

EXISTING DESCRIPTION:

Page 1 of 3 A000655303

38-011-3106  
No delinquent taxes and transfer return; Certificate of Real Estate Value  
(Noted) (Not required)  
NOVEMBER 14, 2019  
Cass County MN Auditor-Treasurer  
By: HJL Deputy  
Scanned Disclosure  
( ) Not Required (X) Received ( ) Not Received

A000655303  
OFFICE OF THE COUNTY RECORDER  
CASS COUNTY, MINNESOTA  
CERTIFIED, FILED, AND/OR  
RECORDED ON  
11/14/2019 11:21:13 AM  
REC FEES: 46.00  
PAGES: 3  
KATHRYN M. NORBY  
CASS COUNTY RECORDER  
BY NG DEP TX#: 157912  
RECORDED ELECTRONICALLY  
(Top 3 inches reserved for recording data)

WARRANTY DEED Minnesota Uniform Conveyancing Blanks  
Individual(s) to Joint Tenants Form 10.1.5 (2013)

FOR VALUABLE CONSIDERATION, Kevin P. O'Rourke and Brenda K. O'Rourke, married to one another ("Grantor"), hereby convey(s) and warrant(s) to Andrew J. Arnold and Jennifer L. Arnold ("Grantee"), as joint tenants, real property in Cass County, Minnesota, legally described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

EXHIBIT "A"  
LEGAL DESCRIPTION

That part of Government Lot Five (5), Section Eleven (11), Township One Hundred Forty-one (141) North, Range Thirty-one (31) West in Cass County, Minnesota, described as follows: Commencing at the Southeast corner of said Government Lot 5; thence South 89 degrees 28 minutes 03 seconds West 519.98 feet along the South line of said Government Lot 5; thence North 50 degrees 31 minutes 41 seconds West 144.15 feet; thence North 35.00 feet to the point of beginning; thence South 35.00 feet; thence South 50 degrees 31 minutes 41 seconds East 144.15 feet to the South line of said Government Lot 5; thence North 89 degrees 28 minutes 03 seconds East 519.98 feet along the South line to the East line of said Government Lot 5; thence North 03 degrees 52 minutes 34 seconds East 401.19 feet along said East line to the North line of the South 400 feet of said Government Lot 5; thence South 89 degrees 28 minutes 03 seconds West 803 feet, more or less, along said North line to the shore of Leech Lake; thence Southwesterly along said shore to a point that bears North 66 degrees 40 minutes 27 seconds West from the point of beginning; thence South 66 degrees 40 minutes 27 seconds East 290 feet, more or less, to the point of beginning.

AND

Outlot A, Eagle Ridge

Cass County, Minnesota.

