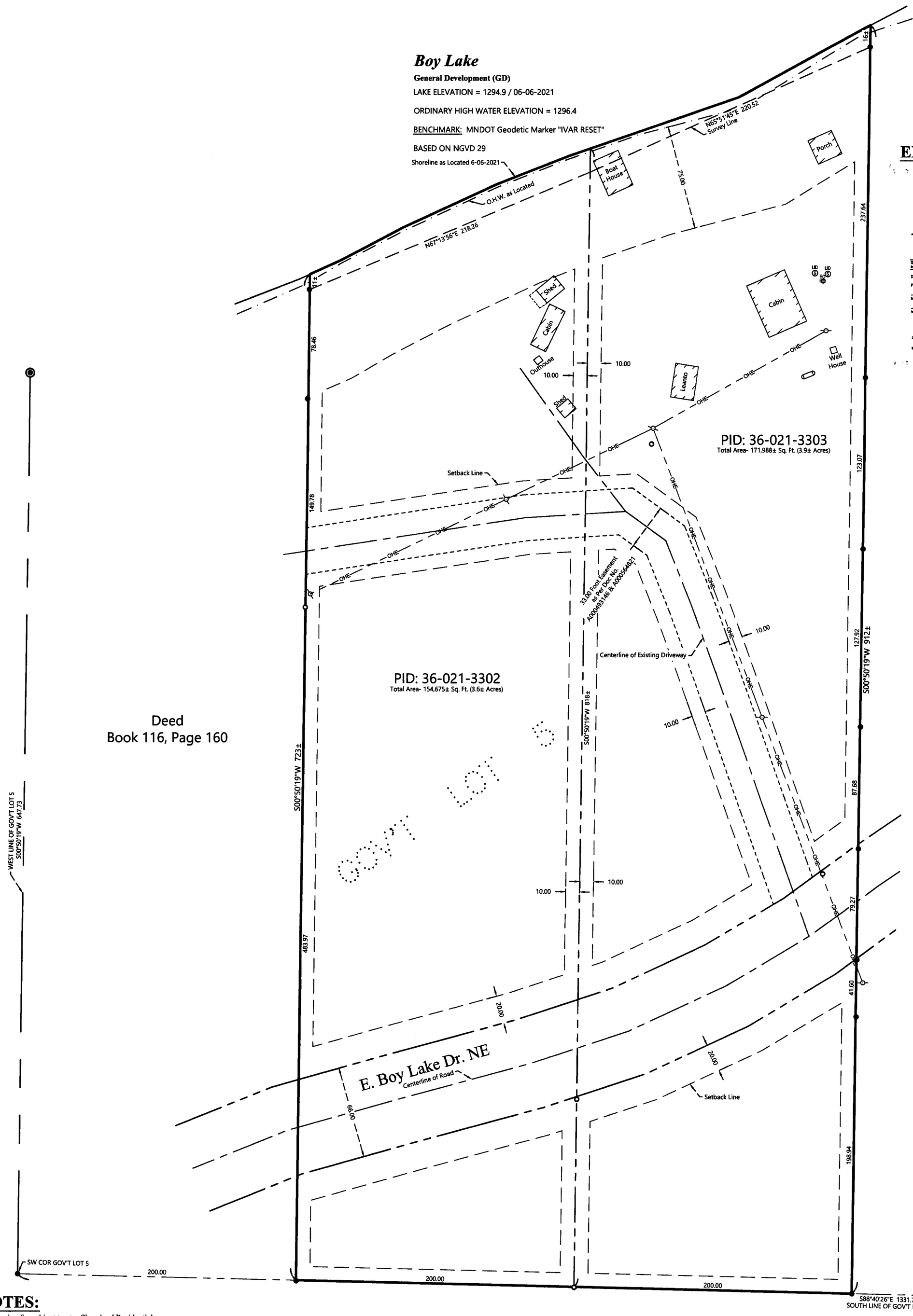
CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 5, SECTION 21, TOWNSHIP 142 NORTH, RANGE 27 WEST, CASS COUNTY, MINNESOTA



EXISTING DESCRIPTION:

36-021-3303
No delinquent taxes and transfer entered; Certificate of Real Estate Value ( ) filed (X) not required
Oct. 28 2010
Sharon K. Anderson
County Auditor
By _____ Deputy
Septic Disclosure ( ) Received (X) Not Received

Tx:408858
A000564821
OFFICE OF COUNTY RECORDER
CASS COUNTY MINNESOTA
CERTIFIED, FILED, AND/OR RECORDED ON
10/28/2010 1:03:13 PM
AS DOC #: A000564821
PAGES: 3 REC FEES: 46.00
KATHRYN M. NORBY
COUNTY RECORDER

