

# CERTIFICATE OF SURVEY

PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER,  
SECTION 17, TOWNSHIP 140 NORTH, RANGE 29 WEST,  
CASS COUNTY, MINNESOTA

**EXISTING DESCRIPTION:**

A000692836  
OFFICE OF THE COUNTY RECORDER  
CASS COUNTY, MINNESOTA  
CERTIFIED, FILED, AND/OR  
RECORDED ON  
4/11/2023 1:59:36 PM  
AS DOC #: A000692836  
PAGES: 2  
REC FEES: 46.00  
KATHRYN M. NORBY  
CASS COUNTY RECORDER  
BY KF Dep TX#: 188345

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51-017-4201  
No delinquent taxes and transfer entered:  
Certificate of Real Estate Value  
( ) Used (X) Not required  
Date: April 11, 2023  
SANDRA MORICANE  
Cass County MN Auditor-Treasurer  
By: *[Signature]*  
Septic Disclosure  
(X) Not Required ( ) Received ( ) Not Received

QUIT CLAIM DEED Individual(s) to Individual(s) Minnesota Uniform Conveyancing Blanks Form 10.3.1 (2018)

eCRV number: \_\_\_\_\_  
DEED TAX DUE: \$ 1.65 DATE: 12/23/2022 (month/day/year)

FOR VALUABLE CONSIDERATION, William Neuman and Charlotte Neuman, husband and wife (insert name and marital status of each Grantor)

hereby conveys and quitclaims to Nicholas Neuman and Kristen Neuman, husband and wife (insert name of each 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, legally described as follows:

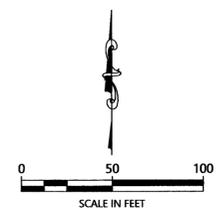
That part of the Northwest Quarter of the Southeast Quarter, Section 17, Township 140 North, Range 29 West, Cass County, Minnesota, described as follows: Commencing at the Northwest corner of said Northwest Quarter of the Southeast Quarter; thence South 0 degrees 18 minutes 17 seconds East, assumed bearing along the west line thereof 50.00 feet; thence South 86 degrees 11 minutes 59 seconds East 478.80 feet to the point of beginning of the tract to be herein described; thence North 86 degrees 11 minutes 59 seconds West 478.80 feet to said west line; thence South 0 degrees 18 minutes 17 seconds East along said west line 621.25 feet; thence South 87 degrees 30 minutes 44 seconds East 796 feet, more or less, to the shoreline of Kerr Lake; thence northwesterly along said shoreline to the intersection with a line bearing North 65 degrees 45 minutes 14 seconds East from the point of beginning; thence South 65 degrees 45 minutes 14 seconds West 203 feet, more or less, to the point of beginning.

Subject to an easement over the West 33.00 feet thereof for an easement for the Township Road.

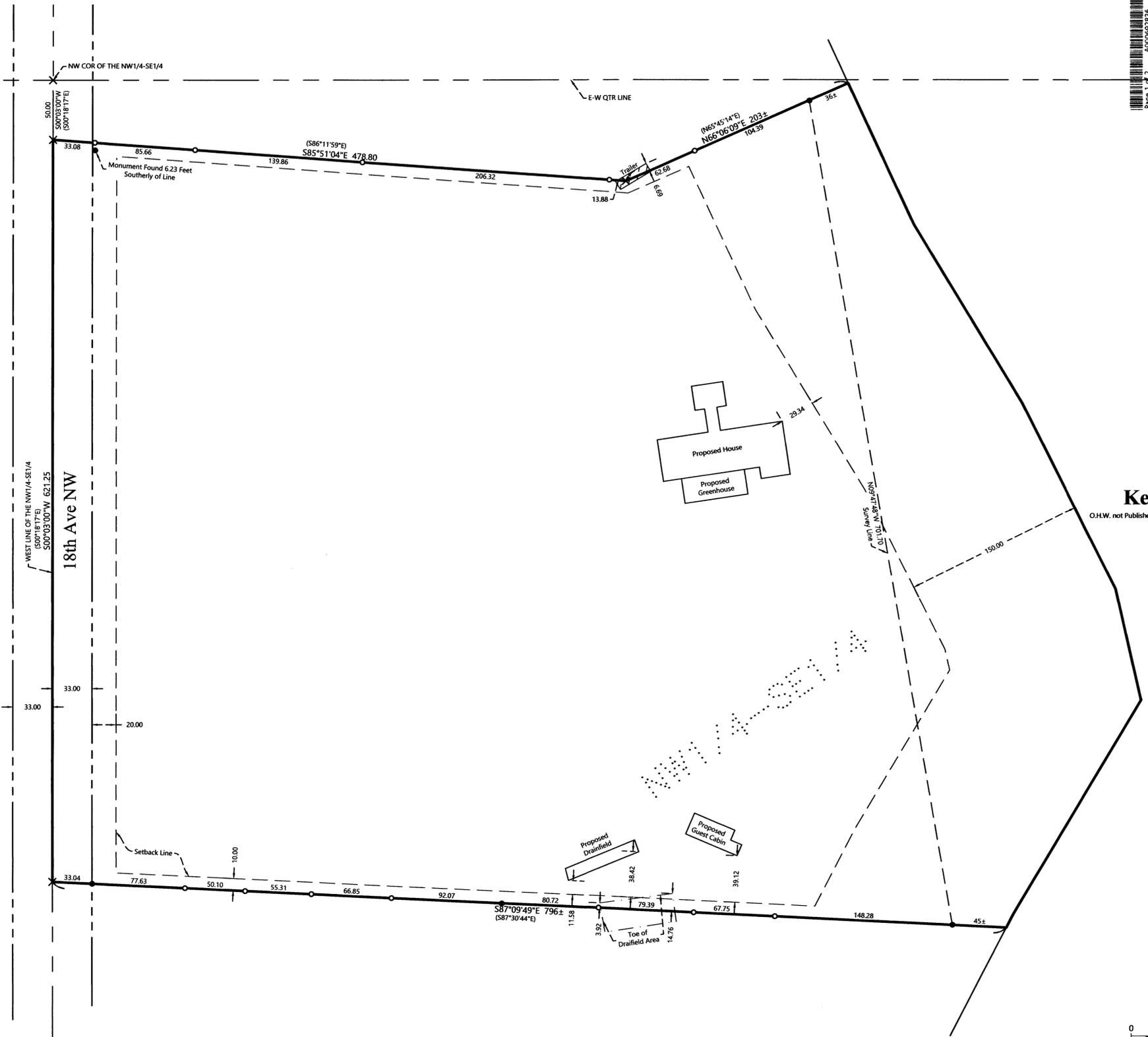
**Kerr Lake**  
O.H.W. not Published on MNDNR Lakefinder Website

- LEGEND**
- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
  - DENOTES MONUMENT FOUND
  - × DENOTES CALCULATED POSITION
  - (N01°23'45"E) DENOTES DEEDED BEARING

- NOTES:**
- Zoning for subject tract = Shoreland Residential.
  - Parcel ID for subject tract = 51-017-4201.
  - Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey.
  - 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.
  - This survey reflects the located shoreline at the time of this survey, not the Ordinary High Water Elevation (OHW).
  - 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.



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



NO.	DATE	DESCRIPTION

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.  
*[Signature]*  
TERRY L. FREEMAN  
LIC. NO. 21367



CERTIFICATE OF SURVEY  
Nick Neuman  
1103 13th Ave S.  
St. Cloud, MN 56301

JOB NO. 23-275  
DATE: 12-20-2023

SHEET NO. 1 OF 1