

CERTIFICATE OF SURVEY

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER,
SECTION 8, TOWNSHIP 139 NORTH, RANGE 30 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:



A000602400
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
5/16/2014 7:58:14 AM
AS DOC #: A000602400
PAGES: 2
REC FEES: 96.00
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY KF Dep Well Cert Rec'd
RECORDED ELECTRONICALLY

PID # 34-008-3302, 34-007-4401
No delinquent taxes and transfer entered; Certificate of Real Estate Value
Filed (Not required)
MAY 15 2014
By EA County Auditor
County Auditor
Original Date of Sale () Received (X) Not Received

Well Cert. verified on 5-16-2014, By KF

(Top 3 inches reserved for recording data)

TRUSTEE'S DEED Minnesota Uniform Conveyancing Blanks
by Individual Trustee to Joint Tenants Form 10.4.2 (2006)

DEED TAX DUE: \$429.00 CASS COUNTY, MN # E02014014 DATE: May 8, 2014
Deed tax \$ 429.00
Date 5/15/2014 By CW ECRV#: 221200

FOR VALUABLE CONSIDERATION, Donna M. Walicki, as Trustee of Donna M. Walicki Revocable Living Trust, dated March 29, 2012 ("Grantor"), hereby conveys to William L. Sawyer and Florence R. Sawyer, husband and wife ("Grantee"), as joint tenants, real property in Cass County, Minnesota, legally described as follows:

The Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section Eight (8), Township One Hundred Thirty-Nine (139), Range Thirty (30), Less the East One (1) rod thereof, And

All that portion of Lot Five (5), of Section Seven (7), Township One Hundred Thirty-Nine (139), Range Thirty (30), lying and being East of the Minnesota & International Railway, Now Northern Pacific Railway, Cass County, Minnesota.

PROPOSED DESCRIPTIONS:

WEST TRACT

The West 350.00 feet of the South 500.00 feet of the Southwest Quarter of the Southwest Quarter, Section 8, Township 139 North, Range 30 West, Cass County, Minnesota. Containing 4.0 acres, more or less. SUBJECT TO 16th Street NW. SUBJECT TO easements, restrictions and reservations, of record.

EAST TRACT

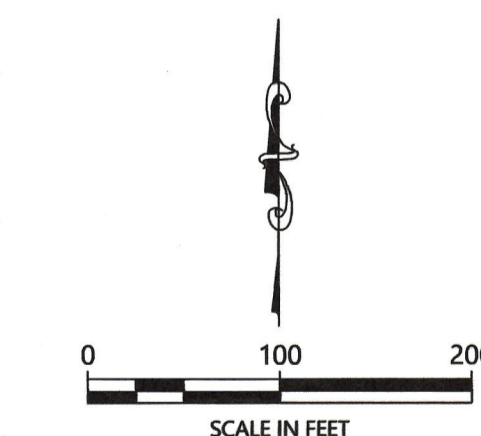
The East 220.00 feet of the West 570.00 feet of the South 500.00 feet of the Southwest Quarter of the Southwest Quarter, Section 8, Township 139 North, Range 30 West, Cass County, Minnesota. Containing 2.52 acres, more or less. SUBJECT TO 16th Street NW. SUBJECT TO easements, restrictions and reservations, of record.

REMAINDER TRACT

The Southwest Quarter of the Southwest Quarter, Section 8, Township 139 North, Range 30 West, Cass County, Minnesota, LESS the East 16.50 feet thereof, LESS the South 500.00 feet and the West 570.00 feet thereof and LESS less Paul Bunyan Trail right of way thereof. SUBJECT TO 16th Street NW. SUBJECT TO easements, restrictions and reservations, of record.

