

CERTIFICATE OF SURVEY

LOT 13, BLOCK 1, AND PART OF OUTLOT A,
SOUTH WINNIE HIDDEN HARBOR,
SECTION 26, TOWNSHIP 145 NORTH, RANGE 28 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:

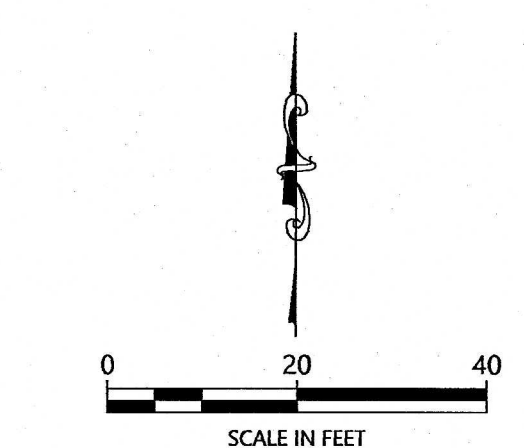
83-338-0165
No delinquent taxes and transfer entered;
Certificate of Real Estate Value
X filed April 13, 2017
Sharon K. Anderson
County Auditor
by: Deputy

A000629997
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
4/13/2017 2:42:31 PM
AS DOC #: A000629997
PAGES: 2
REC FEES: 46.00
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY SR Dep TX#: 137777

WARRANTY DEED Minnesota Uniform Conveyancing Blanks
Business Entity to Individual(s) Form 10.1.7 (2016)
eCRV number: 640293
DEED TAX DUE: \$ 148.50 DATE: April 11, 2017
FOR VALUABLE CONSIDERATION, Denny's Ton of Fun, Inc.
a Corporation under the laws of the State of Minnesota ("Grantor"),
hereby conveys and warrants to James C. Denny and Angela M. Denny, husband and wife ("Grantee"), as
joint tenants, (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.)
real property in Cass County, Minnesota, legally described as follows:
Lot Thirteen (13), Block One (1), South Winnie Hidden Harbor, according to the plat thereof on file and of record in the Office of the County Recorder, Cass County, Minnesota.
Subject to and together with easements, restrictions and reservations of record, if any.

PROPOSED DESCRIPTION:

