

EXISTING DESCRIPTION:

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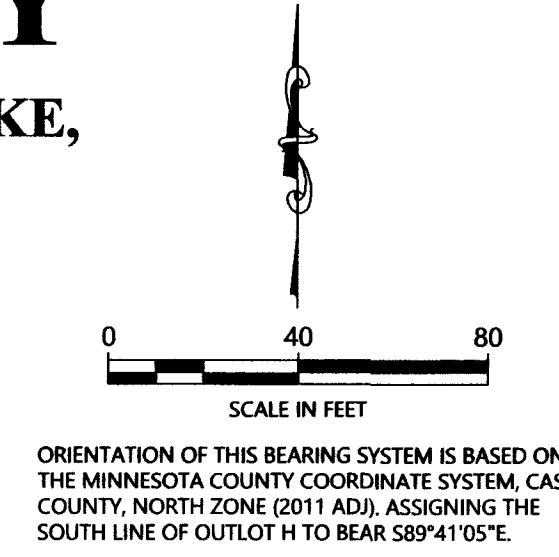
12-473-0073
No delinquent taxes and transfer entered; Certificate of Real Estate Value
MARCH 6, 2024
Cass County MN Auditor-Treasurer
By ML, Deputy
Septic Disclosure
(x) Not Required () Received () Not Received

OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
3/6/2024 12:49:34 PM
REC FEES: 46.00
AS DOC #: A000701155
PAGES: 2
BY SF DEP TX#: 195239
RECORDED ELECTRONICALLY

CERTIFICATE OF SURVEY

PART OF OUTLOTS G & H, SUNSET BEACH ON ROOSEVELT LAKE,
SECTION 26, TOWNSHIP 139 NORTH, RANGE 26 WEST,
CASS COUNTY, MINNESOTA

LINE TABLE
Line Segment Bearing Distance
L1 N73°22'44"W 38.65
L2 S76°43'34"W 46.37
L3 N85°42'18"W 23.49
L4 S68°40'08"W 44.03



- LEGEND
DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
DENOTES MONUMENT FOUND
DENOTES FOUND WETLAND PIN FLAG FROM OTHERS
DENOTES CALCULATED POSITION
DENOTES EXISTING UTILITY POLE
DENOTES EXISTING ELECTRIC METER
DENOTES WETLAND(S) FROM PIN FLAGS AND SURVEY LOCATED EDGE
DENOTES EXISTING BUILDING (located at curve corners)

NOTES:

- 1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 12-473-0073.
3. Improvements other than those shown on this certificate, may exist that were not located during this survey.
4. Wetlands as shown located by wetland pin flags set by others.
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. 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.

CORRECTIVE WARRANTY DEED

This Deed is being recorded to correct the Grantee name to Crooked Lake Estate LLC regarding Document # A000699522, Total Consideration \$400,000.00, State Deed Tax \$1,320.00 paid and document recorded on 12/18/2023.

eCRV number: N/A

DEED TAX DUE: See note above \$1.65

DATE: (month/day/year)

FOR VALUABLE CONSIDERATION, George M. Gibis, a single person ("Grantor(s)"), hereby convey(s) and warrant(s) to Crooked Lake Estate LLC ("Grantee(s)"), 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:

Lots Seven (7) and Eight (8) "Sunset Beach on Roosevelt Lake" also Outlot G and Outlot H on Sunset Beach on Roosevelt Lake, according to the plat thereof on file and of record in the Office of the Registrar of Deeds for Cass County, Minnesota.

PROPOSED DESCRIPTIONS:

Enhancement Tract

That part of the Outlot H, SUNSET BEACH ON ROOSEVELT LAKE, according to the recorded plat thereof, Cass County, Minnesota described as follows: BEGINNING at the southwest corner of said Outlot H; thence South 89 degrees 41 minutes 05 seconds East, assigned bearing, along the south line thereof, 375.48 feet; thence North 70 degrees 21 minutes 09 seconds West 258.63 feet; thence North 57 degrees 09 minutes 55 seconds West 66.35 feet to the southeasterly right of way line of Sunset Hill Road NE; thence South 32 degrees 12 minutes 38 seconds West, along said southeasterly right of way line, 142.86 feet to the point of beginning.

SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to and TOGETHER with 12.00 foot Easement.
SUBJECT tract is non-conforming and must be attached to an adjoining tract.

Remainder Tract

Those parts of Outlot G and H, SUNSET BEACH ON ROOSEVELT LAKE, according to the recorded plat thereof, Cass County, Minnesota described as follows: COMMENCING at the southwest corner of said Outlot H; thence South 89 degrees 41 minutes 05 seconds East, assigned bearing, along the south line thereof, 375.48 feet to the Point of Beginning of the tract to be herein described; thence North 70 degrees 21 minutes 09 seconds West 258.63 feet; thence North 57 degrees 09 minutes 55 seconds West 66.35 feet to the southeasterly right of way line of Sunset Hill Road NE; thence North 32 degrees 12 minutes 38 seconds East, along said southeasterly right of way line 12.44 feet; thence northeasterly 103.17 feet along said southeasterly right of way being a tangential curve, concave to the northwest, a radius of 2136.50 feet, and a central angle of 02 degrees 46 minutes 00 seconds; thence North 29 degrees 26 minutes 38 seconds East, along southeasterly right of way line being tangent to last described curve, 54.87 feet to the northwesterly corner of said Outlot G; thence South 89 degrees 46 minutes 52 seconds East, along the north line of said Outlot G, 779.50 feet to the northeast corner thereof; thence South 00 degrees 35 minutes 12 seconds East, along the east line of said Outlots G and H, 270.00 feet to the southeast corner of said Outlot H; thence North 89 degrees 41 minutes 05 seconds West, along said south line, 569.42 feet to the point of beginning.

