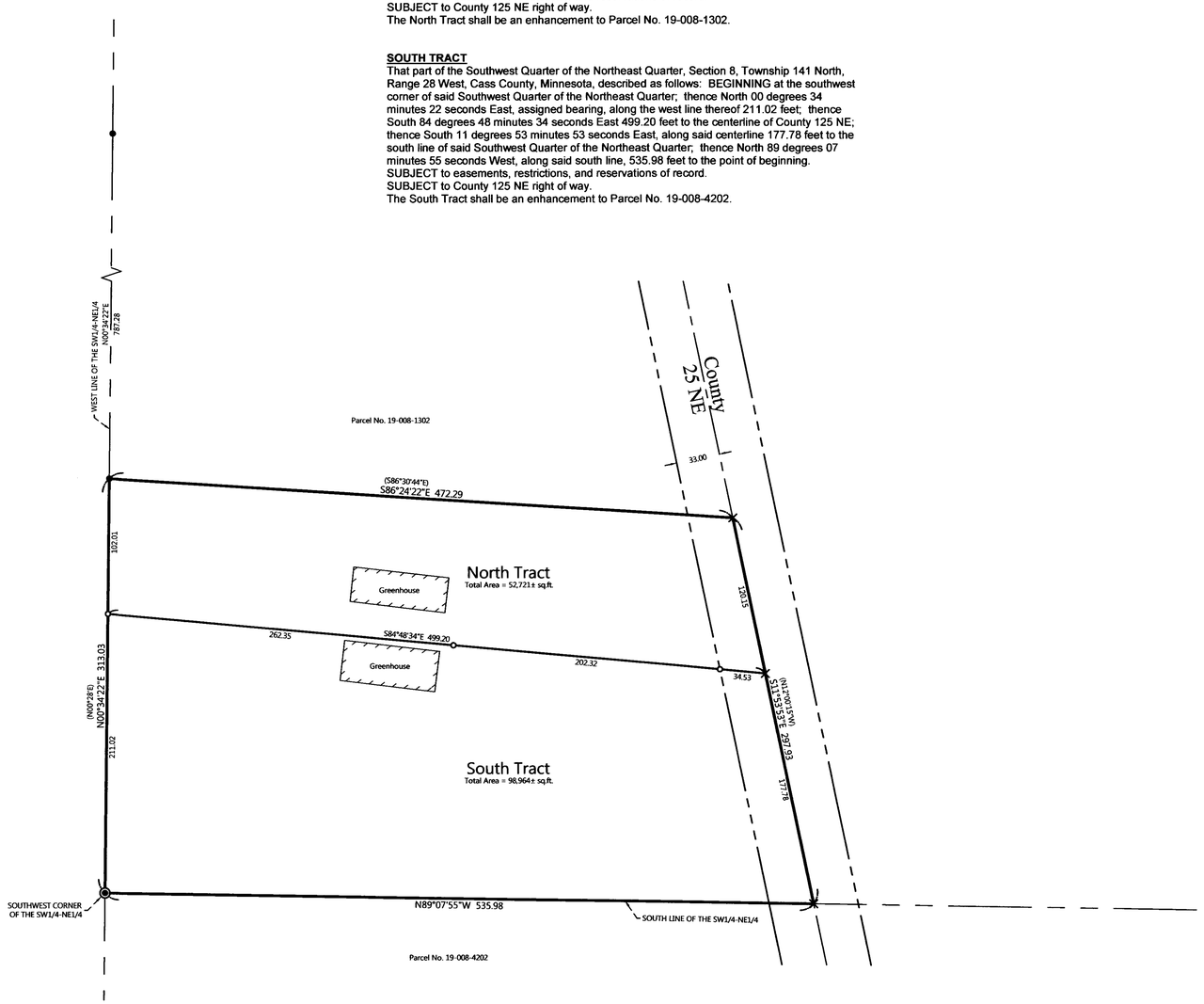
CERTIFICATE OF SURVEY

PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 8, TOWNSHIP 141 NORTH, RANGE 28 WEST, CASS COUNTY, MINNESOTA

PROPOSED DESCRIPTIONS:

NORTH TRACT
That part of the Southwest Quarter of the Northeast Quarter, Section 8, Township 141 North, Range 28 West, Cass County, Minnesota, described as follows: COMMENCING at the southwest corner of said Southwest Quarter of the Northeast Quarter; thence North 00 degrees 34 minutes 22 seconds East, assigned bearing, along the west line thereof 211.02 feet to the point of beginning of the tract to be herein described; thence continue North 00 degrees 34 minutes 22 seconds East, along said west line, 102.01 feet; thence South 86 degrees 24 minutes 22 seconds East 472.29 feet to the centerline of County 125 NE; thence South 11 degrees 53 minutes 53 seconds East, along said centerline 120.15 feet to the intersection with a line bearing South 84 degrees 48 minutes 34 seconds East from the point of beginning; thence North 84 degrees 48 minutes 34 seconds West 499.20 feet to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to County 125 NE right of way.
The North Tract shall be an enhancement to Parcel No. 19-008-1302.

