CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOTS 5 & 6, SECTION 28, TOWNSHIP 140 NORTH, RANGE 30 WEST, CASS COUNTY, MINNESOTA

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- DENOTES FOUND LATH
- DENOTES CALCULATED POSITION
- (N01°23'45"E 123.45) DENOTES DEEDED MEASURE
- DENOTES EXISTING WELL
- DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- DENOTES EXISTING LP TANK
- DENOTES EXISTING ELECTRIC OUTLET
- DENOTES EXISTING GROUND TRANSFORMER
- DENOTES EXISTING ELECTRIC METER
- DENOTES EXISTING BUILDING
- DENOTES EDGE OF EXISTING CONCRETE
- DENOTES WETLAND(S)

PROPOSED DESCRIPTIONS:

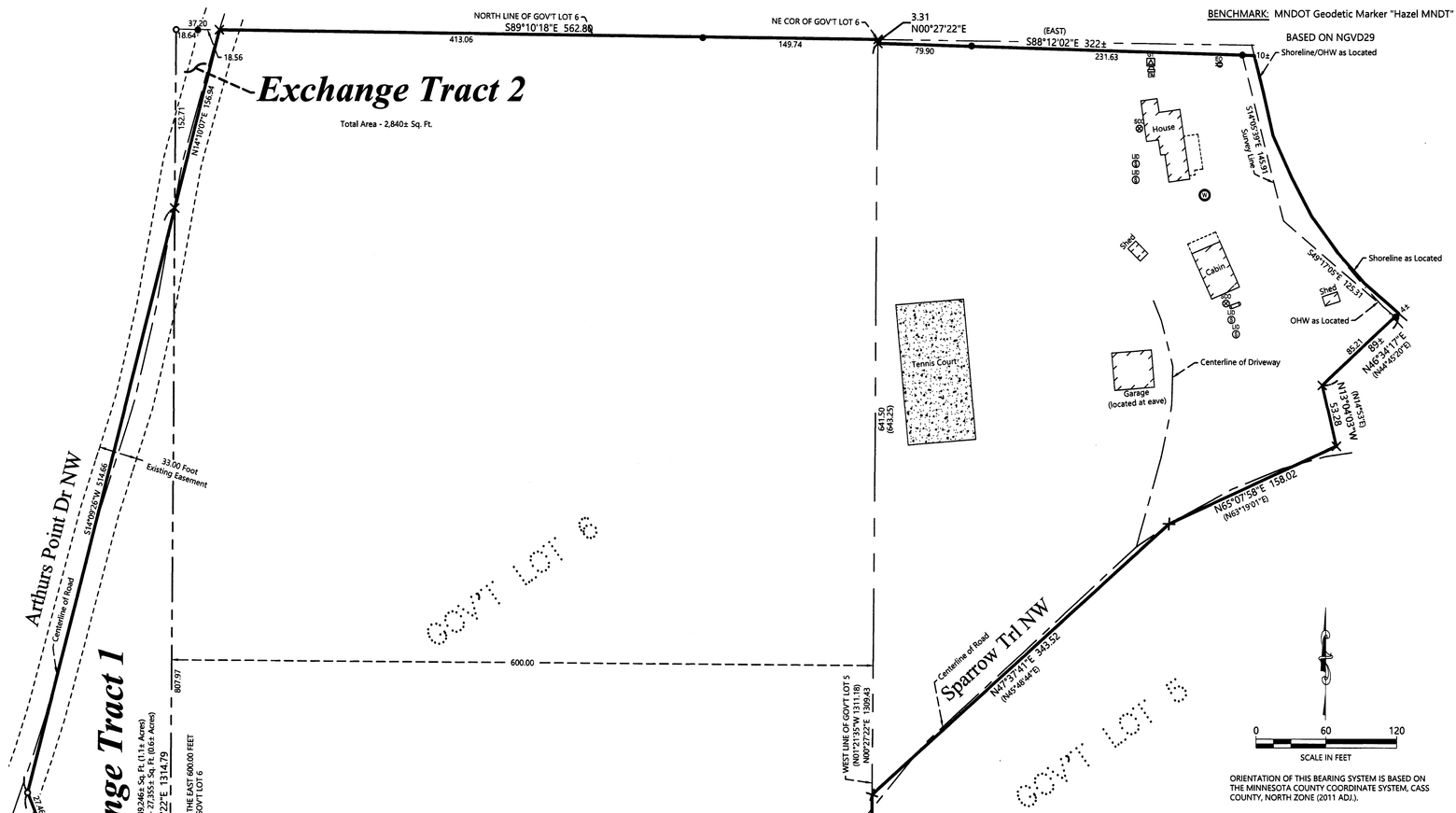
Exchange Tract 2
That part of Government Lot 6, Section 28, Township 140 North, Range 30 West, Cass County, Minnesota, described as fallows: COMMENCING at the southwest corner of said Government Lot 6; thence South 89 degrees 22 minutes 03 seconds East 719.13 feet to the west line of the East 600.00 feet; thence North 00 degrees 27 minutes 22 seconds East, along said west line, 1162.08 feet to the Point of Beginning; thence continue North 00 degrees 27 minutes 22 seconds East, along said west line, 152.71 feet to the north line of said Government Lot 6; thence South 89 degrees 10 minutes 18 seconds East, along said north line, 37.20 feet to the intersection with a line that bears North 14 degrees 10 minutes 07 seconds East from the point of beginning; thence South 14 degrees 10 minutes 07 seconds West 156.94 feet to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT tract is non-conforming and must be attached to an adjoining tract.
SUBJECT to Arthurs Point Dr NW.

