

# CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 2,  
SECTION 22, TOWNSHIP 142 NORTH, RANGE 27 WEST,  
CASS COUNTY, MINNESOTA

## EXISTING DESCRIPTION:



A000621732  
OFFICE OF THE COUNTY RECORDER  
CASS COUNTY, MINNESOTA  
CERTIFIED, FILED, AND/OR  
RECORDED ON  
6/1/2016 9:34:32 AM  
AS DOC #: A000621732  
PAGES: 2  
REC FEES: 46.00  
KATHRYN M. NORBY  
CASS COUNTY RECORDER  
BY SR Dep TX#: 130891

36-022-1306  
No delinquent taxes and transfer entered;  
Certificate of Real Estate Value  
( ) filed (X) not required  
May 31, 2016  
Sharon K. Anderson  
Cass County MN Auditor-Treasurer  
by: Valene Kusch Deputy

**QUIT CLAIM DEED**  
Individuals to Joint Tenants

STATE DEED TAX DUE HEREON: \$ 1.65

Date: May 25, 2016

FOR VALUABLE CONSIDERATION, Bradley C. Wenz and Deborah Wenz, husband and wife, Grantors, hereby convey and quit claim to Bradley C. Wenz and Deborah Wenz, Grantees, as joint tenants, real property in Cass County, Minnesota, described as follows:

That part of the South One-half of the North One-half of Government Lot 2, Section 22, Township 142 North, Range 27 West, Cass County, Minnesota, lying easterly of the following described line: COMMENCING at the southeast corner of said South One-half of the North One-half; thence North 87 degrees 47 minutes 00 seconds West, along the south line of said South One-half of the North One-half, 1353.79 feet to the point of beginning of the line to be herein described; thence North 02 degrees 46 minutes 45 seconds West 335.80 feet to the north line of said South One-half of the North One-half and said described line there terminating.  
SUBJECT to easements, restrictions, and reservations of record.

## PROPOSED DESCRIPTIONS:

### Revised Tract D

That part of the South One-half of the North One-half of Government Lot 2, Section 22, Township 142 North, Range 27 West, Cass County, Minnesota, lying easterly of the following described line: COMMENCING at the southeast corner of said South One-half of the North One-half; thence North 87 degrees 46 minutes 24 seconds West, along the south line of said South One-half of the North One-half, 1353.79 feet to a point to be hereinafter referred to as Point "A"; thence reversing South 87 degrees 46 minutes 24 seconds East, along said south line, 110.39 feet to the Point of Beginning of the line to be herein described; thence North 25 degrees 49 minutes 14 seconds West 151.64 feet; thence North 45 degrees 47 minutes 15 seconds West 74.17 feet to the intersection with a line that bears North 02 degrees 46 minutes 08 seconds West from said Point "A"; thence North 02 degrees 46 minutes 08 seconds West 151.65 feet to the north line of said South One-half of the North One-half and said described line there terminating.  
SUBJECT to easements, restrictions, and reservations of record.

### Triangle Tract

That part of the South One-half of the North One-half of Government Lot 2, Section 22, Township 142 North, Range 27 West, Cass County, Minnesota, described as follows: COMMENCING at the southeast corner of said South One-half of the North One-half, thence North 87 degrees 46 minutes 24 seconds West, along the south line of said South One-half of the North One-half, 1353.79 feet to the Point of Beginning of the tract to be herein described; thence reversing South 87 degrees 46 minutes 24 seconds East, along said south line, 110.39 feet; thence North 25 degrees 49 minutes 14 seconds West 151.64 feet; thence North 45 degrees 47 minutes 15 seconds West 74.17 feet to the intersection with a line that bears North 02 degrees 46 minutes 08 seconds West from the point of beginning; thence South 02 degrees 46 minutes 08 seconds East 184.15 feet to the point of beginning.  
Subject tract is non-compliant on it's own and must be attached to an adjacent parcel.  
SUBJECT to easements, restrictions, and reservations of record.

## NOTES:

- Zoning for subject tract = Shoreline Residential.
- Parcel ID for subject tract = 36-022-1306.
- 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.

