

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 8,
SECTION 31, TOWNSHIP 141 NORTH, RANGE 27 WEST,
CASS COUNTY, MINNESOTA

PROPOSED DESCRIPTION:

Tract A

That part of Government Lot 8, Section 31, Township 141 North, Range 27 West, Cass County, Minnesota, described as follows: COMMENCING at the northwest corner of Government Lot 9 said Section 31; thence South 80 degrees 15 minutes 37 seconds East, assigned bearing, along the north line thereof, 1433.81 feet to the northeast corner of said Government Lot 9 also being the northwest corner of said Government Lot 8; thence South 12 degrees 34 minutes 18 seconds East, along the west line of said Government Lot 8, a distance of 1778.09 feet to the Point of Beginning of the tract to be herein described; thence continue South 12 degrees 34 minutes 18 seconds East, along said west line, a distance of 226.81 feet to the southwest corner of said Government Lot 8; thence South 89 degrees 32 minutes 47 seconds East, along the south line of said Government Lot 8, a distance of 543.86 feet; thence North 00 degrees 10 minutes 43 seconds East 220.00 feet to the intersection with a line that bears South 89 degrees 32 minutes 47 seconds East from the point of beginning; thence North 89 degrees 32 minutes 47 seconds West 593.70 feet to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to and TOGETHER with Proposed Access Easement.
SUBJECT to C.S.A.H. No. 7 NE.

Tract B

That part of Government Lot 8, Section 31, Township 141 North, Range 27 West, Cass County, Minnesota, described as follows: COMMENCING at the northwest corner of Government Lot 9 said Section 31; thence South 80 degrees 15 minutes 37 seconds East, assigned bearing, along the north line thereof, 1433.81 feet to the northeast corner of said Government Lot 9 also being the northwest corner of said Government Lot 8; thence South 12 degrees 34 minutes 18 seconds East, along the west line of said Government Lot 8, a distance of 1778.09 feet to the Point of Beginning of the tract to be herein described; thence continue South 12 degrees 34 minutes 18 seconds East, along said west line, a distance of 226.81 feet; thence South 89 degrees 32 minutes 47 seconds East 593.70 feet; thence North 00 degrees 10 minutes 43 seconds East 230.00 feet to the intersection with a line that bears South 08 degrees 32 minutes 47 seconds East; thence North 89 degrees 32 minutes 47 seconds West 645.80 feet to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to and TOGETHER with Proposed Access Easement.

Tract C

That part of Government Lot 8, Section 31, Township 141 North, Range 27 West, Cass County, Minnesota, described as follows: COMMENCING at the northwest corner of Government Lot 9 said Section 31; thence South 80 degrees 15 minutes 37 seconds East, assigned bearing, along the north line thereof, 1433.81 feet to the northeast corner of said Government Lot 9 also being the northwest corner of said Government Lot 8; thence South 12 degrees 34 minutes 18 seconds East, along the west line of said Government Lot 8, a distance of 1778.09 feet; thence South 89 degrees 32 minutes 47 seconds East 545.80 feet; thence North 00 degrees 10 minutes 43 seconds East 1341.00 feet to the north line of said Government Lot 8; thence North 89 degrees 15 minutes 37 seconds West, along said north line, 1000.00 feet to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to and TOGETHER with Proposed Access Easement.

Proposed Access Easement

An easement for ingress and egress 33.00 feet in width over and across that part of Government Lot 8, Section 31, Township 141 North, Range 27 West, Cass County, Minnesota, described as follows: COMMENCING at the southwest corner of said Government Lot 8; thence South 89 degrees 32 minutes 47 seconds East, along the south line of said Government Lot 8, a distance of 69.83 feet to the Point of Beginning of the easement centerline to be herein described; thence North 07 degrees 13 minutes 48 seconds West 453.90 feet and said centerline there terminating. The said easement shall be prolonged or shortened to terminate on lines that bear South 89 degrees 32 minutes 47 seconds East and North 89 degrees 32 minutes 47 seconds West from the above point of termination.

EXISTING DESCRIPTION:

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OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON

8/2/2016 10:42:08 AM
RECEIVED 96.00
PAGES: 3
NATHAN M. HENRY
CASS COUNTY RECORDER
BY SP 183333
RECORDED ELECTRONICALLY

(Top 3 inches reserved for recording date)

WARRANTY DEED Minnesota Uniform Conveying Blanks
Form 10.1A (2013)

eCRV number: 494081
DEED TAX DUE: 792.02 DATE: April 28, 2016

FOR VALUABLE CONSIDERATION, John W. Edwards and Patricia A. Edwards, married to one another ("Grantor"), hereby conveys and warrants to Jason V. Schafbuch and Heidi B. Schafbuch ("Grantees"), as joint tenants, real property in Cass County, Minnesota, legally described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

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EXHIBIT "A" LEGAL DESCRIPTION

File No.: 164639

That part of Government Lot 8 of Section 31, Township 141 North, Range 27 West of the Fifth Principal Meridian, Cass County, Minnesota, described as follows: COMMENCING at the Northwest corner of Government Lot 9 of said Section 31; thence South 80 degrees 15 minutes 37 seconds East, assigned bearing, along the north line of said Government Lot 9, being the Northwest corner of said Government Lot 8 and the point of beginning of the tract to be herein described; thence South 12 degrees 34 minutes 18 seconds East, along the west line of said Government Lot 8, a distance of 1778.09 feet to the Point of Beginning of the tract; thence South 89 degrees 32 minutes 47 seconds East 545.80 feet; thence North 00 degrees 10 minutes 43 seconds East 1341.00 feet to the north line of said Government Lot 8; thence North 89 degrees 15 minutes 37 seconds West, along said north line, 1000.00 feet to the point of beginning.

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21167
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- DENOTES EDGE OF EXISTING BUILDING
- ▨ DENOTES EXISTING BUILDING
- ▨ DENOTES EDGE OF EXISTING GRAVEL
- ▨ DENOTES EDGE OF EXISTING CONCRETE
- ▨ DENOTES DELINEATED WETLANDS
- ▨ DENOTES EDGE WETLAND NON-DELINEATED
- DENOTES EXISTING WELL
- DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- DENOTES EXISTING GROUND TRANSFORMER
- DENOTES EXISTING ELECTRIC METER

NOTES:

1. Zoning for subject tract = Rural Residential 2.5 (RR-2.5).
2. Parcel ID for subject tract = 18-031-3401.
3. Improvements other than those shown on this certificate, may exist that were not located during this survey. Wetlands on Tracts A, B, and the southerly portion of Tract C, were delineated by Patrick Keston, Wetland Certificate No. 1295, done on October 2021. Wetlands as shown on northerly portion of Tract C were drawn in from County National Wetland Inventory maps.
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 measurement 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.

CERTIFICATE OF SURVEY

Jason Schafbuch
2482 County Rd 7 NE
Longville, MN 56655

NORTHERN ENGINEERING AND CONSULTING, INC.
P.O. Box 200, Wadena, MN 56641
Phone: 218-547-1296, Fax: 218-547-2272
www.necusa.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.

Nathan M. Henry
NATHAN M. HENRY LIC. NO. 21997

REVISIONS		
NO.	DATE	DESCRIPTION