Exchange Tract 3
That part of Government Lot 6, Section 28, Township 140 North, Range 30 West, Cass County, Minnesota, described as fallows: COMMENCING at the southwest corner of said Government Lot 6; thence South 89 degrees 22 minutes 03 seconds East 719.13 feet to the west line of the East 600.00 feet and the Point of Beginning of the tract to be herein described; thence continue South 89 degrees 22 minutes 03 seconds East, along said south line, 60.20 feet; thence North 00 degrees 28 minutes 25 seconds East 202.07 feet; thence North 21 degrees 08 minutes 23 seconds West 163.73 feet to said west line; thence South 00 degrees 27 minutes 22 seconds East, along said west line, 354.12 feet to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT tract is non-conforming and must be attached to an adjoining tract.

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 05-028-4303.
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 a current title search for the subject property. Therefore the information contained in a title search may or may not be accurately shown on this certificate.

Pleasant Lake
General Development (GD)
LAKE ELEVATION = 1361.30 / 2-7-2022
ORDINARY HIGH WATER ELEVATION = 1362.60
BENCHMARK: MNDOT Geodetic Marker "Hazel MNDT"
BASED ON NGVD29



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

EXISTING DESCRIPTION:

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PID # 05-028-4303

No delinquent taxes and transfer entered;
Certificate of Real Estate Value
( ) filed (X) not required
JANUARY 24 2017
Sharon K. Anderson
County Auditor
by: PRK Deputy

A000628213
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR RECORDED ON
1/24/2017 2:53:05 PM
REC FEES: 46.00
PAGES: 3
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY KF DEP TX#: 136243
RECORDED ELECTRONICALLY

(Top 3 inches reserved for recording data)

QUIT CLAIM DEED — **Minnesota Uniform Conveyancing Blanks**
Individual(s) to Individual(s) — **Form 10.3.1 (2016)**

DEED TAX DUE: $1.65 DATE: January 20, 2017 (month/day/year)

FOR VALUABLE CONSIDERATION, Michael D. VanNorstrand and Jane M. VanNorstrand, married to one another ("**Grantor**"), hereby conveys and quitclaims to Michael & Jane Van Norstrand Living Trust dated July 7, 2016 ("**Grantee**"), as

(Check only one box.) ☐ tenants in common, ☐ joint tenants,

(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 Grantee as tenants in common.)

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

SEE EXHIBIT "A" ATTACHED HERETO

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Page 3 of 3 Minnesota Uniform Conveyancing Blanks Form 10.3.1

EXHIBIT "A"
LEGAL DESCRIPTION

The East 600 Feet of Lot Six (6), Section Twenty-eight (28), Township One Hundred Forty (140), Range Thirty (30), Cass County, Minnesota.

AND

That part of Government Lot Five (5), Section Twenty-eight (28), Township One Hundred Forty (140) North, Range Thirty (30) West of the Fifth Principal Meridian in Cass County, Minnesota, described as follows: Commencing at the Southwest corner of said Government Lot Five (5), thence North 1 degree 31 minutes 35 seconds West, assumed bearing 1311.18 feet along the West line of said Government Lot Five (5), to the point of beginning; thence South 1 degree 21 minutes 33 seconds East 643.25 feet along said West line to a point in centerline of the existing road; thence North 45 degrees 48 minutes 44 seconds East 343.52 feet along said centerline; thence North 63 degrees 19 minutes 01 seconds East 158.02 feet along said centerline; thence North 14 degrees 53 minutes West 53.28 feet, thence North 44 degrees 45 minutes 20 seconds East 92.70 feet, more or, less, to the shore of Pleasant Lake; thence Northwesterly along said shore to a point that bears East from the point of beginning; thence West 316.78 feet, more or less, to the point of beginning.

SHEET NO. 1 OF 1
JOB NO. 22-019
DATE: 03-08-2022

CERTIFICATE OF SURVEY
Michael VanNorstrand
C/O Suanna Van Norstrand
1600 McGavock St., Apt # 428
Nashville, TN 37203

NORTHERN ENGINEERING & CONSULTING, INC.
P.O. Box 292, Walker, MN, 56484
Phone: 218-547-1296, Fax: 218-547-2272
web: www.neciusa.com

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. FREEMAN LIC. NO. 21367 9/26/23

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1.	9-26-2023	Add Exchange Tract 1 & 2	G.A.Y.