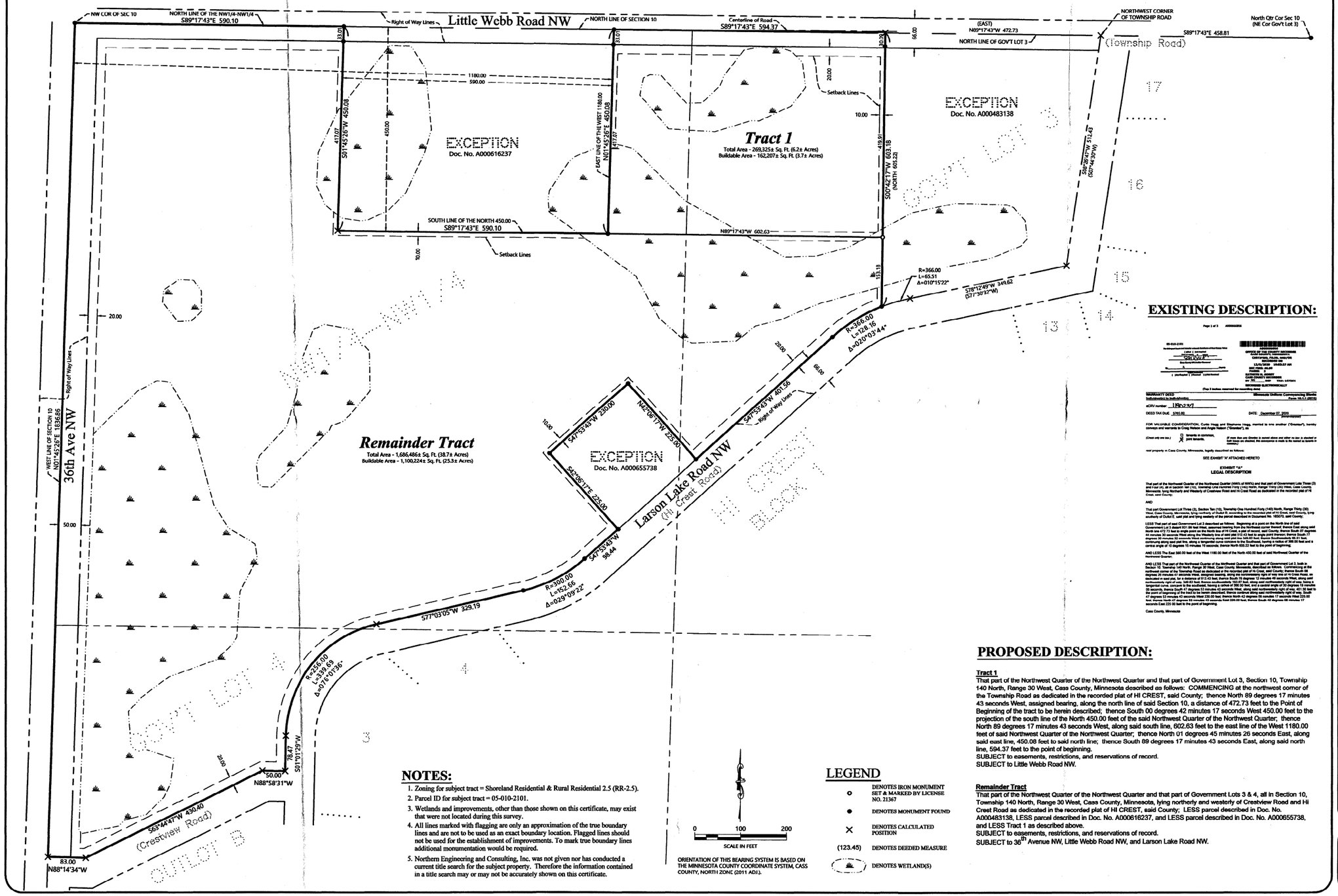
CERTIFICATE OF SURVEY

PARTS OF GOVERNMENT LOTS 3 & 4 AND PART OF OF THE NW1/4-NW1/4, SECTION 10, TOWNSHIP 140 NORTH, RANGE 30 WEST, CASS COUNTY MINNESOTA



EXISTING DESCRIPTION:

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WARRANTY DEED
Individual(s) to Individual(s)
Minnesota Uniform Conveyancing Blanks
Form 10.1.1 (2015)

eCRV number: 119029-7

DEED TAX DUE: $765.00

DATE: December 07, 2020

FOR VALUABLE CONSIDERATION, Curtis Hagg and Stephanie Hagg, married to one another ("Grantor"), hereby conveys and warrants to Craig Nelson and Angie Nelson ("Grantee"), as

(Check only one box.)
X joint tenants.
tenants in common,

If more than one Grantee is named above and either no box is checked or both boxes are checked, the conveyance is made to the named as tenants in common.