SOUTH TRACT
That part of the Southwest Quarter of the Northeast Quarter, Section 8, Township 141 North, Range 28 West, Cass County, Minnesota, described as follows: BEGINNING at the southwest corner of said Southwest Quarter of the Northeast Quarter; thence North 00 degrees 34 minutes 22 seconds East, assigned bearing, along the west line thereof 211.02 feet; thence South 84 degrees 48 minutes 34 seconds East 499.20 feet to the centerline of County 125 NE; thence South 11 degrees 53 minutes 53 seconds East, along said centerline 177.78 feet to the south line of said Southwest Quarter of the Northeast Quarter; thence North 89 degrees 07 minutes 55 seconds West, along said south line, 535.98 feet to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to County 125 NE right of way.
The South Tract shall be an enhancement to Parcel No. 19-008-4202.



EXISTING DESCRIPTION:

OBTAINED FROM THE CASS COUNTY RECORDERS OFFICE.

A0004925 18

OFFICE OF COUNTY RECORDER
CASS COUNTY MINNESOTA
CERTIFIED, FILED, AND/OR RECORDED ON
12/07/2004 11:32:06AM
AS DOC #: A0004925 18
PAID: $
REC FEES: 19.50
KATHRYN M. MORBY
COUNTY RECORDER
BY _____ DEPUTY

19-008-4202; 19-008-1304
No delinquent taxes and transfer entered; Certificate of Real Estate Value ( ) filed (X) not required
Certificate of Real Estate Value No. _____
December 7 2004
Sharon K. Anderson
County Auditor
by _____ Deputy

WARRANTY DEED

STATE DEED TAX DUE HEREON: $ 1.65
Total consideration less than $300

CASS COUNTY, MN # 3347
Deed tax $ 1.65
Date 12/7/04 By SW

Date: December 3, 2004

FOR VALUABLE CONSIDERATION, ELNA V. SUMPTION, single, Grantor, hereby conveys and warrants to JOHN M SUMPTION AND ALISON M SUMPTION, husband and wife, as joint tenants, Grantee, real property in CASS County, Minnesota, described as follows:

W ½ NW SE Section 8, Township 141, Range 28

AND

That part of SW 1/4 of NE 1/4 lying southerly and westerly of County Road 125 LESS attached exception:

That part of the SW 1/4 of NE 1/4 Section 8, Township 141, Range 28, description as follows:
Commencing at the SW corner of said SW 1/4 of NE 1/4; thence North 0 degrees 28 minutes East 313.03 feet along the West line of said SW 1/4 of NE 1/4 to the point of beginning of the tract to be described; thence South 86 degrees 30 minutes 44 seconds East 472.29 feet to the centerline of County Road 125; thence North 12 degrees 00 minutes 15 seconds W 480.21 feet along the centerline of said County Road 125 to a point of tangential curve to the left, radius 500.03 feet; thence northwesterly 555.13 feet along said curve, central angle 63 degrees 36 minutes 32 seconds along said centerline to the West line of said SW 1/4 of NE 1/4 thence South 0 degrees 28 minutes West 821.36 feet along the West line of said SW 1/4 of NE 1/4 to the point of beginning.

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

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.

Affix Deed Stamp Here

Elna V. Sumption
Elna V. Sumption

STATE OF MINNESOTA)
) **ss.**
COUNTY OF CASS)

The foregoing instrument was acknowledged before me this 6th day of December, 2004, by Elna V. Sumption, single, Grantor.

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)
DAWN M. BERG
NOTARY PUBLIC - MINNESOTA
My Commission Expires: Jan. 31, 2005

Dawn M. Berg
SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):
NO ATTORNEY OPT-FALE
PO BOX 924
WALKER MN 56484
LAW OFFICE OF STEPHEN M. BAKER
P.O. BOX 924 - WALKER MN 56484

Tax Statements for the real property described in this instrument should be sent to (include name and address of Grantee):
Tax Statement To:
John M. Sumption
6597 Co. 125 NE
Longville, mn 56655

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0 50 100
SCALE IN FEET

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 BRASS CAPPED MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- (123.45) DENOTES PLAT AND/OR DEEDED MEASURE

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 19-008-1304.
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.

REVISIONS:			
NO.	DATE	DESCRIPTION	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.

Terry L. Freeman 9/5/17
TERRY L. FREEMAN LIC. NO. 21367

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

CERTIFICATE OF SURVEY
John Sumption
6597 Co 125 NE
Longville, MN 56655

JOB NO. 17-251
DATE: 09-07-2017

SHEET NO.
1 OF 1