

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOTS 2 & 3,
SECTION 27, TOWNSHIP 139 NORTH, RANGE 29 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:

TRUSTEE'S DEED

By Individual(s)
No delinquent taxes and transfer correct:
Certificate of Real Estate Value () filed
(X) not required Certificate of Real Estate Value No. July 1, 2013
Sharon K. Anderson
County Auditor
by *[Signature]* Deputy

OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
7/1/2013 11:23:54 AM
AS DOC #: A000594072
PAGES: 3
REC FEES: 46.00
KATHRYN W. MORRY
CASS COUNTY RECORDER
BY SR Dep

STATE DEED TAX DUE HEREON: \$1.65
Date: June 24, 2013

(reserved for recording data)

FOR VALUABLE CONSIDERATION LESS THAN \$500.00, LeRoy E. Invie and Patricia L. Invie, as Trustees, or their successor(s) in Trust, under the Patricia L. Invie Revocable Trust Agreement dated February 2, 2007, Grantors, hereby convey and certain real property located in Cass County, Minnesota described on Exhibit A attached hereto and made a part hereof, together with all hereditaments and appurtenances belonging thereto.

Exhibit A to Trustee's Deed Legal Description

All that portion of Lot Two (2), Section Twenty-seven (27), Township One Hundred Thirty-nine (139), Range Twenty-nine (29) described as follows, to-wit: commencing at the southwest corner of said Lot Two (2) thence North along the West Boundary line of said Lot Two (2) to a point intersected by a line extended easterly from the Southwest (should be Southeast) corner of Lot Nineteen (19) of the plat of Ada Pine Beach and extended easterly parallel to the South boundary line of said Lot Two (2) thence East parallel to the South Boundary line of said Lot Two (2) a distance of Four Hundred (400) feet to a point; thence South parallel to the West boundary line of said Lot Two (2) to the South line of said Lot Two (2) thence West along the South Boundary line of said Lot Two (2) a distance of Four Hundred (400) feet to the place of beginning.

Said parcel contains 3.3 acres of land, more or less, and is subject to existing easements of record.

PROPOSED DESCRIPTIONS:

Triangle Tract

That part of Government Lot 3, Section 27, Township 139 North, Range 29 West, Cass County, Minnesota described as follows: COMMENCING at the East Quarter Corner of said Section 27; thence North 89 degrees 55 minutes 35 seconds West, assigned bearing, along the monumented East-West Quarter line, 3940.05 feet to the southwest corner of Government Lot 2, said Section 27, also being the Point of Beginning of the tract to be herein described; thence continue North 89 degrees 55 minutes 35 seconds West, along said monumented line, 44.20 feet; thence North 04 degrees 52 minutes 52 seconds East 469.73 feet to the west line of said Government Lot 2; thence South 00 degrees 31 minutes 02 seconds East, along said west line, 468.10 feet to the point of beginning. SUBJECT to easements, restrictions, and reservations of record. SUBJECT to C.S.A.H. No. 43 NW. Containing 10,344 sq. ft.

Overall PID 32-027-2402

Those parts of Government Lots 2 and 3, Section 27, Township 139 North, Range 29 West, Cass County, Minnesota described as follows: COMMENCING at the East Quarter Corner of said Section 27; thence North 89 degrees 55 minutes 35 seconds West, assigned bearing, along the monumented East-West Quarter line, 3540.85 feet to the Point of Beginning of the tract to be herein described; thence continue North 89 degrees 55 minutes 35 seconds West, along said East-West Quarter line, 44.20 feet; thence North 04 degrees 52 minutes 52 seconds East 469.73 feet to the west line of said Government Lot 2; thence North 00 degrees 31 minutes 02 seconds West, along said west line, 80 feet, more or less, to the shoreline of Little Ada Lake; thence southeasterly along said shoreline, to the intersection with a line that bears North 00 degrees 31 minutes 02 seconds West, from the point of beginning; thence South 00 degrees 31 minutes 02 seconds East 243 feet, more or less, to the point of beginning. SUBJECT to easements, restrictions, and reservations of record. SUBJECT to C.S.A.H. No. 43 NW.

