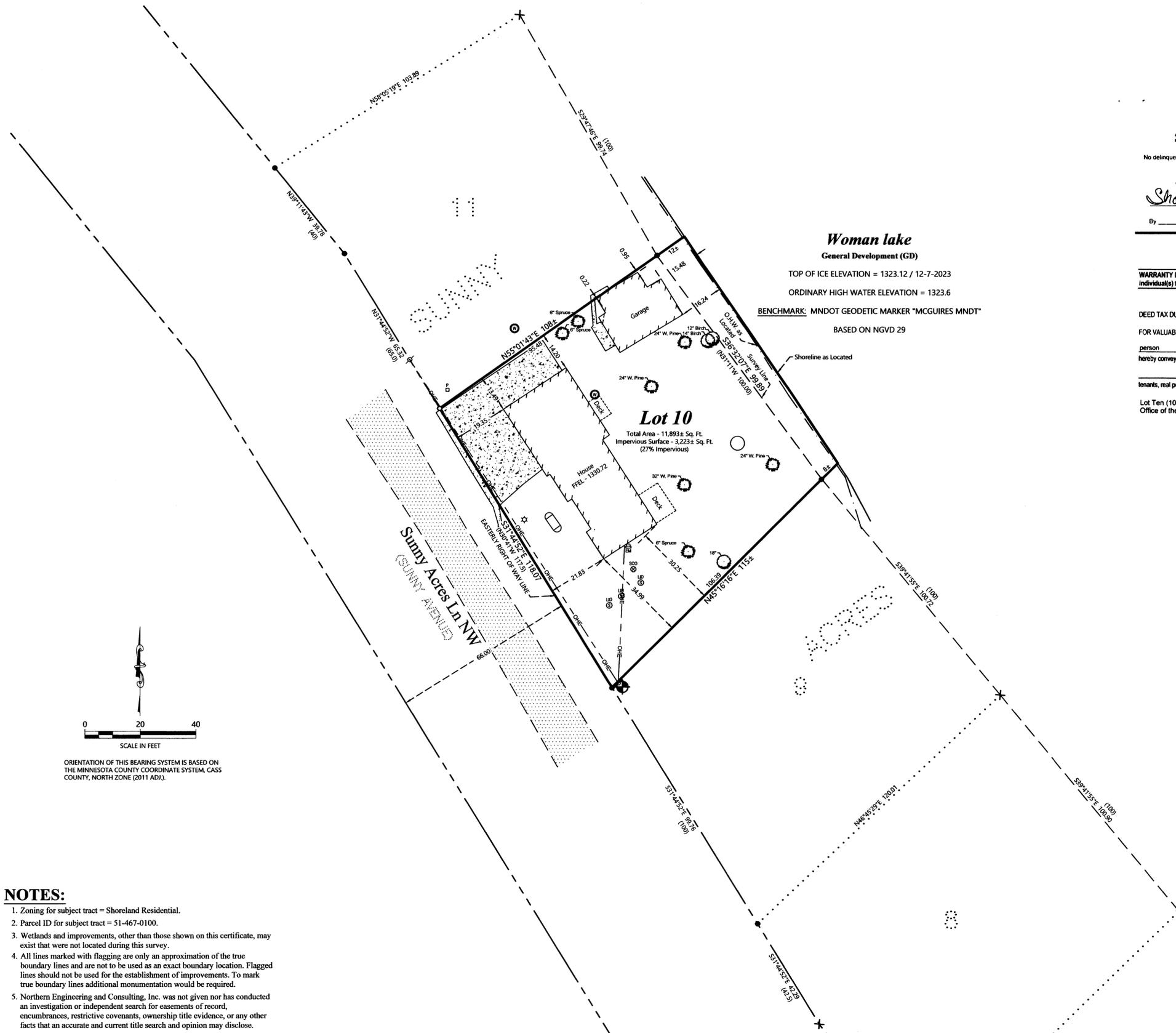
FOR VALUABLE CONSIDERATION, Marsha Schultz, aka/ya Marsha J. Schultz, a single person, and Randy Lee Bies, a single person  
herby conveys and warrants to Todd S. Webb and Angela R. Webb, husband and wife

tenants, real property in Cass County, Minnesota, legally described as follows:

Lot Ten (10), Sunny Acres, according to the map or Plat thereof on file and of record in the Office of the County Recorder, Cass County, Minnesota.

## LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- ⊕ DENOTES BENCHMARK: SET SPIKE IN EASTERLY FACE OF POWER POLE, UP 2.5 FEET FROM GROUND ELEV. = 1330.34 / NGVD 29
- ⊙ DENOTES EXISTING WELL
- ⊗ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- ⊔ DENOTES EXISTING LP TANK
- ☆ DENOTES EXISTING MOUNTED LIGHT
- ⊞ DENOTES EXISTING ELECTRIC METER
- ⊕ DENOTES EXISTING UTILITY POLE
- ⊞ DENOTES EXISTING PHONE PEDESTAL
- ⊙ DENOTES EXISTING CONIFEROUS TREE, TYPE & SIZE
- DENOTES EXISTING DECIDUOUS TREE, TYPE, & SIZE
- ▭ DENOTES EXISTING BUILDING (located at cave corners)
- ▨ DENOTES EDGE OF EXISTING GRAVEL
- ▨ DENOTES EDGE OF EXISTING CONCRETE



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

## NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 51-467-0100.
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 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.

NO.	DATE	DESCRIPTION

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

TERRY L. FREEMAN  
LIC. NO. 21367



CERTIFICATE OF SURVEY  
Todd Webb  
1505 SW 3rd Ave  
Grand Rapids, MN 55744

JOB NO. 23-278  
DATE: 12-13-2023

SHEET NO.  
1 OF 1