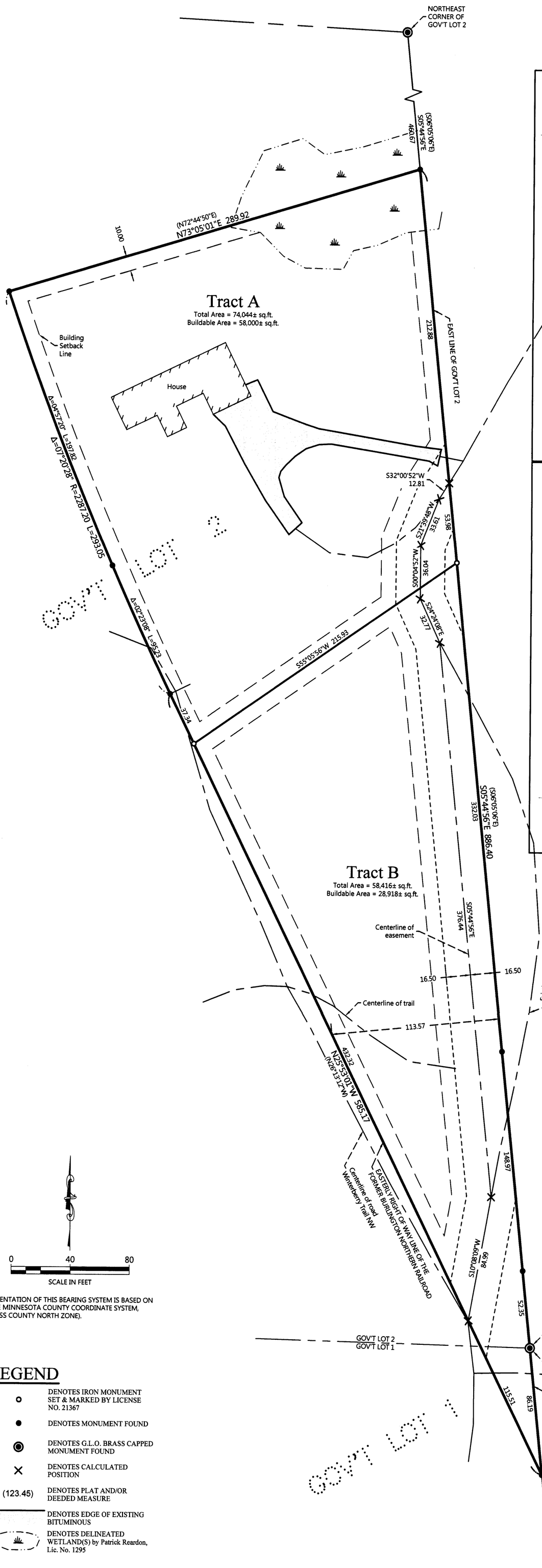
CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 1 AND PART OF GOVERNMENT LOT 2, SECTION 2, TOWNSHIP 141 NORTH, RANGE 31 WEST, CASS COUNTY, MINNESOTA



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

LEGEND

- ○ DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- ● DENOTES MONUMENT FOUND
- ◉ DENOTES G.L.O. BRASS CAPPED MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- (123.45) DENOTES PLAT AND/OR DEEDED MEASURE
- DENOTES EDGE OF EXISTING BITUMINOUS
- DENOTES DELINEATED WETLAND(S) by Patrick Reardon, Lic. No. 1295

EXISTING DESCRIPTIONS:

A00618843
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR RECORDED ON
1/19/2016 1:30:00 PM
AS DOC #: A00618843
PAGES: 3
REC FEES: 46.00
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY KF Dep TX#: 128469

Page 1 of 3 A00618843

38-002-4101
No delinquent taxes and transfer entered;
Certificate of Real Estate Value
( ) filed (X) not required
January 19, 2016
Sharon K Anderson
County Auditor
by: _____, Deputy

(Top 3 inches reserved for recording data)

WARRANTY DEED
Individual(s) to Individual(s)
Minnesota Uniform Conveyancing Blanks
Form 10.1.1 (2013)

eCRV number: _____

DEED TAX DUE: $ less than $500.00 (1.65) DATE: January 5, 2016

FOR VALUABLE CONSIDERATION, Betty Jane Pederson, married FKA Betty Jane Greer (spelling) (insert names and marital status of each Grantor) ("Grantor"),
married to Kevin Pederson
hereby conveys and warrants to Daniel Farnum Greer (insert name of each Grantee) ("Grantee"), real property
in Cass County, Minnesota, legally described as follows:
*See attached

CASS COUNTY, MN # 144
Deed tax $ 1.65
Date 1/19/2016 By CW

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

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

Check applicable box:
☐ The Seller certifies that the Seller does not know of any wells on the described real property.
☐ A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number:)
■ I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Grantor
Betty Jane Pederson (signature)
Kevin Pederson (signature)