SUBJECT to easements, restrictions, and reservations of record.
TOGETHER with 12.00 foot Easement.

12.00 Foot Easement

An easement 12.00 feet in width for ingress and egress, over and across those parts of Outlots G, H and I, SUNSET BEACH ON ROOSEVELT LAKE, according to the recorded plat thereof, Cass County, Minnesota the centerline of which is described as follows: COMMENCING at the southwest corner of said Outlot H; thence South 89 degrees 41 minutes 05 seconds East, assigned bearing, along the south line thereof, 375.48 feet; thence North 70 degrees 21 minutes 09 seconds West 75.04 feet to the Point of Beginning of the centerline to be herein described; thence South 68 degrees 40 minutes 08 seconds West 44.03 feet; thence North 85 degrees 42 minutes 18 seconds West 23.49 feet; thence South 76 degrees 43 minutes 34 seconds West 46.37 feet; thence North 73 degrees 22 minutes 44 seconds West 38.65 feet; thence North 63 degrees 57 minutes 32 seconds West 129.61 feet to the southeasterly right of way line of Sunset Hill Road NE and said centerline there terminating. The sidelines of said easement shall be prolonged or shortened to terminate on said southeasterly right of way line and lines that bear North 70 degrees 21 minutes 09 seconds West and South 70 degrees 21 minutes 09 seconds East from the point of beginning of said centerline.

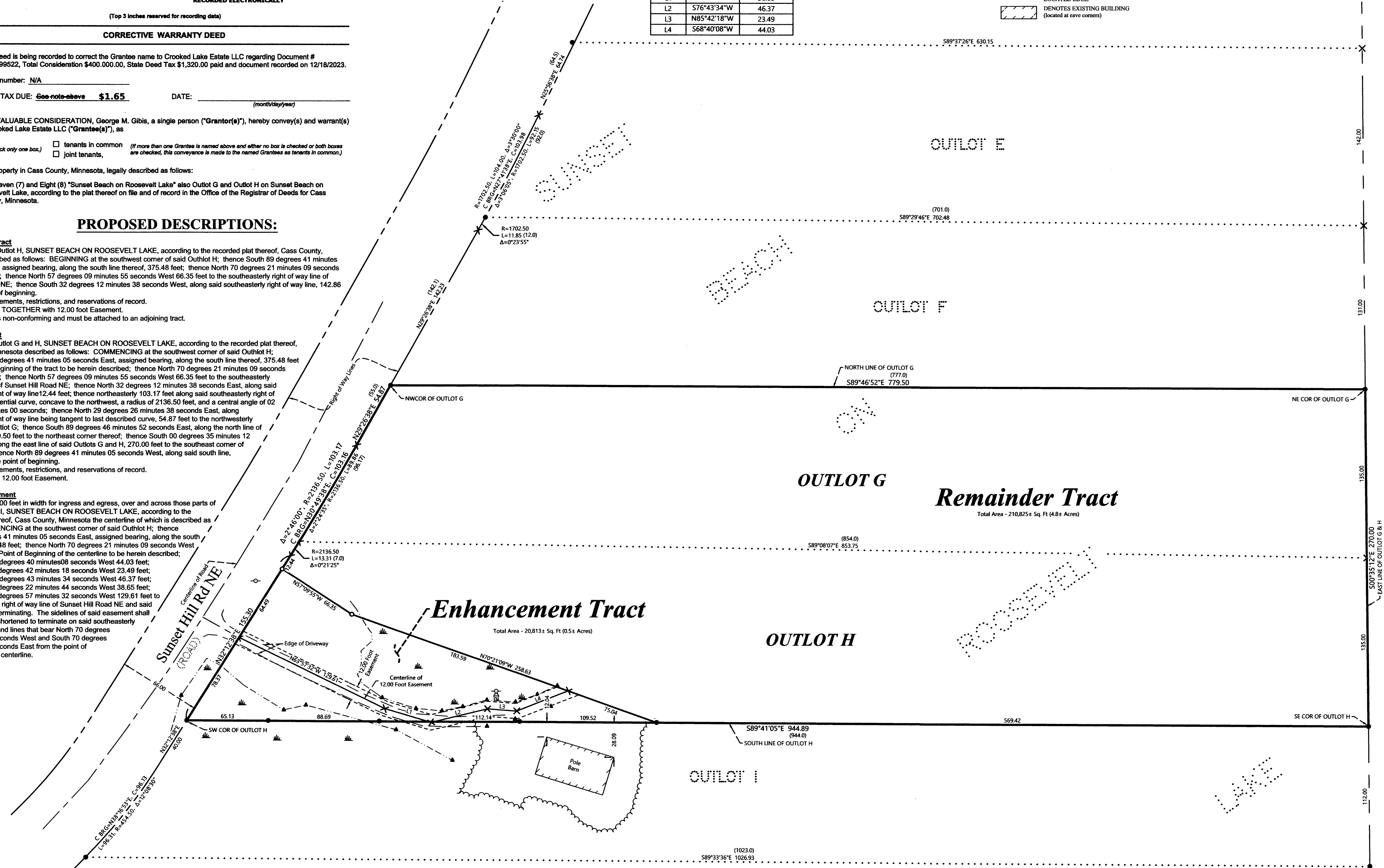


Table with columns: REVISIONS, DESCRIPTION, DATE, BY

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.
TERRY L. FRIEGMAN
LIC. NO. 21367
4/6/24



CERTIFICATE OF SURVEY
Steven & Kaaryn Smith
11169 Oregon Circle
Bloomington, MN 55438

JOB NO. 24-045
DATE: 4-01-2024
SHEET NO. 1 OF 1