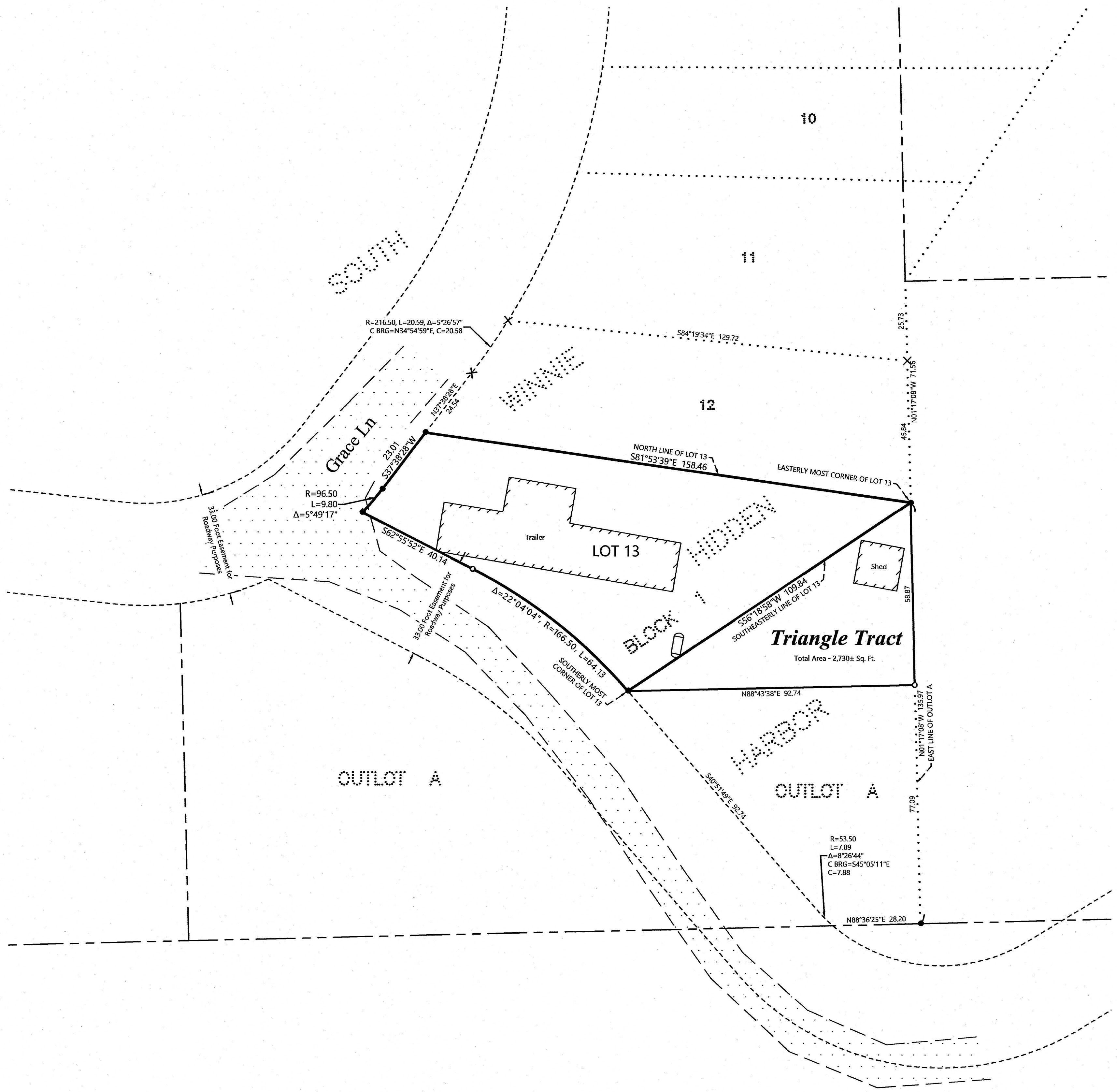
Triangle Tract
That part of OUTLOT A, SOUTH WINNIE HIDDEN HARBOR, according to the recorded plat thereof, Cass County, Minnesota described as follows: BEGINNING at the easterly most corner of Lot 13, Block 1, said plat of SOUTH WINNIE HIDDEN HARBOR; thence South 56 degrees 18 minutes 58 seconds West, assigned bearing, along the southeasterly line of said Lot 13, a distance of 109.84 feet to the southerly most corner of said Lot 13; thence North 88 degrees 43 minutes 38 seconds East 92.74 feet to the east line of said OUTLOT A; thence North 01 degrees 17 minutes 08 seconds West, along said east line, 58.87 feet to the point of beginning.
SUBJECT tract is non-compliant on it's own and must be attached to an adjoining tract.



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE MINNESOTA COUNTY COORDINATE SYSTEM, CASS COUNTY, NORTH ZONE (2011 ADJ.). ASSIGNING THE SOUTHEASTERLY LINE OF OUTLOT A TO BEAR S56°18'58"W.

- LEGEND
- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
 - DENOTES MONUMENT FOUND
 - ✕ DENOTES CALCULATED POSITION
 - DENOTES EXISTING LP TANK
 - DENOTES EDGE OF EXISTING GRAVEL
 - ▨ DENOTES EXISTING BUILDING

- NOTES:
- Parcel ID for subject tract = 83-338-0165.
 - 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.



REVISIONS:	DATE	BY

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
TERRY L. FRYMAN
4/8/25
LIC. NO. 21367



CERTIFICATE OF SURVEY
Jim Denny
1204 NE 7th Ave
Grand Rapids, MN 55744

JOB NO. 25-050
DATE: 4-8-2025
SHEET NO. 1 OF 1