Page 1 of 2

A00534030
OFFICE OF COUNTY RECORDER
CASS COUNTY MINNESOTA
CERTIFIED, FILED, AND/OR RECORDED ON
12/24/2007 01:54:28PM
AS DOC #: A00534030
PAGES: 2
REC FEES: 46.00
KATHRYN M. NORBY
COUNTY RECORDER
BY Kathryn M. Norby DEPUTY mm

No delinquent taxes and transfer entered;
Certificate of Real Estate Value
( ) filed (X) not required
December 24, 2007
Sharon K Anderson
County Auditor
by: Ka, Deputy

split from 38-002-4101 split to 38-002-4112

Address 25-M – QUIT CLAIM DEED
Individual(s) to Individual(s) (Top 3 Inches Reserved for Recording Data)
Miller Davis Co. • St. Paul, MN 651-642-1088
Minnesota Uniform Conveyancing Blanks (1)(5)(7)

DEED TAX DUE: $ 1.65
Date: December 24, 2007
FOR VALUABLE CONSIDERATION, Daniel F. Greer and Betty J. Greer, husband and wife
(marital status)

Grantor, hereby conveys and quitclaims to Barbara J. Greer, a single person

Grantee, real property in Cass County, Minnesota, described as follows:

See Attached Exhibit "A"

Subject to and together with easements, restrictions, and reservations of record, if any.

TOTAL CONSIDERATION IS LESS THAN $500.00.

together with all hereditaments and appurtenances.
Check box if applicable:
The Seller certifies that the seller does not know of any wells on the described real property.
A well disclosure certificate accompanies this document.
I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Daniel F. Greer
Betty J. Greer

CASS COUNTY, MN # 2689
Deed tax $ 1.65
Date 12-24-07 By AL

STATE OF MINNESOTA
COUNTY OF CASS

This instrument was acknowledged before me on December 24, 2007
Date
by Daniel F. Greer and Betty J. Greer, husband and wife, Grantors

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)
JODI DIANE KURTZ
NOTARY PUBLIC
MINNESOTA
My Comm. Exp. Jan. 31, 2018

Jodi Diane Kurtz
(SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL)

Check here if part or all of the land is Registered (Torrens)

Tax Statements for the real property described in this instrument should be sent to (include name and address of Grantee):
Barbara J Greer
6962 Winterberry Trail NW
Walker, MN. 56484

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS)
Action Title Inc.
320 Railroad Ave./P O Box 953
Walker, MN. 56484
218 547 2970
CF#4255

REVIEWED BY COUNTY 12-24-2007
BY: Sharon K Anderson
☒ Does) MEET CASS COUNTY
☐ Does Not) ORDINANCE STANDARDS
COMMENT: _____

WARNING: UNAUTHORIZED COPYING OF THIS FORM PROHIBITED.

PAGE 1 OF 2 PAGES

A00618843
Page 3 of 3

Legal Description.

That part of Government Lot 1, Section 2, Township 141, Range 31, which lies east of the Northern Pacific railroad right of way.
AND
All that part of Government Lot 2, Section 2, Township 141, Range 31, which lies east of the Railroad right of way, except that tract of land described as follows:
That part of Government Lot 2, Section 2, Township 141 North, Range 31 West lying easterly of the Minnesota International Railway Company's right of way, as same is now located and established over and across said Section 2, which lies northeasterly of a line run parallel to and distant 100 feet southwesterly of the following described line: Beginning at a point on the southerly boundary of the northeast quarter of southeast quarter of Section 1, Township 141 North, Range 31 West, distant 83.8 feet easterly of the Southwest corner thereof; thence run northwesterly at an angle of 48 degrees 00 minutes with said southerly boundary for a distance of 678.5 feet; thence deflect to the left at an angle of 20 degrees 38 minutes for a distance of 1400 feet and there terminating; together with all that part of the above-described tract, which lies southeasterly of the following described line: Beginning at a point on said Railway Company's northeasterly right of way boundary, distant 545 feet northwesterly of its intersection with the southerly boundary of said Government Lot 2; thence run northeasterly at right angles with said right of way boundary to a point on the easterly boundary of said Government Lot 2, and there terminating.