REVISIONS: NO. DATE DESCRIPTION

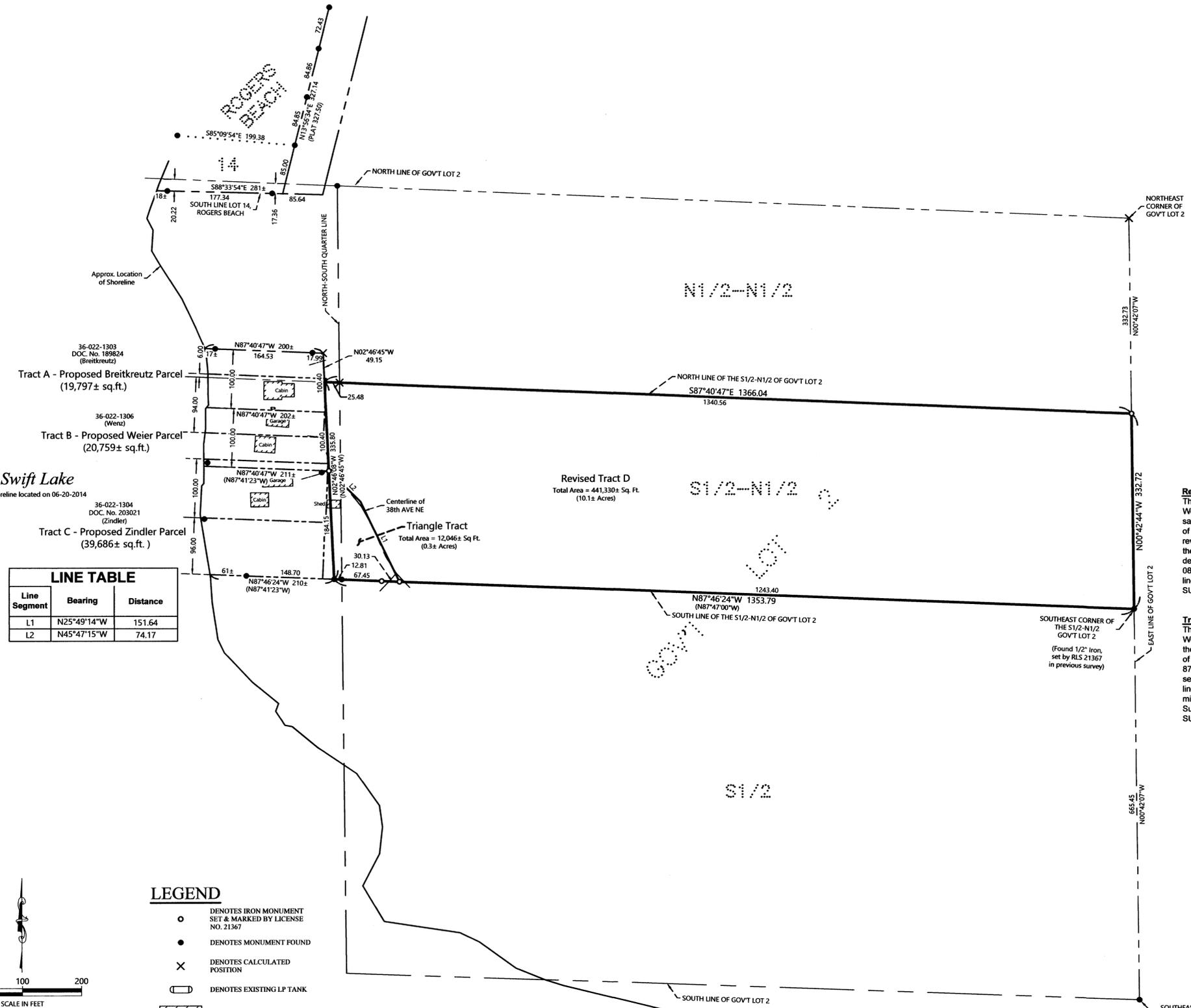
1 1/8/12x LIC. NO. 21367

TERRY L. FREEMAN



CERTIFICATE OF SURVEY  
Shannon Ertl  
210 71st Ave NE  
Sauk Rapids, MN 56379

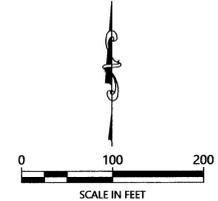
JOB NO. 23-250  
DATE: 1-08-2023  
SHEET NO. 1 OF 1



Line Segment	Bearing	Distance
L1	N25°49'14"W	151.64
L2	N45°47'15"W	74.17

## LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- ▭ DENOTES EXISTING LP TANK
- ▭ DENOTES EXISTING BUILDING
- (N01°23'45"E) DENOTES DEEDED VALUES



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