

# CERTIFICATE OF SURVEY

LOT 22, AUDITOR'S PLAT NO. 11,  
SECTION 08, TOWNSHIP 141 NORTH, RANGE 29 WEST,  
CASS COUNTY, MINNESOTA

## EXISTING DESCRIPTION:

A000651666  
OFFICE OF THE COUNTY RECORDER  
CASS COUNTY, MINNESOTA  
CERTIFIED, FILED, AND/OR  
RECORDED ON  
7/22/2019 2:11:18 PM  
AS DOC #: A000651666  
PAGES: 2  
REC FEES: 96.00  
KATHRYN M. NORBY  
CASS COUNTY RECORDER  
BY NG Dep TX#: 155080  
Well Cert Rec'd X

30-378-0220  
No delinquent taxes and transfer entered;  
Certificate of Real Estate Value  
(Villed) ( ) Not required  
Date: JULY 22, 2019  
SANDRA NORIKANE  
Cass County MN Auditor-Treasurer

By EA  
Septic Disclosure  
( ) Not Required ( ) Received (✓) Not Received

## WARRANTY DEED

Individual to Joint Tenants

STATE DEED TAX DUE HEREON: \$132.00  
eCRV#954348

Dated: May 21, 2019

FOR VALUABLE CONSIDERATION, Deborah Nelson, a single person, Grantor, hereby conveys and warrants to Chris E. Jensen and Erica J. Jensen, a married couple, Grantees, as joint tenants, and not as tenants in common, real property in Cass County, Minnesota, described as follows:

Section 8 of Township 141 North, Range 29 West, Lot 22 of Auditors Plat 11, Pine Lake Township, Cass County, Minnesota. Parcel No. 30-378-0220.

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions: reservations, restrictions and easements of record, if any.

## PROPOSED DESCRIPTION:

**Quiet Title Tract**  
That part of Old Highway #34, as shown on AUDITOR'S PLAT No.11, in Government Lot 1, Section 08, Township 141 North, Range 29 West, Cass County, Minnesota, described as follows: Beginning at the northwest corner of Lot 22, said AUDITOR'S PLAT No.11; thence North 01 degrees 46 minutes 05 seconds East, assigned bearing on the northerly projection of the west line of said Lot 22, for a distance of 20.90 feet to the southerly line of the 40.00 foot Easement Revocation to Pine Lake Township, dated 10-2-2009; thence South 76 degrees 43 minutes 13 seconds East, along said southerly line, 170.92 feet; thence South 13 degrees 16 minutes 47 seconds West 29.62 feet to the northeast corner of said Lot 22; thence North 73 degrees 34 minutes 55 seconds West, along the north line of said Lot 22, for a distance of 167.00 feet to the point of beginning.  
Subject to easements, restrictions and reservations of record.  
Subject to an easement for utilities and snow storage over, under and across that part of Old Highway #34, as shown on AUDITOR'S PLAT No.11, in Government Lot 1, Section 08, Township 141 North, Range 29 West, Cass County, Minnesota, described as follows: Commencing at the northwest corner of Lot 22, said AUDITOR'S PLAT No.11; thence North 01 degrees 46 minutes 05 seconds East, assigned bearing on the northerly projection of the west line of said Lot 22, for a distance of 20.90 feet to the southerly line of the 40.00 foot Easement Revocation to Pine Lake Township, dated 10-2-2009; thence South 76 degrees 43 minutes 13 seconds East, along said southerly line, 142.81 feet to the Point of Beginning of the easement tract to be herein described; thence southeasterly 45.06 feet along a non-tangential curve, concave to the southwest, having a radius of 29.62 feet, a central angle of 87 degrees 09 minutes 51 seconds and the chord bears South 30 degrees 13 minutes 20 seconds East for a chord distance of 40.84 feet to the northeast corner of said Lot 22; thence North 13 degrees 16 minutes 47 seconds East, not tangent to said curve, 29.62 feet to said southerly line; thence North 76 degrees 43 minutes 13 seconds West, along said southerly line 28.11 feet to the point of beginning.