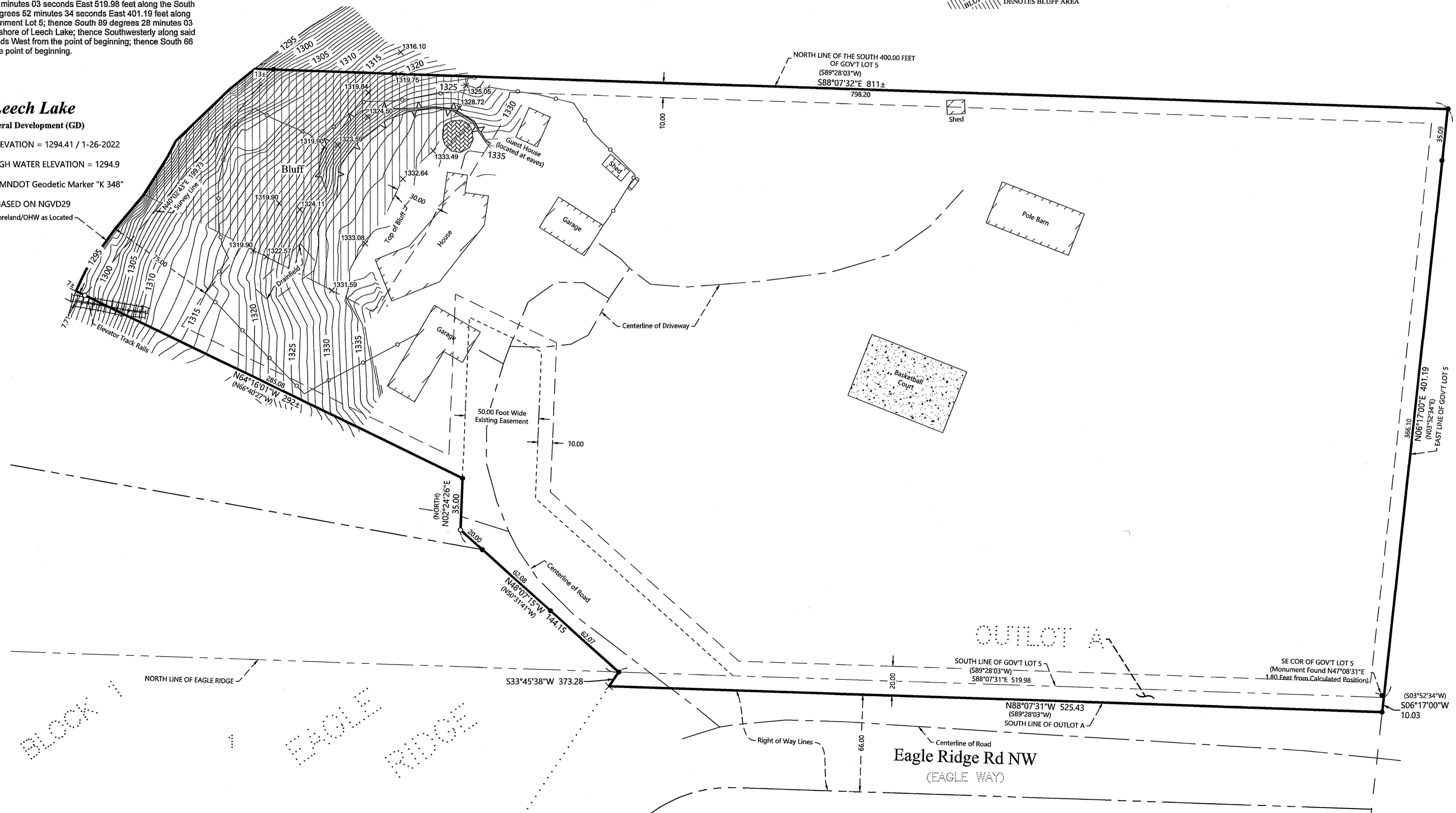
Leech Lake  
General Development (GD)

TOP OF ICE ELEVATION = 1294.41 / 1-26-2022

ORDINARY HIGH WATER ELEVATION = 1294.9

BENCHMARK: MNDOT Geodetic Marker "K 348"

BASED ON NGVD29  
Shoreland/OWH as Located

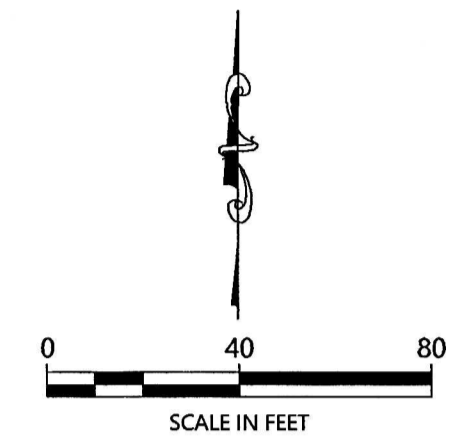


LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- (N01°23'45"E) DENOTES DEEDED MEASURE
- 1234.5 DENOTES SPOT ELEVATION (EXISTING GRADE)
- DENOTES EXISTING CHAINLINK FENCE LINE
- DENOTES EXISTING RETAINING WALL
- 1208— DENOTES EXISTING INTERMEDIATE CONTOURS
- 1210— DENOTES EXISTING INDEX CONTOURS
- DENOTES EXISTING LP TANK
- ▢ DENOTES EXISTING BUILDING
- ▨ DENOTES EDGE OF EXISTING CONCRETE
- ▩ DENOTES EDGE OF EXISTING PAVING STONES
- ▧ DENOTES BLUFF AREA

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 38-011-3106.
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.



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE MINNESOTA COUNTY COORDINATE SYSTEM, CASS COUNTY, NORTH ZONE (2011 AD1).

REVISIONS	ADD BLUFF INFORMATION	DATE	DESCRIPTION
1.	2-11-2025		

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.  
TERRY L. FREEMAN  
2/11/25  
LIC. NO. 21367

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

TOPOGRAPHIC SURVEY  
Andrew Arnold  
P.O. Box 790  
Walker, MN 56484

JOB NO. 22-007  
DATE: 2-8-2022

SHEET NO.  
1 OF 1