

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 9,
SECTION 28, TOWNSHIP 142 NORTH, RANGE 26 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:



A000618747
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
1/13/2016 2:34:26 PM
AS DOC #: A000618747
PAGES: 3
REC FEES: 46.00
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY SR _____ Dep TX#: 128388

39-028-4404
No delinquent taxes and transfer entered:
Certificate of Real Estate Value
() filed (X) not required
JANUARY 13, 2016
SHARON K ANDERSON
Cass County MN Auditor-Treasurer

by: E Asell, Deputy

(Top 3 Inches Reserved for Recording Data)

WARRANTY DEED EXCEPT ASSESSMENTS Minnesota Uniform Conveyancing Blanks
Individual(s) to Individual(s) Form 10.1.2 (2013)
DEED TAX DUE: \$ 1.85 DATE: December 14, 2015
(month/day/year)

FOR VALUABLE CONSIDERATION, Jeffrey D. Meyer and Barbara L. Meyer aka Barbara Lynn Meyer, husband and wife, ("Grantor"), hereby conveys and warrants to Barbara L. Meyer Revocable Trust under agreement dated December 14, 2015, as amended, ("Grantee"), real property in Cass County, Minnesota, legally described as follows:

The entire undivided one-half (1/2) interest of the Grantor, Barbara L. Meyer aka Barbara Lynn Meyer, in the real property described in the attached legal description



LEGAL DESCRIPTION

Government Lot Nine (9), Section Twenty-eight (28), Township One Hundred Forty-two (142), Range Twenty-six (26), EXCEPT the West Three Hundred Feet (W 300') lying north of the road; according to the government survey thereof on file and of record in the office of the Register of Deeds in said county and state.

PROPOSED DESCRIPTIONS:

Tract 1
That part of Government Lot 9, Section 28, Township 142 North, Range 26 West, Cass County, Minnesota, described as follows: COMMENCING at the southeast corner of said Government Lot 9; thence North 86 degrees 27 minutes 18 seconds West, assigned bearing, along the south line of said Government Lot 9, a distance of 789.27 feet to the Point of Beginning of the tract to be herein described; thence continue North 86 degrees 27 minutes 18 seconds West, along said south line, 532.46 feet to the southwest corner of said Government Lot 9; thence North 01 degrees 57 minutes 34 seconds West, along the west line of said Government Lot 9, a distance of 662.03 feet to the centerline of Little Sand Ln NE; thence North 81 degrees 38 minutes 35 seconds East along said centerline 100.63 feet; thence North 81 degrees 17 minutes 04 seconds East, along said centerline, 124.12 feet; thence South 88 degrees 06 minutes 16 seconds East, along said centerline, 76.91 feet to the east line of the West 300.00 feet of said Government Lot 9; thence North 01 degrees 57 minutes 34 seconds West, along said east line, 363 feet, more or less, to the shoreline of Little Sand Lake; thence easterly along said shoreline to the intersection with a line that bears North 01 degrees 57 minutes 34 seconds West from the point of beginning; thence South 01 degrees 57 minutes 34 seconds East 1149 feet, more or less, to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to C.S.A.H. No. 4 NE.
SUBJECT to and TOGETHER with (see West Easement)
SUBJECT to and TOGETHER with (see 33.0 Foot Easement)

Tract 2
That part of Government Lot 9, Section 28, Township 142 North, Range 26 West, Cass County, Minnesota, described as follows: COMMENCING at the southeast corner of said Government Lot 9; thence North 86 degrees 27 minutes 18 seconds West, assigned bearing, along the south line of said Government Lot 9, a distance of 253.31 feet; thence North 18 degrees 41 minutes 31 seconds West 1028.48 feet, to the Point of Beginning of the tract to be herein described; thence reversing South 18 degrees 41 minutes 31 seconds East 1028.48 feet to said south line; thence North 86 degrees 27 minutes 18 seconds West, along said south line, 535.96 feet; thence North 01 degrees 57 minutes 34 seconds West 1149 feet, more or less, to the shoreline of Little Sand Lake; thence northeasterly along said shoreline to the intersection with a line that bears North 02 degrees 33 minutes 38 seconds West from the point of beginning; thence South 02 degrees 33 minutes 38 seconds East 381 feet, more or less, to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to C.S.A.H. No. 4 NE.