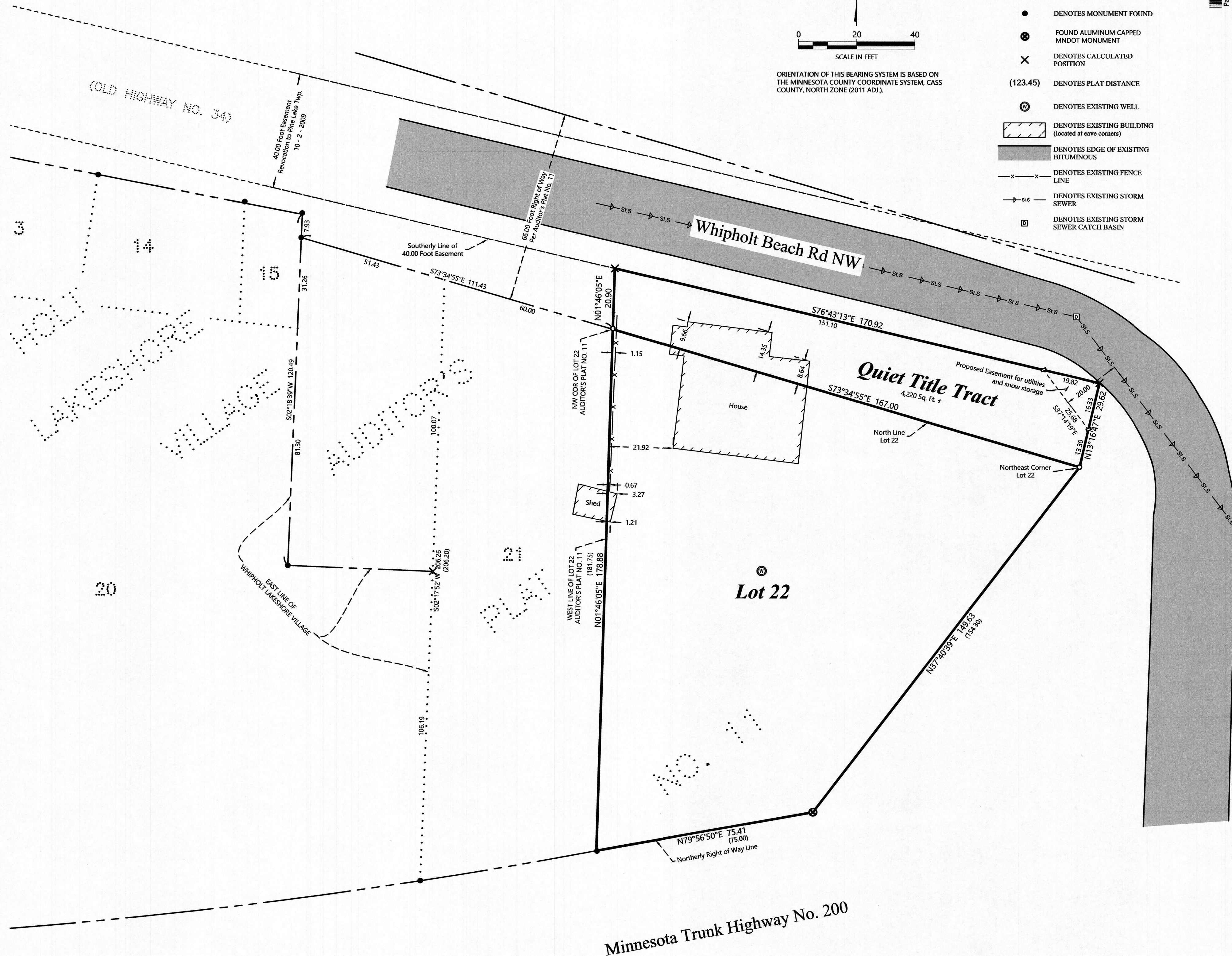
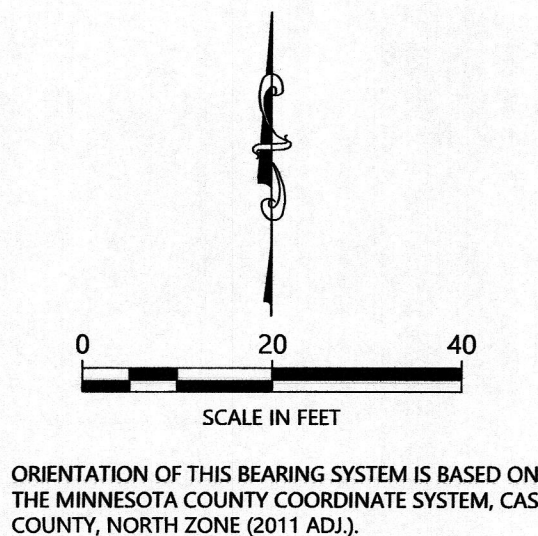
**UTILITY AND SNOW STORAGE EASEMENT**  
Subject to an easement for utilities and snow storage over, under and across that part of Old Highway #34, as shown on AUDITOR'S PLAT No.11, in Government Lot 1, Section 08, Township 141 North, Range 29 West, Cass County, Minnesota, described as follows: Commencing at the northwest corner of Lot 22, said AUDITOR'S PLAT No.11; thence North 01 degrees 46 minutes 05 seconds East, assigned bearing on the northerly projection of the west line of said Lot 22, for a distance of 20.90 feet to the southerly line of the 40.00 foot Easement Revocation to Pine Lake Township, dated 10-2-2009; thence South 76 degrees 43 minutes 13 seconds East, along said southerly line, 151.10 feet to the Point of Beginning of the easement tract to be herein described; thence South 37 degrees 14 minutes 19 seconds East 25.68 feet to the intersection with a line that bears North 13 degrees 16 minutes 47 seconds East from the northeast corner of said Lot 22; thence North 13 degrees 16 minutes 47 seconds East 16.33 feet to said southerly line; thence North 76 degrees 43 minutes 13 seconds West, along said southerly line 19.82 feet to the point of beginning.

## NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 30-378-0220.
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.

## LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES SET LATH
- DENOTES MONUMENT FOUND
- ⊙ FOUND ALUMINUM CAPPED MNDOT MONUMENT
- × DENOTES CALCULATED POSITION
- (123.45) DENOTES PLAT DISTANCE
- ⊙ DENOTES EXISTING WELL
- ▨ DENOTES EXISTING BUILDING (located at curve corners)
- ▨ DENOTES EDGE OF EXISTING BITUMINOUS
- x-x- DENOTES EXISTING FENCE LINE
- s-s- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING STORM SEWER CATCH BASIN



REVISIONS:		RIGHT OF WAY TRACT	L.A.H.
1.	7/16/2024	EASEMENT	L.A.H.
2.	11/6/2024	EASEMENT AND STORM SEWER	G.A.Y.
3.	12/11/2024		
NO.	DATE	DESCRIPTION	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. FREEMAN  
LIC. NO. 21367  
12/11/24



## CERTIFICATE OF SURVEY

Henry Ewers  
3825 Richter Ave  
St. Cloud, MN 56301

JOB NO. 22-246  
DATE: 12-27-2022

SHEET NO.

1 OF 1