

EXISTING DESCRIPTION:

38-001-103 Split
 No delinquent taxes and transfer entered;
 Certificate of Real Estate Value
 (1) filed () not required
 Certificate of Real Estate Value
 No. 1177
 by Thomas R. Ringle
 County Auditor
 by R.A. Deputy

410199
 OFFICE OF COUNTY RECORDER
 State of Minnesota, County of Cass
 I hereby certify that the within instrument
 was filed in this office for record on the
24th day of February A.D. 19 99
 at 3:15 O'clock A. M and was duly
 recorded as Micro Doc. No. 410199
Thomas Ringle
 COUNTY RECORDER

WARRANTY DEED
 Individual(s) to Individual(s)

STATE DEED TAX DUE HERON: \$ 376.20
 Date: January 28, 1999

FOR VALUABLE CONSIDERATION, Richard W. Tanner, Jr., a single person, Grantor(s) hereby convey(s) and warrant(s) to John R. Ringle, a single person, Grantee(s), real property in Cass County, Minnesota, described as follows:

SEE ATTACHED EXHIBIT "A"

CASS COUNTY # 463
 MINNESOTA
 Deed Tax \$ 376.20
 Date 2-24-99 By R.A.

38-001-1101 split
 Thirty eighth day of June for year 19 22 on the property described within have been paid
Thomas Ringle
 Cass County Auditor
 By R.A. Deputy

Subject to restrictions, reservations and easements, if any, of record.

EXHIBIT A

Caption #2

The Unplatted portion of Government Lot Two (2), Section One (1), Township One Hundred Forty-one (141), Range Thirty-one (31), Township One Hundred Forty-one (141), Range Thirty-one (31), described as follows: Commencing at the northeast corner of said Lot 1, thence south 2 degrees 15' east 866.15 feet along the west line of said Lot 1 to the point of beginning of the tract to be described, thence south 88 degrees 21' east 545.77 feet, thence north 2 degrees 15' west 800 feet to the south line of Baywood Drive, Plat of Baywood, thence south 88 degrees 21' east 772.53 feet along the south line of said Baywood Drive to the east line of said Lot 1, thence south 0 degrees 48' east 1246.99 feet along the east line of said Lot 1 to the southeast corner of said Lot 1, thence north 89 degrees 01' W 1285.73 feet along the south line of said Lot 1 to the southwest corner of said Lot 1, thence north 2 degrees 15' west 463.76 feet along the west line of said Lot 1 to the point of beginning, containing 27.48 acres more or less.

That part of Government Lot 1, Section 1, Township 141 North, Range 31 West, Cass County, Minnesota, described as follows: Commencing at the Northeast corner of said Government Lot 1, thence South 0 degrees 47 minutes 33 seconds East along said east line 330.00 feet; thence North 88 degrees 20 minutes 41 seconds West 330.00 feet; thence North 0 degrees 47 minutes 33 seconds West 330.00 feet to the south line of said Baywood Drive; thence South 88 degrees 20 minutes 41 seconds East along said south line 330.00 feet to the point of beginning.

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOTS 1 & 2, SECTION 01, TOWNSHIP 141 NORTH, RANGE 31 WEST, CASS COUNTY, MINNESOTA

PROPOSED DESCRIPTIONS:

TRACT 1

That part of Government Lot 1, Section 01, Township 141 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the northeast corner of said Government Lot 1; thence South 00 degrees 31 minutes 59 seconds East, assigned bearing, along the east line thereof 66.06 feet to the southeast corner of Baywood Drive, as dedicated in BAYWOOD, plat of record, said County; thence North 88 degrees 04 minutes 59 seconds West, along the south line of said Baywood Drive, 330.00 feet to the Point of Beginning of the tract to be herein described; thence continue North 88 degrees 04 minutes 59 seconds West, along said south line, 267.11 feet; thence South 01 degrees 58 minutes 59 seconds East 431.00 feet; thence South 88 degrees 04 minutes 59 seconds East 256.20 feet to the intersection with a line bearing South 00 degrees 31 minutes 59 seconds East from the Point of Beginning; thence North 00 degrees 31 minutes 59 seconds West 430.39 feet to the point of beginning. Subject to easements, restrictions and reservations of record.