Revised PID 32-027-2205

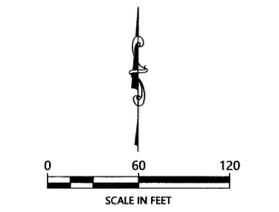
That part of Government Lot 3, Section 27, Township 139 North, Range 29 West, Cass County, Minnesota described as follows: COMMENCING at the East Quarter Corner of said Section 27; thence North 89 degrees 55 minutes 35 seconds West, assigned bearing, along the monumented East-West Quarter line, 3985.05 feet to a point being 44.20 feet westerly of the southwest corner of Government Lot 2, said Section 27; thence North 04 degrees 52 minutes 52 seconds East 469.73 feet to the west line of said Government Lot 2; thence North 00 degrees 31 minutes 02 seconds West, along said west line, 600.03 feet to the intersection with a line that bears South 89 degrees 55 minutes 35 seconds East, being parallel with the south line of said Government Lot 2, from the southeasterly corner of Lot 19, ADA PINE BEACH, according to the recorded plat thereof on file in the office of the County Recorder, Cass County, Minnesota; thence North 89 degrees 55 minutes 35 seconds West, parallel with said south line, 294.31 feet to the easterly right of way line of Lake Street as dedicated in said plat; thence South 13 degrees 41 minutes 59 seconds West, along said easterly right of way line, 545.20 feet; thence South 29 degrees 36 minutes 54 seconds West, along said easterly right of way line, 80.63 feet to the Point of Beginning of the tract to be herein described; thence South 89 degrees 55 minutes 35 seconds East 468.69 feet to the said west line; thence South 04 degrees 52 minutes 52 seconds West 469.73 feet to said East-West Quarter line; thence North 89 degrees 55 minutes 35 seconds West, along said East-West Quarter line, 694.59 feet to said easterly right of way line; thence North 29 degrees 36 minutes 54 seconds East, along said easterly right of way line, 538.02 feet to the point of beginning. SUBJECT to easements, restrictions, and reservations of record. SUBJECT to C.S.A.H. No. 43 NW.

NOTES:

