

CERTIFICATE OF SURVEY

PART OF LOT 3, STUARTS BEACH,
AND PART OF GOVERNMENT LOT 1,
SECTION 08, TOWNSHIP 140 NORTH, RANGE 28 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTIONS:

46-371-0031
No delinquent taxes and transfer entered;
Certificate of Real Estate Value
Filed ☒ (not required)
October 22, 2012
Shawn R. Anderson
County Auditor
by: R. Anderson Deputy

A000585640
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
10/23/2012 8:36:18 AM
AS DOC #: A000585640
PAGES: 2
REC FEES: 46.00
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY SR: Dep

(Top 3 inches reserved for recording data)
WARRANTY DEED
Individual(s) to Individual(s)

DEED TAX DUE: \$ 1.65
Consideration is LESS than \$500.00
DATE: 9.16.12

FOR VALUABLE CONSIDERATION, Laura Armour Cook ("Grantor"), hereby conveys and warrants to
Glenmar Minnesota, LLC, a Colorado Limited Liability Company, ("Grantee"), real property in Cass
County, Minnesota, legally described as follows:

Lot 3 Stuart's Beach less Northwesterly 25 feet of Lot 3, Cass County, Minnesota.

AND

That part of Government Lot 1, Section 8, Township 140 North, Range 28 West, Cass County, Minnesota,
described as follows: Commencing at the most easterly corner of Lot 3, STUARTS BEACH, plat of record,
said county; said county; thence South 29 degrees 09 minutes 25 seconds West assumed bearing along
the easterly line of said Lot 3, a distance of 529.60 feet to the point of beginning of the tract to be herein
described; thence South 54 degrees 54 minutes 40 seconds East 83.84 feet; thence South 23 degrees 02
minutes 53 seconds East 167.61 feet; thence South 63 degrees 36 minutes 01 seconds West 95.82 feet;
thence South 71 degrees 23 minutes 21 seconds West 116 feet, more or less, to the shoreline of Woman
Lake; thence northwesterly along said shoreline to said easterly line; thence North 29 degrees 09 minutes
25 seconds East along said easterly line 204 feet, more or less, to the point of beginning.
SUBJECT tract is non-conforming tract on its own and must be attached to an adjoining parcel.

split from combine to
46-048-2201 46-371-0031
No delinquent taxes and transfer entered;
Certificate of Real Estate Value
Filed ☒ (not required)
October 22, 2012
Shawn R. Anderson
County Auditor
by: R. Anderson Deputy

A000585642
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
10/23/2012 8:41:38 AM
AS DOC #: A000585642
PAGES: 2
REC FEES: 46.00
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY SR: Dep

(Top 3 inches reserved for recording data)
WARRANTY DEED
Individual(s) to Individual(s)

DEED TAX DUE: \$ 1.65
Consideration is LESS than \$500.00
DATE: August 13, 2012

FOR VALUABLE CONSIDERATION, Glenmar Lodge, Inc., ("Grantor"), hereby conveys and warrants to
Glenmar Minnesota LLC, a Colorado Limited Liability Company, ("Grantee"), real property in Cass
County, Minnesota, legally described as follows:

TRIANGLE TRACT

That part of Government Lot 1, Section 8, Township 140 North, Range 28 West, Cass County, Minnesota,
described as follows: Commencing at the most easterly corner of Lot 3, STUARTS BEACH, plat of record,
said County; thence South 29 degrees 09 minutes 25 seconds West assumed bearing along the easterly
line of said Lot 3, a distance of 448.28 feet to the point of beginning of the tract to be herein described;
thence continue South 29 degrees 09 minutes 25 seconds West 81.32 feet; thence South 54 degrees 54
minutes 40 seconds East 83.84 feet; thence North 13 degrees 39 minutes 52 seconds West 122.68 feet to
the point of beginning.

SUBJECT tract is non-conforming tract on its own and must be attached to an adjoining parcel.

SUBJECT to easements, restrictions, and reservations of record.

CASS COUNTY, MN # 1720
Deed tax \$ 1.65
Date 10/23/2012
BY: R. Anderson

NOTES:

- Zoning for subject tract = Shoreland Residential.
- Parcel ID for subject tract = 46-371-0031.
- 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 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.

CERTIFICATE OF SURVEY
Glenmar Minnesota LLC
2525 Arapahoe Ave Suite E4-857
Boulder, CO 80302

JOB NO. 25-013

DATE: 3-13-2025

SHEET NO.

1 OF 1

LEGEND

- DENOTES EXISTING LP TANK
- DENOTES EXISTING SEPTIC VENT, SEPTIC CLEANOUT, & SEPTIC TANK LID
- DENOTES EXISTING PHONE PEDESTAL
- DENOTES EXISTING SATELLITE
- DENOTES EXISTING WELL
- DENOTES EXISTING CONIFEROUS TREE SIZE
- DENOTES EXISTING DECIDUOUS TREE SIZE
- DENOTES EDGE OF TREELINE
- DENOTES EDGE OF EXISTING CONCRETE
- DENOTES EDGE OF EXISTING STAIRS
- DENOTES EDGE OF EXISTING GRAVEL
- DENOTES EDGE OF EXISTING BITUMINOUS
- DENOTES EXISTING BUILDING
- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- DENOTES CALCULATED POSITION
- DENOTES EXISTING INTERMEDIATE CONTOURS
- DENOTES EXISTING INDEX CONTOURS
- DENOTES SPOT ELEVATION (EXISTING GRADE)
- BENCHMARK: TOP OF WELL HEAD
ELEV. = 1346.74 / NGVD 29
- DENOTES EXISTING GROUND TRANSFORMER
- DENOTES EXISTING GAS METER
- DENOTES EXISTING ELECTRIC OUTLET
- DENOTES EXISTING LIGHT POLE
- DENOTES WETLAND(S)

Woman Lake
General Development
OHW = 1323.6 (NGVD 1929)

ELEVATION TABLE

Item	Elevation
House Roof Elevation	1368.25
Garage Roof Elevation	1356.58
Soffit Elevation	1364.24
Top Basement Slab	1338.59
Wood Floor	1347.18
Tile Floor at Entrance	1347.23
Top Entrance Step	1347.11
Top of Bottom Step at Entrance	1346.53