TRACT 2

That part of Government Lot 1, Section 01, Township 141 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the northeast corner of said Government Lot 1; thence South 00 degrees 31 minutes 59 seconds East, assigned bearing, along the east line thereof 66.06 feet to the southeast corner of Baywood Drive, as dedicated in BAYWOOD, plat of record, said County; thence North 88 degrees 04 minutes 59 seconds West, along the south line of said Baywood Drive, 597.11 feet to the Point of Beginning of the tract to be herein described; thence continue North 88 degrees 04 minutes 59 seconds West, along said south line, 175.41 feet; thence South 01 degrees 58 minutes 59 seconds East 431.00 feet; thence South 88 degrees 04 minutes 59 seconds East 175.41 feet to the intersection with a line bearing South 01 degrees 58 minutes 59 seconds East from the Point of Beginning; thence North 01 degrees 58 minutes 59 seconds West 431.00 feet to the point of beginning. Subject to easements, restrictions and reservations of record.

REMAINDER TRACT

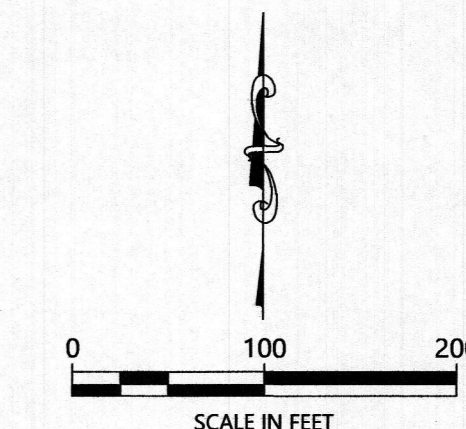
The unplatted part of Government Lot 2, Section 01, Township 141 North, Range 31 West, Cass County, Minnesota, AND that part of Government Lot 1, said Section 01, described as follows: COMMENCING at the northwest corner of said Government Lot 1; thence South 01 degrees 58 minutes 59 seconds West, assigned bearing, along the west line thereof 866.15 feet to the Point of Beginning of the tract to be herein described; thence South 88 degrees 04 minutes 59 seconds East 545.77 feet; thence North 01 degrees 58 minutes 59 seconds West 369.00 feet to a point distant 430.00 feet southerly of the south line of Baywood Drive, as dedicated in BAYWOOD, plat of record, said County; thence South 88 degrees 04 minutes 59 seconds East 431.60 feet; thence North 00 degrees 31 minutes 59 seconds East 330.00 feet to the east line of said Government Lot 1; thence South 00 degrees 31 minutes 59 seconds East, along said east line 916.99 feet to the southeast corner of said Government Lot 1; thence North 88 degrees 45 minutes 27 seconds West, along the south line of said Government Lot 1, for a distance of 1285.73 feet to the southwest corner of said Government Lot 1; thence North 01 degrees 58 minutes 59 seconds West, along said west line, 463.91 feet to the point of beginning. Subject to easements, restrictions and reservations of record. SUBJECT TO Township Road (Breezy Point Road) right of way.

NOTES:

