

# CERTIFICATE OF SURVEY

PART OF LOTS 4 & 5, BLOCK ONE, TOWER ADDITION TO WALKER,  
SECTION 22, TOWNSHIP 142 NORTH, RANGE 31 WEST,  
CASS COUNTY, MINNESOTA

## EXISTING DESCRIPTION:

OBTAINED FROM THE CASS COUNTY RECORDERS OFFICE.

PID # 96-365-0130  
 No additional taxes and transfer events. Certificate of Final Estate Value  
 (Form 1300) (see required)  
 JULY 13 2017  
 Sharon K. Anderson  
 County Auditor  
 Cass County, Minnesota  
 (Official Seal)

A000632447  
 OFFICE OF THE COUNTY RECORDER  
 CASS COUNTY, MINNESOTA  
 CERTIFIED, FILED, AND/OR  
 RECORDED ON  
 7/13/2017 1:54:01 PM  
 REC FEES: 46.00  
 PAGES: 2  
 KATHRYN M. MORBY  
 CASS COUNTY RECORDER  
 BY KF DEP TX#: 139725  
 RECORDED ELECTRONICALLY

(Top 3 inches reserved for recording data)  
**WARRANTY DEED** Minnesota Uniform Conveyancing Blanks  
 Individual(s) to Business Entity Form 10.1.3 (2013)

eCRV number: 653824  
 DEED TAX DUE: \$172.50 DATE: July 13, 2017 (month/day/year)

FOR VALUABLE CONSIDERATION, David M. Olson and Lori K. Olson, married to one another ("Grantor(s)"), hereby convey(s) and warrant(s) to Madeline Properties, LLC a Limited Liability Company under the laws of the State of Minnesota ("Grantee"), real property in Cass County, Minnesota, legally described as follows:

The North 40 feet of Lot 4 AND the South 40 feet of Lot 5, Block 1 Tower Addition to Walker, Cass County, Minnesota.

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:

- (a) building and zoning laws, ordinances, and state and federal regulations;
- (b) restrictions relating to use or improvement of the property without effective forfeiture provisions;
- (c) reservation of any mineral rights by the State of Minnesota
- (d) utility and drainage easements which do not interfere with existing improvements

**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.

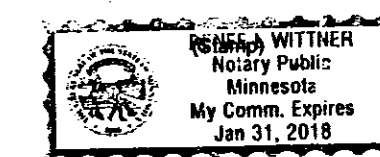
CASS COUNTY, MN # ED20170526  
 Deed tax \$ 198.00  
 Date 7/13/2017 By CW

File No. 176610 Page 1 of 2  
 Page 2 of 2 Page 2 of 2 A000632447 Minnesota Uniform Conveyancing Blanks Form 10.1.3

Grantor  
 David M. Olson  
 Lori K. Olson

State of Minnesota, County of Cass

This instrument was acknowledged before me on July 12<sup>th</sup> 2017, by David M. Olson and Lori K. Olson, married to one another.



