

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 4,
SECTION 14, TOWNSHIP 143 NORTH, RANGE 30 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTIONS:

A000685306
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
6/21/2022 1:02:19 PM
AS DOC #: A000685306
PAGES: 3
REC FEES: 46.00
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY NG Dep TX#: 182214

28-214-1303, 28-214-1304

No delinquent taxes and transfer entered:
Certificate of Real Estate Value
() Filed () Not Required
Date: 21 June 2022
SANDRA NORIKANE
Cass County MN Auditor-Treasurer

By: S. Redlock
Sign: Disclosure
() Not Required () Received () Not Received

WARRANTY DEED Minnesota Uniform Conveyancing Blanks
Individual(s) to Individual(s) Form 10.1.1 (2018)

eCRV number: _____

DEED TAX DUE: \$ _____ Date: September 02, 2020

FOR VALUABLE CONSIDERATION, Arlene J. Peterson and her spouse, Burdette W. Peterson, married to each other, ("Grantors"), hereby convey and warrant to Amanda A. Willis, ("Grantee"), as

tenants in common, (if more than one Grantee is named above and either
(Check only one box) joint tenants, no box is checked or both boxes are checked, this
conveyance is made to the named Grantees as
tenants in common)

real property in Cass County, Minnesota, legally described as follows:

See Attachment; Exhibit A

EXHIBIT A

That part of Government Lot Four (4), Section Fourteen (14), Township One Hundred Forty-three (143) North, Range Thirty (30) West, described as follows: Beginning at a point one thousand twenty-nine and sixty hundredths (1029.60) feet East of the North one-sixteenth 1/16 corner; thence South-westerly, along the Southeastly right-of-way line of proposed County road, a distance of one hundred four and one-tenth (104.1) feet to an Iron Monument, the point of beginning of the tract to be described; thence S 73°10' E a distance of three hundred five and seven-tenths (305.7) * feet to an Iron Monument; thence S 24°20' W a distance of one hundred (100) feet to an Iron Monument; thence N 62°03' W a distance of three hundred six and four-tenths (306.4) * feet to an Iron Monument on the above named Southeastly right-of-way line; thence Northeastly, along said right-of-way line a distance of forty and three-tenths (40.3) feet to the point of beginning, said tract containing forty-nine hundredths (0.49) acres, more or less, all in Cass County, Minnesota;

and,
That part of Government Lot Four (4), Section Fourteen (14), Township One Hundred Forty-three (143) North, Range Thirty (30) West, described as follows: Beginning at a point one thousand twenty-nine and sixty hundredths (1029.60) feet East of the North one-sixteenth 1/16 corner; thence South-westerly, along the Southeastly right-of-way line of proposed County road, a distance of one hundred forty-four and four tenths (144.4) feet to an Iron Monument, the point of beginning of the tract to be described; thence S 62°03' E a distance of three hundred six and four-tenths (306.4) feet to an Iron Monument; thence S 24°20' W a distance of One Hundred (100) feet to an Iron Monument; thence N 53°34' W a distance of Three Hundred seventeen and three-tenths (317.3)* feet to an Iron Monument on the above named Southeastly right-of-way line; thence Northeastly, along said right-of-way line, a distance of fifty-three and six-tenths (53.6) feet to the point of beginning, said tract containing fifty-four hundredths (0.54) acres, more or less, all in Cass County, Minnesota.

PROPOSED DESCRIPTIONS:

New PID: 28-214-1303

That part of Government 4, Section 14, Township 143 North, Range 30 West, Cass County, Minnesota described as follows: COMMENCING at the northwest corner of said Government Lot 4; thence South 89 degrees 43 minutes 24 seconds East, assigned bearing along the north line thereof, a distance of 1023.28 feet to the easterly right of way line of Ottertail Point Drive NW; thence southwesterly 102.06 feet along said easterly right of way line, also being a non-tangential curve, concave to the northwest, having a radius of a 1175.00 feet, a central angle of 04 degrees 58 minutes 36 seconds, a chord bearing of South 24 degrees 05 minutes 04 seconds West and a chord distance of 102.03 feet to the Point of Beginning of the tract to be herein described; thence continue southwesterly 40.76 feet along said 1175.00 foot radius curve, with a central angle of 01 degrees 59 minutes 15 seconds; thence South 61 degrees 48 minutes 09 seconds East, not tangent to said curve, 361 feet, more or less, to the shoreline of Leech Lake; thence northeastly along said shoreline to the intersection with a line bearing South 72 degrees 55 minutes 26 seconds East from the Point of Beginning; thence North 72 degrees 55 minutes 26 seconds West 380 feet, more or less, to the point of beginning. SUBJECT to easements, restrictions, and reservations of record.