Tract 3
That part of Government Lot 9, Section 28, Township 142 North, Range 26 West, Cass County, Minnesota, described as follows: BEGINNING at the southeast corner of said Government Lot 9; thence North 86 degrees 27 minutes 18 seconds West, assigned bearing, along the south line of said Government Lot 9, a distance of 253.31 feet; thence North 18 degrees 41 minutes 31 seconds West 1028.48 feet; thence North 02 degrees 33 minutes 38 seconds West 381 feet, more or less, to the shoreline of Little Sand Lake; thence easterly along said shoreline to the east line of said Government Lot 9; thence South 00 degrees 11 minutes 53 seconds East, along said east line, 1369 feet, more or less, to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to C.S.A.H. No. 4 NE.

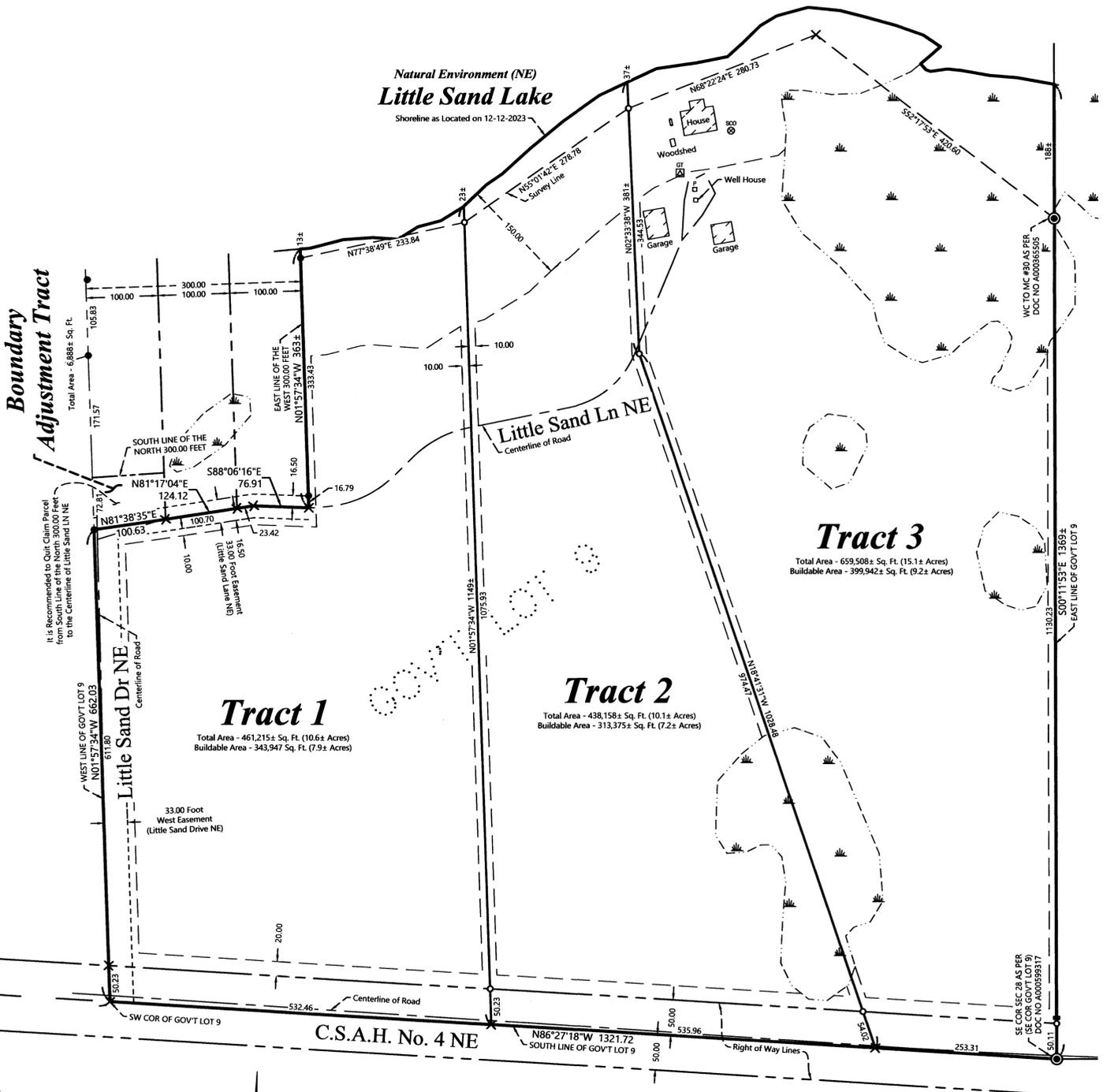
Boundary Adjustment Tract
That part of the West 100.00 feet of Government Lot 9, Section 28, Township 142 North, Range 26 West, Cass County, Minnesota, lying southerly of the North 300.00 feet thereof and lying northerly of the centerline of Little Sand Lane NE.