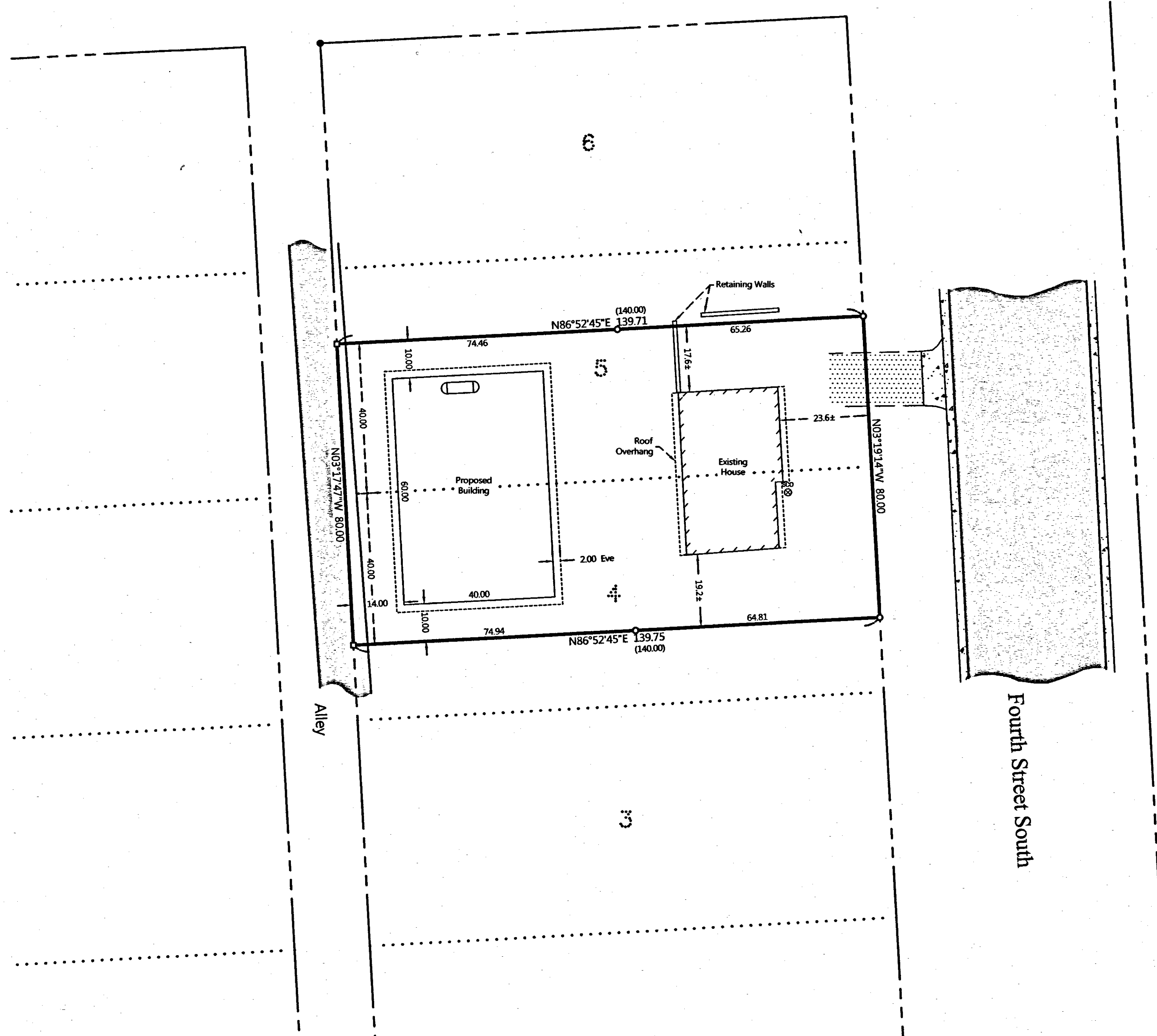
Renee Wittner  
 (signature of notarial officer)  
 Title (and Rank): Notary  
 My commission expires: 01-31-2018

THIS INSTRUMENT WAS DRAFTED BY:

Renee Wittner  
 LEER Title Services  
 201 5th Street North  
 P.O. Box 610  
 Walker, MN 56484

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN  
 THIS INSTRUMENT SHOULD BE SENT TO:  
 (insert legal name and residential or business address of Grantee)  
 Madeline Properties, LLC  
 PO Box 155  
 Walker, MN 56484

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**IMPERVIOUS CALCULATIONS**

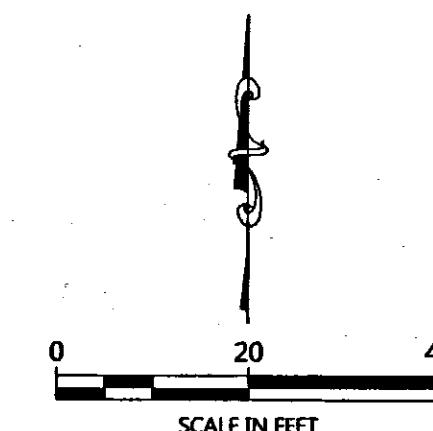
Existing: Building 1103 sq.ft. Total Area 11,178 sq.ft. 9.9% coverage  
 Proposed: Buildings 3503 sq.ft. Total Area 11,178 sq.ft. 31.3% coverage

**NOTES:**

- Parcel ID for subject tract = 96-365-0130.
- 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 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.

**LEGEND**

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- DENOTES SET PK NAIL
- (123.45) DENOTES PLAT AND/OR DEEDED MEASURE
- ⊗ DENOTES EXISTING SEPTIC CLEANOUT
- ▨ DENOTES EDGE OF EXISTING GRAVEL
- ▩ DENOTES EDGE OF EXISTING BITUMINOUS
- ▧ DENOTES EDGE OF EXISTING CONCRETE



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

NO.	DATE	DESCRIPTION
1	04-11-2018	Proposed Building

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  
 4/11/18  
 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**  
 Jon Knowles  
 P.O. Box 155  
 Walker, MN 56484

JOB NO. 18-047  
 DATE: 04-05-2018  
 SHEET NO. 1 OF 1