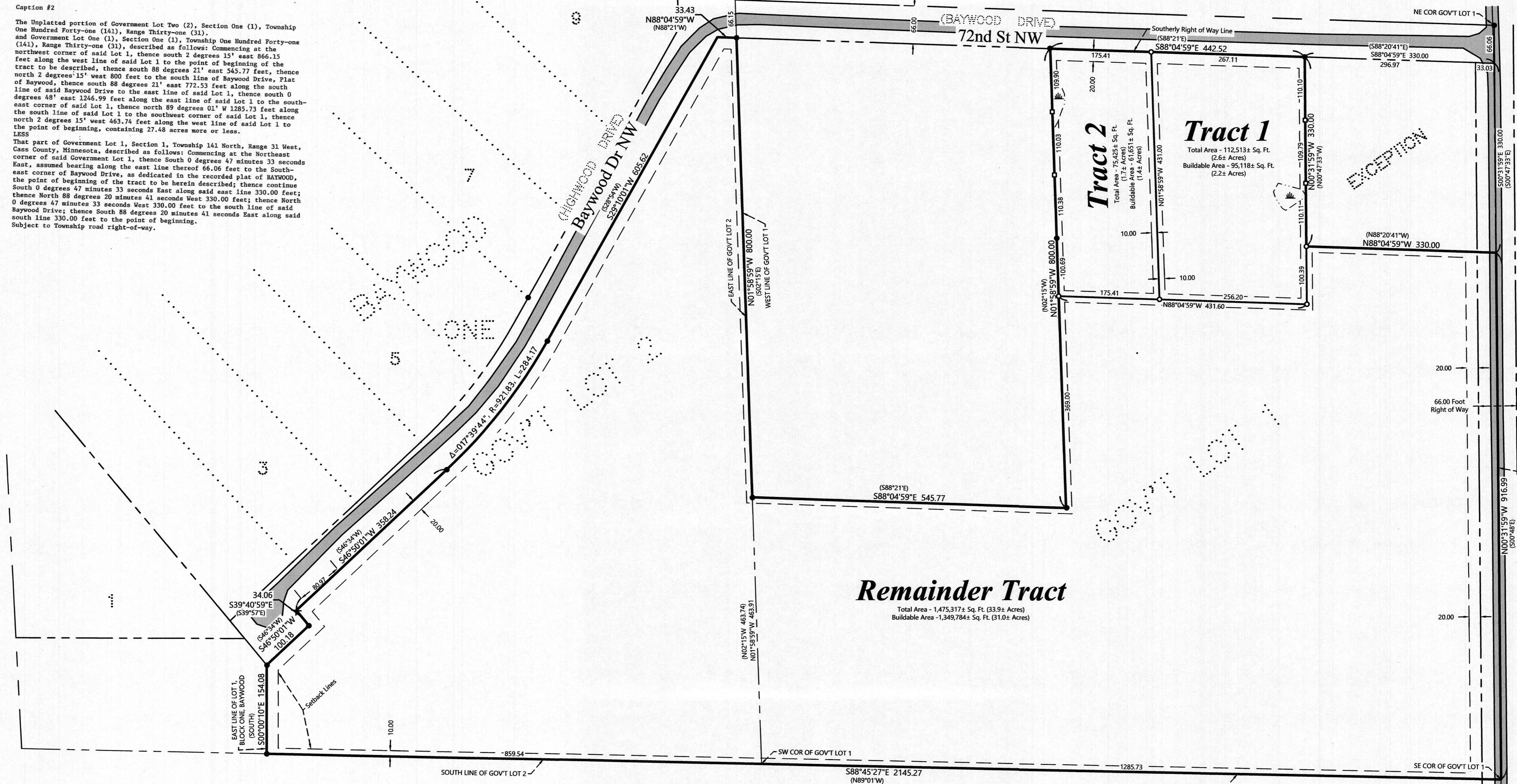
- Zoning for subject tract = Shoreland Residential & Rural Residential 2.5 (RR-2.5).
- Parcel ID for subject tract = 38-001-1103.
- Improvements other than those shown on this certificate, may exist that were not located during this survey.
- Wetlands as shown on "Tracts 1 & 2" delineated by Patrick Reardon, Wetland Certification No. 1295, on May 15, 2024. According to County National Wetland Inventory maps there are no wetlands on "Remainder Tract".
- 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.
- 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.

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES SET POST
- DENOTES MONUMENT FOUND
- ✕ DENOTES CALCULATED POSITION
- (N01°23'45"E 123.45) DENOTES PLAT AND DEEDED VALUES
- DENOTES EDGE OF EXISTING BITUMINOUS
- DENOTES DELINEATED WETLAND(S)



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



I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
John Ringle
 TERRY L. GREENMAN
 LIC. NO. 21367

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

CERTIFICATE OF SURVEY
 John Ringle
 1710 Ventura Dr.
 Bemidji, MN 56601

JOB NO. 21-066
 DATE: 12-06-2021
 SHEET NO.
1 OF 1

REVISIONS	DATE	DESCRIPTION	BY
1.	5-22-2024	New Tracts	G.A.Y.
2.	6-05-2024	Change New Tracts	G.A.Y.