EXHIBIT "A"

NORTH TRACT

That part of Government Lot 2, Section 2, Township 141 North, Range 31 West, Cass County, Minnesota, described as follows: Commencing at the Northeast corner of said Government Lot 2; thence South 6 degrees 05 minutes 06 seconds East, assumed bearing along the east line thereof 255.89 feet to the southerly right-of-way of T.H. No. 371/200 and the point of beginning of the tract to be herein described; thence continuing South 6 degrees 05 minutes 06 seconds East along said east line 204.78 feet; thence South 72 degrees 44 minutes 50 seconds West 289.92 feet to the easterly right-of-way line of the relocated former Burlington Northern Railroad; thence northerly along said right-of-way line 325.73 feet along a non-tangential curve concave to the northeast, having a radius of 2287.20 feet, a central angle of 8 degrees 09 minutes 35 seconds, and the chord bears North 14 degrees 47 minutes 56 seconds West for a chord distance of 325.46 feet; thence continuing along said right-of-way line North 10 degrees 43 minutes 08 seconds West, tangent to said curve 103.11 feet to the southerly right-of-way line of T.H. No. 371/200; thence South 60 degrees 39 minutes 37 seconds East along said right-of-way line 256.44 feet; thence continuing along said right-of-way line North 29 degrees 20 minutes 23 seconds East 65.00 feet; thence continuing along said right-of-way line South 60 degrees 39 minutes 37 seconds East 117.10 feet to the point of beginning.

I hereby certify that taxes for the year 20 17 on property I.D. # 38-002-4101 have been paid.
Sharon K Anderson
Cass County Auditor-Treasurer
by Deputy 12-24-17 Date

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PROPOSED DESCRIPTIONS:

TRACT A
That part of Government Lot 2, Section 2, Township 141 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the northeast corner of said Government Lot 2; thence South 05 degrees 44 minutes 56 seconds East, assigned bearing, along the east line of said Government Lot 2, a distance of 460.67 feet to the point of beginning of the tract to be herein described; thence continue South 05 degrees 44 minutes 56 seconds East, along said east line, 266.86 feet; thence South 55 degrees 05 minutes 56 seconds West 215.93 feet to the intersection with the easterly right of way line of the relocated former Burlington Northern Railroad; thence North 25 degrees 53 minutes 01 seconds West, along said right of way line, 37.34 feet; thence northwesterly along said right of way line 293.05 feet, along a tangential curve, concave to the northeast, having a radius of 2287.20 feet, and a central angle of 07 degrees 20 minutes 28 seconds to the intersection with a line bearing South 73 degrees 05 minutes 01 seconds West from the point of beginning; thence North 73 degrees 05 minutes 01 seconds East 289.92 feet to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to and TOGETHER with a 33.00 foot wide easement.

TRACT B
That part of Government Lot 1 and that part of Government Lot 2, both in Section 2, Township 141 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the northeast corner of said Government Lot 2; thence South 05 degrees 44 minutes 56 seconds East, assigned bearing, along the east line of said Government Lot 2, a distance of 727.53 feet to the point of beginning of the tract to be herein described; thence continue South 05 degrees 44 minutes 56 seconds East, along said east line and the east line of said Government Lot 1, a distance of 619.54 feet to the easterly right of way line of the relocated former Burlington Northern Railroad; thence North 25 degrees 53 minutes 01 seconds West, along said right of way line, 547.83 feet to the intersection with a line bearing South 55 degrees 05 minutes 56 seconds West from the point of beginning; thence North 55 degrees 05 minutes 56 seconds East 215.93 feet to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to and TOGETHER with a 33.00 foot wide easement.

33.00 FOOT WIDE EASEMENT
A 33.00 foot wide easement for ingress, egress, and utility purposes over, under, and across that part of Government Lot 1 and that part of Government Lot 2, both in Section 2, Township 141 North, Range 31 West, Cass County, Minnesota, the centerline of said 33.00 foot wide easement is described as follows: COMMENCING at the northeast corner of said Government Lot 2; thence South 05 degrees 44 minutes 56 seconds East, assigned bearing, along the east line of said Government Lot 2, a distance of 673.55 feet to the point of beginning of the centerline to be herein described; thence South 32 degrees 00 minutes 52 seconds West 12.81 feet; thence South 21 degrees 39 minutes 48 seconds West 33.61 feet; thence South 00 degrees 04 minutes 52 seconds West 36.04 feet; thence South 24 degrees 24 minutes 08 seconds East 32.77 feet; thence South 05 degrees 44 minutes 56 seconds East 376.44 feet; thence South 10 degrees 08 minutes 09 seconds West 84.99 feet to the easterly right of way line of the former Burlington Northern Railroad and said described centerline there terminating.
The sidelines of said 33.00 foot wide easement shall be prolonged or shortened to terminate on said east line of Government Lot 2 and on said easterly right of way line of the former Burlington Northern Railroad.

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 38-002-4101.
3. Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey.
4. 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.
5. 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.

SHEET NO. 1 OF 1
JOB NO. 17-100
DATE: 5-31-2017

CERTIFICATE OF SURVEY
Dan Greer
P.O. Box 808
Walker, MN 56484

NORTHERN ENGINEERING & CONSULTING, INC.
P.O. Box 292, Walker, MN, 56484
Phone: 218-547-1296, Fax: 218-547-2272
web: www.neciusa.com

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.

TERRY L. FREEMAN — LIC. NO. 21367 — 7/7/17

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	07-07-2017	Added easement	WAG

8/25/2017, 8428