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

SEE EXHIBIT 'A' ATTACHED HERETO

EXHIBIT "A"
LEGAL DESCRIPTION

That part of the Northwest Quarter of the Northwest Quarter (NWNQ of NWNQ) and that part of Government Lots Three (3) and Four (4), all in Section Ten (10), Township One Hundred Forty (140) North, Range Thirty (30) West, Cass County, Minnesota, lying northerly and Westerly of Crestview Road and Hi Crest Road as dedicated in the recorded plat of Hi Crest, said County;

AND

That part Government Lot Three (3), Section Ten (10), Township One Hundred Forty (140) North, Range Thirty (30) West, Cass County, Minnesota, lying northerly of Outlot B, according to the recorded plat of Hi Crest, said County, lying southerly of Outlot E, said plat and lying easterly of the parcel described in Document No. 185070, said County;

LESS That part of said Government Lot 3 described as follows: Beginning at a point on the North line of said Government Lot 3 distant 831.86 feet West, assumed bearing, from the Northeast corner thereof; thence East along said North line 472.73 feet to angle point on the North line of Hi Crest, a plat of record, said County; thence South 07 degrees 44 minutes 30 seconds West along the Westerly line of said plat 512.43 feet to angle point thereon; thence South 77 degrees 30 minutes 37 seconds West along a tangential curve 349.62 feet; thence South 78 degrees 12 minutes 49 seconds West along said plat line 512.43 feet; thence Northwesterly along said plat line 65.51 feet, along said curve, concave to the Northeast, having a radius of 366.00 feet and a central angle of 10 degrees 15 minutes 19 seconds; thence North 69 degrees 02 minutes 51 seconds West 128.16 feet to the point of beginning.

AND LESS The East 560.00 feet of the West 1180.00 feet of the North 450.00 feet of said Northwest Quarter of the Northwest Quarter.

AND LESS That part of the Northwest Quarter of the Northwest Quarter and that part of Government Lot 3, both in Section 10, Township 140 North, Range 30 West, Cass County, Minnesota, described as follows: Commencing at the northwest corner of the Township Road as dedicated in the recorded plat of Hi Crest, said County; thence South 89 degrees 17 minutes 43 seconds East, assumed bearing, along the north line of said Government Lot 3, a distance of 458.81 feet; thence South 89 degrees 44 minutes 39 seconds West 512.43 feet; thence South 78 degrees 12 minutes 49 seconds West, along said northwesterly right of way, 349.62 feet; thence Southwesterly 102.87 feet, along said northwesterly right of way, having a tangential curve, concave to the southeast, having a radius of 366.00 feet, and a central angle of 32 degrees 15 minutes 05 seconds; thence South 47 degrees 53 minutes 43 seconds West, along said northwesterly right of way, 401.66 feet to the point of beginning; thence continue South 47 degrees 53 minutes 43 seconds West 98.44 feet; thence Southwesterly 152.66 feet, along a tangential curve, concave to the Northwest, having a radius of 300.00 feet and a central angle of 29 degrees 09 minutes 22 seconds; thence South 77 degrees 03 minutes 05 seconds West 329.19 feet; thence North 42 degrees 06 minutes 17 seconds West 225.00 feet; thence North 47 degrees 53 minutes 43 seconds East 230.00 feet; thence South 42 degrees 06 minutes 17 seconds East 225.00 feet to the point of beginning.

Cass County, Minnesota

PROPOSED DESCRIPTION:

Tract 1
That part of the Northwest Quarter of the Northwest Quarter and that part of Government Lot 3, Section 10, Township 140 North, Range 30 West, Cass County, Minnesota described as follows: COMMENCING at the northwest corner of the Township Road as dedicated in the recorded plat of Hi Crest, said County; thence North 89 degrees 17 minutes 43 seconds West, assigned bearing, along the north line of said Section 10, a distance of 472.73 feet to the Point of Beginning of the tract to be herein described; thence South 00 degrees 42 minutes 17 seconds West 450.00 feet to the projection of the south line of the North 450.00 feet of the said Northwest Quarter of the Northwest Quarter; thence North 89 degrees 17 minutes 43 seconds West, along said south line, 602.63 feet to the east line of the West 1180.00 feet of said Northwest Quarter of the Northwest Quarter; thence North 01 degrees 45 minutes 26 seconds East, along said east line, 450.08 feet to said north line; thence South 89 degrees 17 minutes 43 seconds East, along said north line, 594.37 feet to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to Little Webb Road NW.

Remainder Tract
That part of the Northwest Quarter of the Northwest Quarter and that part of Government Lots 3 & 4, all in Section 10, Township 140 North, Range 30 West, Cass County, Minnesota, lying northerly and westerly of Crestview Road and Hi Crest Road as dedicated in the recorded plat of HI CREST, said County; LESS parcel described in Doc. No. A000483138, LESS parcel described in Doc. No. A000616237, and LESS parcel described in Doc. No. A000655738, and LESS Tract 1 as described above.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to 36th Avenue NW, Little Webb Road NW, and Larson Lake Road NW.

NOTES:

1. Zoning for subject tract = Shoreland Residential & Rural Residential 2.5 (RR-2.5).
2. Parcel ID for subject tract = 05-010-2101.
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.

0 100 200
SCALE IN FEET

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

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- DENOTES CALCULATED POSITION
- (123.45) DENOTES DEEDED MEASURE
- DENOTES WETLAND(S)

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 — LIC. NO. 21367 — 12/13/21

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

CERTIFICATE OF SURVEY
Angie Nelson
3546 Larson Lake RD NW
Hackensack, MN 56452

JOB NO. 21-417
DATE: 12-13-2021
SHEET NO. 1 OF 1

#9591 MJL 12-21-2021