CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 3, AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION 13, TOWNSHIP 142 NORTH, RANGE 28 WEST, CASS COUNTY, MINNESOTA

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 07-013-3105, 07-013-3112, and 07-013-3113.
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. This survey reflects the Ordinary High Water Elevation (OHW).
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.

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- DENOTES BRASS CAPPED MONUMENT FOUND
- DENOTES CALCULATED POSITION
- DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- DENOTES EXISTING UTILITY POLE
- DENOTES EXISTING PHONE PEDESTAL
- DENOTES EXISTING LP TANK
- OHE DENOTES OVERHEAD ELECTRIC LINE

Boy Lake

General Development (GD)

LAKE ELEVATION = 1295.22 / 5-20-2024

ORDINARY HIGH WATER ELEVATION = 1296.4

BENCHMARK: MNDOT GEODETIC MARKER "BOY LAKE MNDT"

BASED ON NGVD29

0 100 200

SCALE IN FEET

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE MINNESOTA COUNTY COORDINATE SYSTEM, CASS COUNTY, NORTH ZONE (2011 ADJ.), ASSIGNING THE WEST LINE OF THE SE1/4-NW1/4 TO BEAR S01°42'41"W

EXISTING DESCRIPTION:

A000699649
Page 1 of 3

07-013-3113
07-013-3105
07-013-3112
No delinquent taxes and transfer entered;
Certificate of Real Estate Value
( )filed (X)not required
Date: December 22, 2023
LISA A. SHADICK
Cass County MN Auditor-Treasurer
By
Septic Disclosure
(X) Not Required ( ) Received ( ) Not Received

A000699649
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR RECORDED ON
12/22/2023 12:12:51 PM
AS DOC #: A000699649
PAGES: 3
REC FEES: 46.00
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY CF Dep TX#: 193971

Top 3 inches reserved for recording data)

QUIT CLAIM DEED
Individual(s) to Individual(s)

eCRV number:

DEED TAX DUE: $1.65 DATE: 12/12/23

FOR VALUABLE CONSIDERATION, John L. Goodrich and Anita R. Goodrich, a married couple ("Grantor"), hereby conveys and quitclaims to John L. Goodrich and Anita R. Goodrich, as Co-Trustees of the Goodrich Family Trust dated October 12, 2023 ("Grantee"), real property in Cass County, Minnesota, legally described as follows:

See Exhibit A, Attached

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EXHIBIT A

Parcel 1

East 90 feet of the West 555 feet of Government Lot 3, Section 13, Township 142, Range 28

Parcel 2

The East one hundred (100) feet of the west six hundred fifty-five (655) feet of the Southeast Quarter of the Northwest quarter, Section 13, Township one hundred forty two (142) Range 28, 3.36 acres

Parcel 3

The East 100 feet of the west 655 feet of Government Lot three (3), Section 13, township one hundred forty-two (142) North, Range 28 West, Cass County, Minnesota

SHEET NO. 1 OF 1
JOB NO. 24-046
DATE: 5-23-2024

CERTIFICATE OF SURVEY
John Goodrich
9212 NE 88th Street
Bondurant, IA 50035

NORTHERN ENGINEERING & CONSULTING, INC.
P.O. Box 292, Walker, MN, 56484
Phone: 218-547-1296
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 5/23/24

REVISIONS:		
NO	DATE	DESCRIPTION	BY