LEGEND

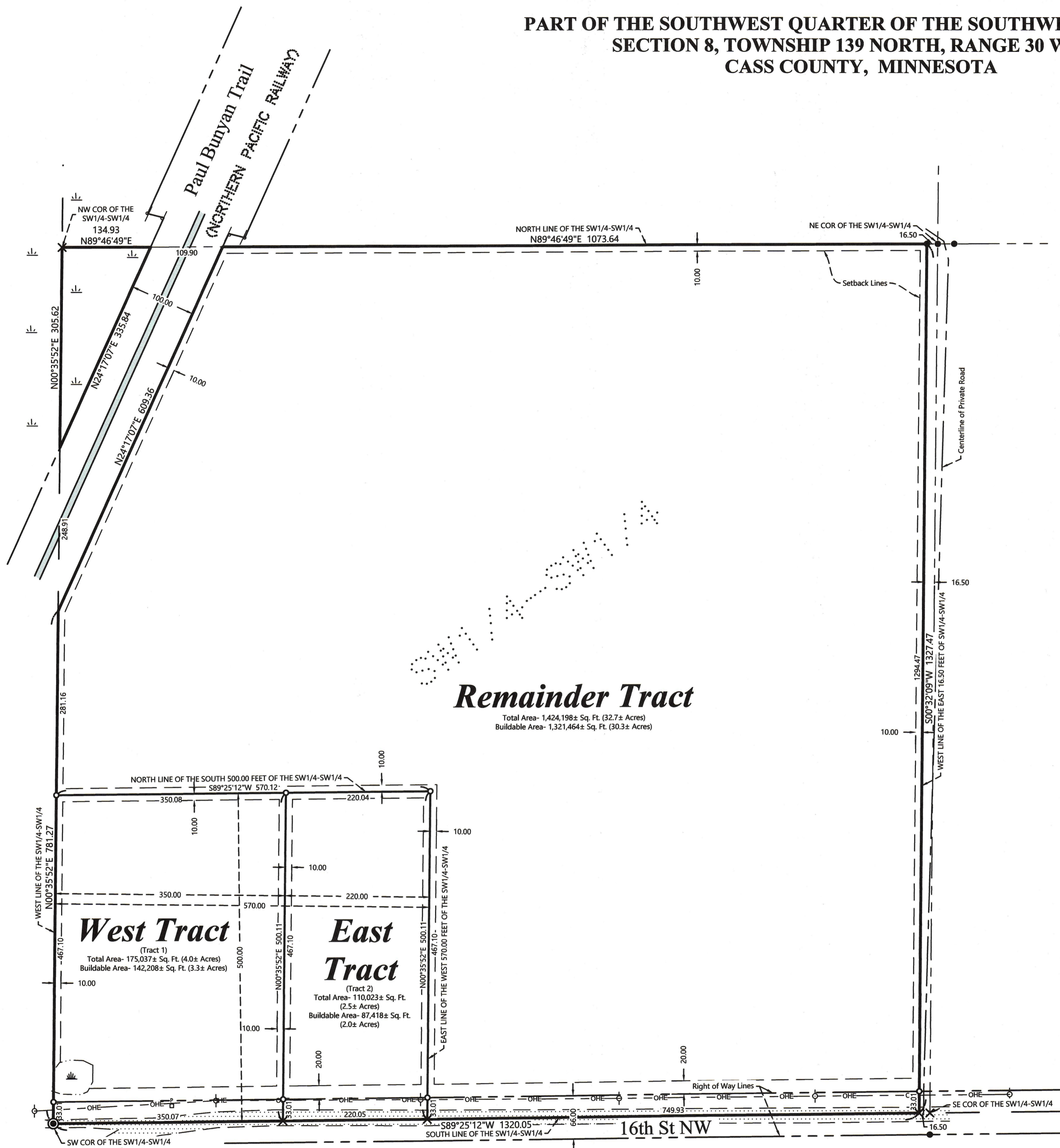
- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- ⊙ DENOTES FOUND CAST IRON MONUMENT
- ⊖ DENOTES EXISTING SIGN(S)
- × DENOTES CALCULATED POSITION
- DENOTES EXISTING UTILITY POLE
- ⊕ DENOTES EXISTING PHONE PEDESTAL
- ⊖ DENOTES DELINEATED WETLAND(S)
- ⊖ DENOTES NATIONAL WETLAND INVENTORY WETLANDS
- DENOTES OVERHEAD ELECTRIC LINE
- DENOTES EDGE OF EXISTING GRAVEL
- DENOTES EDGE OF EXISTING BITUMINOUS



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 and Rural Residential 2.5 (RR-2.5).
2. Parcel ID for subject tract = 34-008-3302.
3. Improvements other than those shown on this certificate, may exist that were not located during this survey. Wetlands on "Remainder Tract" as shown drawn in from County National Wetland Inventory maps. Wetlands on "Tract 1" as shown delineated by Patrick Reardon, Wetland Certification No. 1295, done in October 2021.
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.



Remainder Tract
Total Area- 1,424,198± Sq. Ft. (32.7± Acres)
Buildable Area- 1,321,464± Sq. Ft. (30.3± Acres)

West Tract
(Tract 1)
Total Area- 175,037± Sq. Ft. (4.0± Acres)
Buildable Area- 142,208± Sq. Ft. (3.3± Acres)

East Tract
(Tract 2)
Total Area- 110,023± Sq. Ft. (2.5± Acres)
Buildable Area- 87,418± Sq. Ft. (2.0± Acres)

NO.	DATE	DESCRIPTION

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
10/19/21



CERTIFICATE OF SURVEY

Bill Sawyer
P.O. Box 13
Backus, MN 56435

JOB NO. 21-368
DATE: 10-19-2021
SHEET NO. 1 OF 1