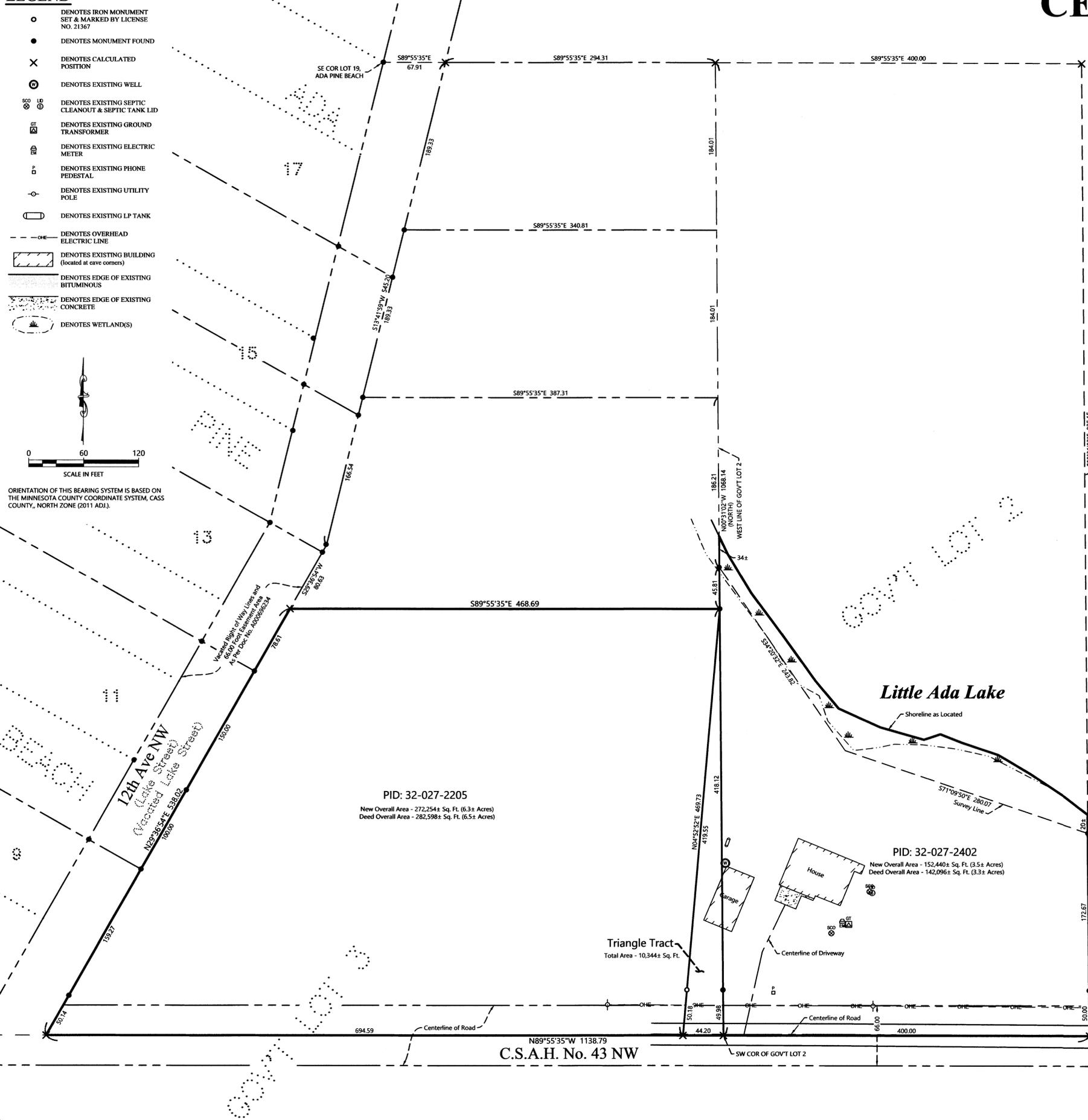
- Zoning for subject tract = Shoreland Residential.
- Parcel ID for subject tract = 32-027-2402 & 32-027-2205.
- Improvements other than those shown on this certificate, may exist that were not located during this survey.
- Wetlands as shown by Aquatic Ecosolutions as shown on Arro survey dated March 13, 2012.
- 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 (OHWE).
- This survey reflects the located shoreline at the time of this survey, not the Ordinary High Water Elevation (OHWE).
- This survey reflects the located shoreline at the time of this survey, not the Ordinary High Water Elevation (OHWE).

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- ✕ DENOTES CALCULATED POSITION
- ⊙ DENOTES EXISTING WELL
- ⊙ LE DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- ⊙ TF DENOTES EXISTING GROUND TRANSFORMER
- ⊙ EM DENOTES EXISTING ELECTRIC METER
- ⊙ P DENOTES EXISTING PHONE PEDestal
- ⊙ U DENOTES EXISTING UTILITY POLE
- ⊙ T DENOTES EXISTING LP TANK
- DENOTES OVERHEAD ELECTRIC LINE
- ▨ DENOTES EXISTING BUILDING (located at cave corners)
- ▨ DENOTES EDGE OF EXISTING BITUMINOUS
- ▨ DENOTES EDGE OF EXISTING CONCRETE
- ⊙ DENOTES WETLAND(S)



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



PID: 32-027-2205
New Overall Area - 272,254± Sq. Ft. (6.3± Acres)
Deed Overall Area - 282,598± Sq. Ft. (6.5± Acres)

PID: 32-027-2402
New Overall Area - 152,440± Sq. Ft. (3.5± Acres)
Deed Overall Area - 142,096± Sq. Ft. (3.3± Acres)

Triangle Tract
Total Area - 10,344± Sq. Ft.

C.S.A.H. No. 43 NW

REVISIONS	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
Denis Invie
645 County 43 NW
Backus, MN 56435

JOB NO. 23-284
DATE: 1-30-2024
SHEET NO. 1 OF 1