West Easement (Little Sand Drive NE)
An easement for ingress, egress and utilities over, under and across the West 33.00 feet of the South 662.03 feet of Government Lot 9, Section 28, Township 142 North, Range 26 West, Cass County, Minnesota.

33.00 Foot Easement (Little Sand Lane NE)
An easement for ingress, egress and utilities 33.00 feet in width over, under and across that part of Government Lot 9, Section 28, Township 142 North, Range 26 West, Cass County, Minnesota, the centerline of which is described as follows: COMMENCING at the southwest corner of said Government Lot 9; thence North 01 degrees 57 minutes 34 seconds West, along the west line of said Government Lot 9, a distance of 662.03 feet to the centerline of Little Sand Ln NE and the centerline of said 33.00 foot wide easement to be herein described; thence North 81 degrees 38 minutes 35 seconds East, along said centerline, 100.63 feet; thence North 81 degrees 17 minutes 04 seconds East, along said centerline, 124.12 feet; thence South 88 degrees 06 minutes 16 seconds East, along said centerline, 76.91 feet to the east line of the West 300.00 feet of said Government Lot 9 and said described centerline there terminating.

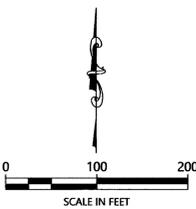
LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- ⊙ DENOTES BRASS CAPPED MONUMENT FOUND
- DENOTES FOUND USFS SIGN POST
- ✕ DENOTES CALCULATED POSITION
- ⊕ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- Ⓟ DENOTES EXISTING PHONE PEDESTAL
- Ⓡ DENOTES EXISTING GROUND TRANSFORMER
- ▭ DENOTES EXISTING LP TANK
- ▭ DENOTES EXISTING BUILDING (located at cave corners)
- ⊖ DENOTES NON-DELINEATED WETLAND(S)



NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 39-028-4404.
3. Improvements other than those shown on this certificate, may exist that were not located during this survey.
4. Wetlands as shown 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. This survey reflects the located shoreline at the time of this survey, not the Ordinary High Water Elevation (OHW). No OHW information published on MNDNR Lakefinder Website.
7. 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.).

REVISIONS	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.
KATHRYN M. NORBY
TERRY L. FREEMAN
LIC. NO. 21367



CERTIFICATE OF SURVEY
Joe Lemmon
3901 Whispering Meadow Court NW
Unit B
Bemidji, MN 56601

JOB NO. 23-283
DATE: 12-29-2023

SHEET NO. 1 OF 1