(Top 3 inches reserved for recording data)

QUIT CLAIM DEED
Individual(s) to Individual(s)
Minnesota Uniform Conveyancing Blanks
Form 10.3.1 (2008)

DEED TAX DUE: $ _____
DATE: October 19 2010
FOR VALUABLE CONSIDERATION, Arthur J. Popehn and Joanne D. Popehn, husband and wife (Grantor), hereby conveys and quitclaims to Arthur J. Popehn, Trustee of the Popehn Family Cabin Trust under Agreement dated January 21, 2010, as amended (Grantee), real property in Cass County, Minnesota, legally described as follows:

See Attached

CASS COUNTY, MN # 17105
Deed tax $ 3.30
Date 10/28/2010 By AW

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

together with all hereditaments and appurtenances.

Legal Description

The Easterly 200.00 feet of that part of Government Lot 5, described as follows: That part of Government Lot 5, Section 21, Township 142, Range 27, described as follows: Commencing at the Southwest corner of said Government Lot 5; thence East along the South line of said Government Lot 5, 600.0 feet; thence North parallel to the West line of said Government Lot 5, 900 feet, more or less, to the shore of Boy Lake; thence Southwesterly along the shore of Boy Lake to the Northwest corner of said Government Lot 5; thence South along the West line of said Government Lot 5 to the point of beginning.

Subject to an easement for road purposes over said described tract on the road as now laid out and opened. Width of said easement to be not less than 33 feet.

36-021-3302
No delinquent taxes and transfer entered; Certificate of Real Estate Value ( ) filed (X) not required
November 22 2001
Sharon K. Anderson
County Auditor
by _____ Deputy

A000493146
OFFICE OF COUNTY RECORDER
CASS COUNTY MINNESOTA
CERTIFIED, FILED, AND/OR RECORDED ON
12/21/2001 02:46:58PM
AS DOC #: A000493146
PAGES: 2
REC FEES: 19.50
KATHRYN M. NORBY
COUNTY RECORDER
BY Kathryn M. Norby

Affidavit 30-02 – QUIT CLAIM DEED (Top 3 Inches Reserved for Recording Data) WilsonDeeds, Co. * St. Paul, MN 651-452-1600
Individual(s) to Joint Tenants Minnesota Uniform Conveyancing Blanks (7/2007)

DEED TAX DUE: $ 1.65
Date: December 16, 2001
FOR VALUABLE CONSIDERATION, James C. Popehn and Mari P. Popehn, husband and wife,
(married status)
Grantor, hereby conveys and quitclaims to James C. Popehn and Mari P. Popehn, husband and wife,
Grantee, as joint tenants, real property in CASS County, Minnesota, described as follows:

See Exhibit A, attached hereto and made a part hereof by reference.

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

EXHIBIT A

That part of Government Lot Five (5), Section Twenty-one (21), Township One Hundred Forty-two (142), Range Twenty-seven (27), described as follows: Commencing at the Southwest corner of said Government Lot Five (5); thence East along the South line of said Government Lot Five (5), Four Hundred Feet (400'); thence North parallel to the West line of said Government Lot Five (5), Nine Hundred Feet (900') more or less to the shore of Boy Lake; thence Southwesterly along the shore of Boy Lake to the Northwest corner of said Government Lot Five (5); thence South along the West line of said Government Lot Five (5) to the point of beginning.

EXCEPT that part thereof granted to Albert E. Snodgrass and Elsie M. Snodgrass by Warranty Deed dated February 28, 1956, and filed June 21, 1956, 9:00 A.M., in Book 118 of Deeds, at page 160, in the Office of Register of Deeds of Cass County, Minnesota.

Subject to an easement for road purposes over said described tract on the road as now laid out and opened. Width of said easement to be not less than 33 feet (33').

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- DENOTES BRASS CAPPED MONUMENT FOUND
- DENOTES CALCULATED POSITION
- DENOTES EXISTING LP TANK
- SCO / UD — DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- ED — DENOTES EXISTING ELECTRIC OUTLET
- DENOTES EXISTING UTILITY POLE
- DENOTES EXISTING BUILDING
- OHE — DENOTES OVERHEAD ELECTRIC LINE

0 40 80
SCALE IN FEET

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

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 36-021-3302 & 36-021-3303.
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. 21-171
DATE: 7-22-2021

CERTIFICATE OF SURVEY
James Popehn
15145 Zilla St. NW
Andover, MN 55304

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.

8/2/21
TERRY L. FREEMAN LIC. NO. 21367

REVISIONS:

NO.	DATE	DESCRIPTION	BY