

CERTIFICATE OF SURVEY

LOT 13, BLOCK 1, POINT OF VIEW,
SECTION 24, TOWNSHIP 141 NORTH, RANGE 28 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:

19-427-0163 Page 1 of 2 A00002370
Incorporated into and made a part of the Certificate of Record Map
19-427-0163
CASS COUNTY, MINNESOTA
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED
11/11/2024 1:02 PM
REC. FEE: \$6.00
AS DOC. IN A00002370
PAGES: 2
By: [Signature] REP. TAYLOR 300367
RECORDED ELECTRONICALLY
(The 3 inches reserved for recording fees)

TRUSTEES DEED
By Individual Trustee
Minnesota Uniform Conveyancing Blanks
Form 19.6.1 (09/19)

DEED NUMBER: 1700789 DATE: November 13, 2024 (month/year)

DEED TAX DUE: \$2,887.00

FOR VALUABLE CONSIDERATION, May E. Irwin, as Trustee of May E. Irwin Revocable Trust, dated December 17, 2020 ("Grantor"), hereby conveys and cements to Douglas B. Chapman, as Trustee of the Douglas B. Chapman Revocable Trust dated August 28, 2024 ("Grantee"), as

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

real property in Cass County, Minnesota, legally described as follows:
Lot Thirteen (13), Block One (1), Point of View, according to the plat thereof, on file and of record in the office of the County Recorder, Cass County, Minnesota.

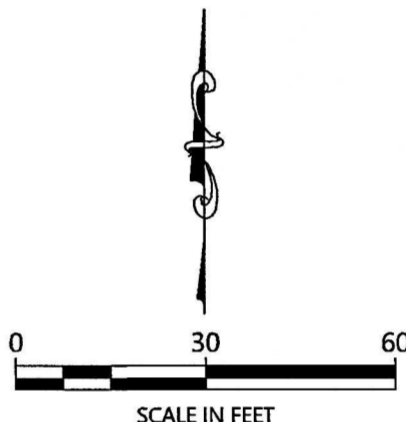
Together with and subject to the easements of record, if any.

Check here if all or part of the described real property is Registered (Forensic) ☐

together with all improvements and appurtenances belonging thereto.

CASS COUNTY MAP # 20240163
Recorded: 11/13/2024
Date: 11/13/2024 By: [Signature]

File No. 317557 Page 1 of 2



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

LEGEND

- DENOTES IRON MONUMENT
SET & MARKED BY LICENSE
NO. 21367
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED
POSITION
- DENOTES SET LATH
- ⊙ DENOTES EXISTING SEPTIC
VENT, SEPTIC CLEANOUT, &
SEPTIC TANK LID
- ⊕ DENOTES EXISTING LP TANK
- ⊗ DENOTES EXISTING WELL
- ▨ DENOTES EDGE OF EXISTING
COBBLESTONE WALKWAY
- ▨ DENOTES EDGE OF EXISTING
BITUMINOUS
- ▨ DENOTES EDGE OF EXISTING
CONCRETE
- ▨ DENOTES EXISTING BUILDING

NOTES:

- Zoning for subject tract = Shoreland Residential.
- Parcel ID for subject tract = 19-427-0163.
- 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.
- This survey reflects the located shoreline at the time of this survey, not the Ordinary High Water Elevation (OHWE).
- Northern Engineering and Consulting, Inc. was not given nor has conducted an investigation or independent search for encumbrances of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search and opinion may disclose.

REVISIONS:	DESCRIPTION	DATE	BY

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.
[Signature]
TERRY L. BREMAN
LIC. NO. 21367



CERTIFICATE OF SURVEY
Doug Chapman
5920 Mirabella Trail NE
Longville, MN 56655

JOB NO. 25-067
DATE: 5-8-2025

SHEET NO.
1 OF 1