

EXISTING DESCRIPTION:

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42-015-4401
No delinquent taxes and transfer entered; Certificate of Real Estate Value
(x) Filed () not required
NOVEMBER 26, 2024
Cass County MN Auditor-Treasurer
By J.L. Deputy
Septic Disclosure
() Not Required (x) Received () Not Received

A000707692
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
11/26/2024 11:55:11 AM
REC FEES: 46.00
AS DOC #: A000707692
PAGES: 3
BY BA DEP TX#: 200635
RECORDED ELECTRONICALLY

E-CRV No. 1715353
DEED TAX DUE: \$1,263.90

DATE: November 25, 2024

FOR VALUABLE CONSIDERATION, Angela M. Cronquist and Craig T. Cronquist, wife and husband, Grantor, hereby conveys and warrants to Scott J. Schmitt and Michelle Renee Schmitt Grantees, as joint tenants, real property in Cass County, Minnesota, described as follows:

Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

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EXHIBIT 'A'

Those parts of Government Lots Three (3) and Four (4), Section Fifteen (15), Township One Hundred Forty (140) North, Range Twenty-six (26) West, described as follows: Beginning at the Northeast corner of said Government Lot 4; thence on an assumed bearing of South along the East line thereof 97.73 feet; thence South 89 degrees 54 minutes 14 seconds West 1453, more or less, to the shoreline of Thunder Lake; thence Northerly along said shoreline to the intersection with a line which bears South 89 degrees 53 minutes 40 seconds West from the point of beginning; thence North 89 degrees 53 minutes 40 seconds East 1480 feet, more or less, to the point of beginning, Cass County, Minnesota.

NOTE: This property is Abstract.

CERTIFICATE OF SURVEY

PARTS OF GOVERNMENT LOTS 3 & 4,
SECTION 15, TOWNSHIP 140 NORTH, RANGE 26 WEST,
CASS COUNTY, MINNESOTA

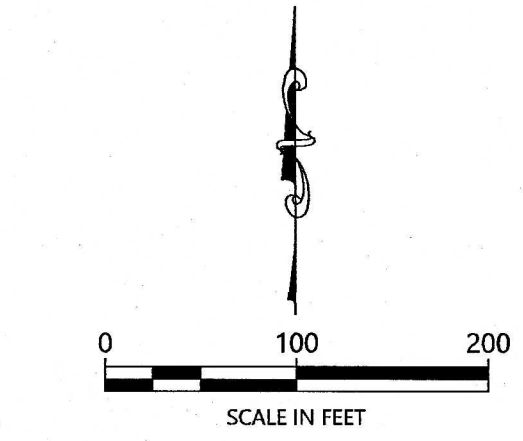
LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- ⊕ BENCHMARK: SPIKE IN WEST FACE OF 10 INCH N. PINE, UP 0.75 FEET ELEV. = 1350.12 / NGVD29
- ⊞ DENOTES SET LATH
- × DENOTES CALCULATED POSITION
- (N01°23'45"E) DENOTES DEEDED BEARINGS
- ⊗ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- ⊞ DENOTES EXISTING PHONE PEDESTAL
- ▨ DENOTES EXISTING BUILDING (located at cave corners)
- ▨ DENOTES EDGE OF EXISTING GRAVEL
- ▨ DENOTES NON-DELINEATED WETLAND(S)
- 1208— DENOTES EXISTING INTERMEDIATE CONTOURS
- 1210— DENOTES EXISTING INDEX CONTOURS
- ×1234.5 DENOTES SPOT ELEVATION (EXISTING GRADE)

LINE TABLE		
Line Segment	Bearing	Distance
L1	N15°09'21"W	71.63
L2	N11°59'04"W	28.80

Thunder Lake
Shoreline/OHW as Located

SEE DETAIL A



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE MINNESOTA COUNTY COORDINATE SYSTEM, CASS COUNTY, NORTH ZONE (2011 ADJ) ASSIGNING THE EAST LINE OF GOVERNMENT LOT 4 TO BEAR S00°51'30"W.

Minnesota Trunk Highway No 6

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

2/17/25
TERRY L. FREEMAN
LIC. NO. 21367

NORTHERN ENGINEERING & CONSULTING, INC.
P.O. Box 292, Walker, MN, 56484
Phone: 218-547-1296
Web: www.necusa.com

CERTIFICATE OF SURVEY
Scott Schmitt
175 Lakeview Ave
Tonka Bay, MN 55331

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 42-015-4401.
3. Doc No A000146610 is an easement over existing Little Cleo Dr NE that does not declare a width.
4. Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey.
5. 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.
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.

JOB NO. 25-006
DATE: 02-17-2025

SHEET NO.
1 OF 1