

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 1,
SECTION 36, TOWNSHIP 139 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA

PROPOSED DESCRIPTIONS:

PROPOSED EXCHANGE TRACT 1

That part of Government Lot 1, Section 36, Township 139 North, Range 31 West, Cass County, Minnesota, described as follows:
COMMENCING at the intersection of the North line of the South 100.00 feet of said Government Lot 1 with the centerline of County Road 116; thence North 86 degrees 28 minutes 25 seconds West, assigned bearing, along said North line, a distance of 277.47 feet to the Point of Beginning of the tract to be herein described; thence continue North 86 degrees 28 minutes 25 seconds West, along said North line, 574.18 feet to the west line of said Government Lot 1; thence South 00 degrees 12 minutes 21 seconds East, along said west line, 29.50 feet; thence South 89 degrees 25 minutes 06 seconds East 573.01 feet to the point of beginning.

PROPOSED EXCHANGE TRACT 2

That part of Government Lot 1, Section 36, Township 139 North, Range 31 West, Cass County, Minnesota, described as follows:
BEGINNING at the intersection of the North line of the South 100.00 feet of said Government Lot 1 with the centerline of County Road 116; thence North 86 degrees 28 minutes 25 seconds West, assigned bearing, along said North line, a distance of 277.47 feet; thence North 00 degrees 00 minutes 27 seconds East 10.94 feet; thence North 86 degrees 40 minutes 36 seconds East 274.72 feet to said centerline; thence South 03 degrees 40 minutes 40 seconds East, along said centerline, 20.73 feet; thence southerly 23.28 feet along said centerline, being a tangential curve, concave to the east, having a radius of 7000.00 feet and a central angle of 00 degrees 11 minutes 26 seconds to the point of beginning.
SUBJECT to County Road 116 right of way.

EXISTING DESCRIPTION:

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13-036-2115
My client has been assigned the Certificate of Title Case No. 13-036-2115
FILED (Not required)
AUGUST 27 2024
Cass County MN Auditor/Recorder
By: [Signature]
[Notarized] [Witnessed] [Notarized]

OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
8/28/2024 3:45:12 PM
REC FEE: \$6.00
AS DOC #: A000705325
PAGES: 3
BY: [Signature] DEP: [Signature] TX#: 108700
RECORDED ELECTRONICALLY

(Top 3 inches reserved for recording data)

WARRANTY DEED
Individual(s) to Individual(s)
Minnesota Uniform Conveying Blanks
Form 10.1.1 (2018)

e-CRV No.: 1686289
DEED TAX DUE: \$99.00
DATE: August 27, 2024

FOR VALUABLE CONSIDERATION, Stephen Skette, a single person ("Grantor"), hereby conveys and warrants to Andrew M. Thuk and Shelley L. Thuk, spouses married to each other ("Grantee"), as

(Check only one box)
☐ Tenants in common, (If more than one Grantee is named above and either no box is checked or both boxes are checked, this conveyance is made to the named Grantees as tenants in common.)
☒ Joint tenants,

real property in Cass County, Minnesota, legally described as follows:
Legal description attached hereto and made a part hereof marked Exhibit "A"
Check here if all or part of the described real property is Registered (Torrrens) ☐
together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

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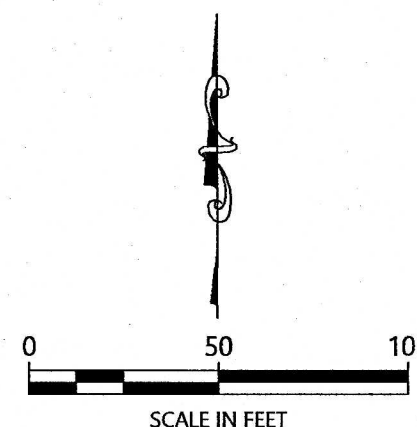
EXHIBIT "A"

This North 300 feet of the South 400 feet of Government Lot 1, Section 36, Township 139, Range 31, Cass County, Minnesota, lying and being West of County Road Number 116, together with an easement over the South 100 feet of Government Lot 2 of Section 36, Township 139, Range 31, from County Road No. 116 to the western edge of Pine Mountain Lake.

Cass County, Minnesota.
Abstract Property

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- ~ DENOTES EDGE OF TREELINE
- ▨ DENOTES EXISTING BUILDING (located at esee corners)



NOTES:

- Zoning for subject tract = Shoreland Residential (SR) & Rural Residential 2.5 (RR-2.5).
- Parcel ID for subject tract = 13-036-2115.
- Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey.
- 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.

REVISIONS:		LAH	BY
Exchange Tract	DATE	DESCRIPTION	
1.	5/2/2025		

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

5/15/25
TERRY FREEMAN
LIC. NO. 21367



CERTIFICATE OF SURVEY
Andrew & Shelley Thuk
20876 124th Ave
Rogers, MN 55374

JOB NO. 22-172
DATE: 10-14-2022
SHEET NO. 1 OF 1