New PID: 28-214-1304

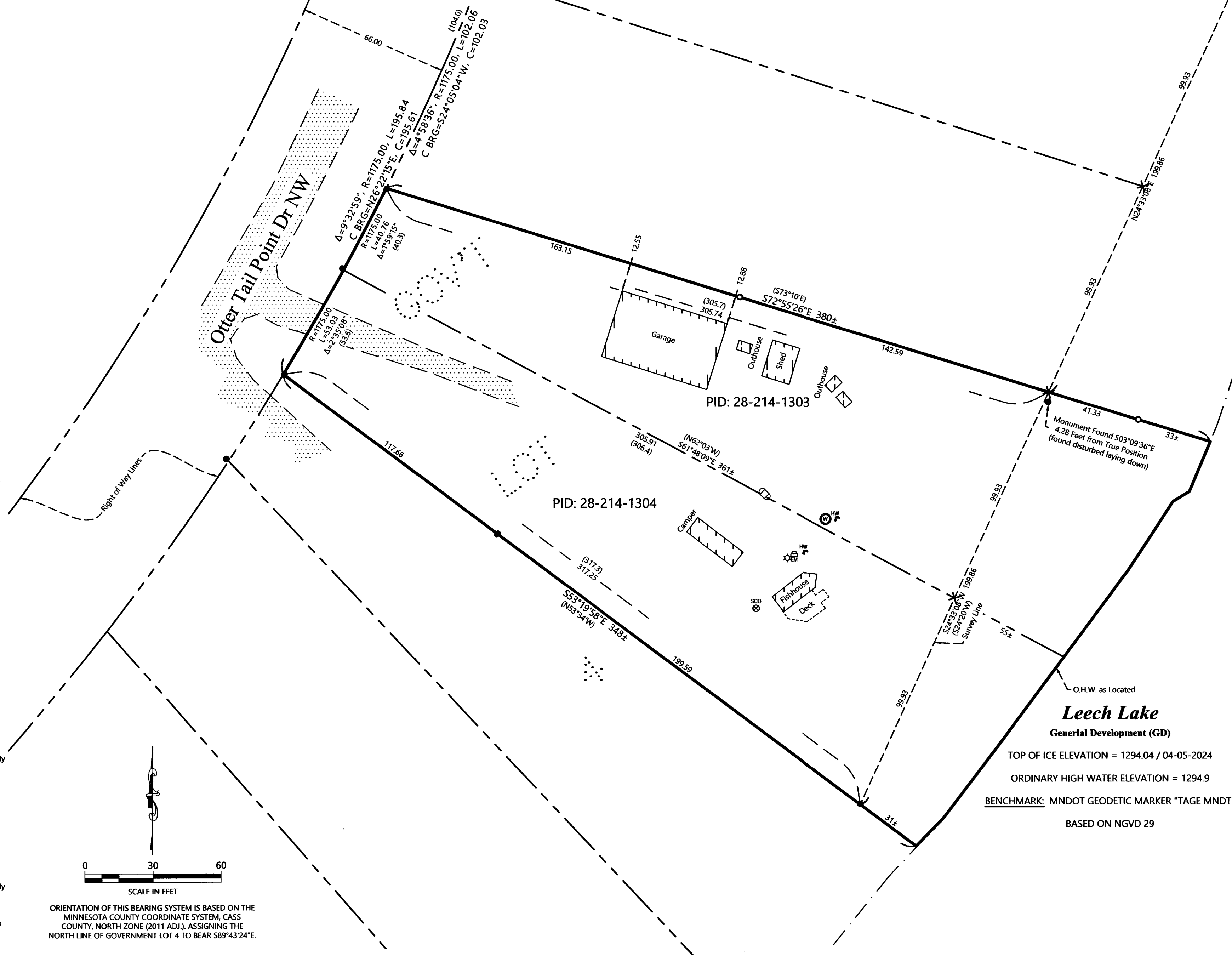
That part of Government 4, Section 14, Township 143 North, Range 30 West, Cass County, Minnesota described as follows: COMMENCING at the northwest corner of said Government Lot 4; thence South 89 degrees 43 minutes 24 seconds East, assigned bearing along the north line thereof, a distance of 1023.28 feet to the easterly right of way line of Ottertail Point Drive NW; thence southwesterly 142.82 feet along said easterly right of way line, also being a non-tangential curve, concave to the northwest, having a radius of a 1175.00 feet, a central angle of 06 degrees 57 minutes 50 seconds, a chord bearing of South 25 degrees 04 minutes 41 seconds West and a chord distance of 142.73 feet to the Point of Beginning of the tract to be herein described; thence continue southwesterly 53.03 feet along said 1175.00 foot radius curve, with a central angle of 02 degrees 35 minutes 08 seconds; thence South 53 degrees 19 minutes 58 seconds East, not tangent to said curve, 348 feet, more or less, to the shoreline of Leech Lake; thence northeastly along said shoreline to the intersection with a line bearing South 61 degrees 48 minutes 09 seconds East from the Point of Beginning; thence North 61 degrees 48 minutes 09 seconds West 361 feet, more or less, to the point of beginning. SUBJECT to easements, restrictions, and reservations of record.

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 28-214-1303 & 28-214-1304.
3. Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey.
4. 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.
5. 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.

NORTH LINE OF GOV'T LOT 4
(EAST 1029.60)
S89°43'24"E 1023.28
NW COR OF GOV'T LOT 4

BLOCK ONE



LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- ⊙ DENOTES BRASS CAPPED MONUMENT FOUND
- DENOTES FOUND LATH
- X DENOTES CALCULATED POSITION
- ⊕ DENOTES EXISTING WELL
- ⊖ DENOTES EXISTING ELECTRIC METER
- ⊗ DENOTES EXISTING HAND WELL
- ⊛ DENOTES EXISTING MOUNTED LIGHT
- ⊚ DENOTES EXISTING LP TANK
- ⊙ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- ▨ DENOTES EXISTING BUILDING
- ▤ DENOTES EDGE OF EXISTING GRAVEL
- (123.45) DENOTES DEEDED VALUES

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.
TERRY J. FREEMAN
LIC. NO. 21367
4/18/24

NORTHERN ENGINEERING & CONSULTING, INC.
P.O. Box 282, Walker, MN, 56484
Phone: 218-547-1295
web: www.necusa.com

CERTIFICATE OF SURVEY
Amanda Willis
3458 Salo Rd
Embarass, MN 55732

JOB NO. 24-030
DATE: 4-08-2024

SHEET NO.
1 OF 1