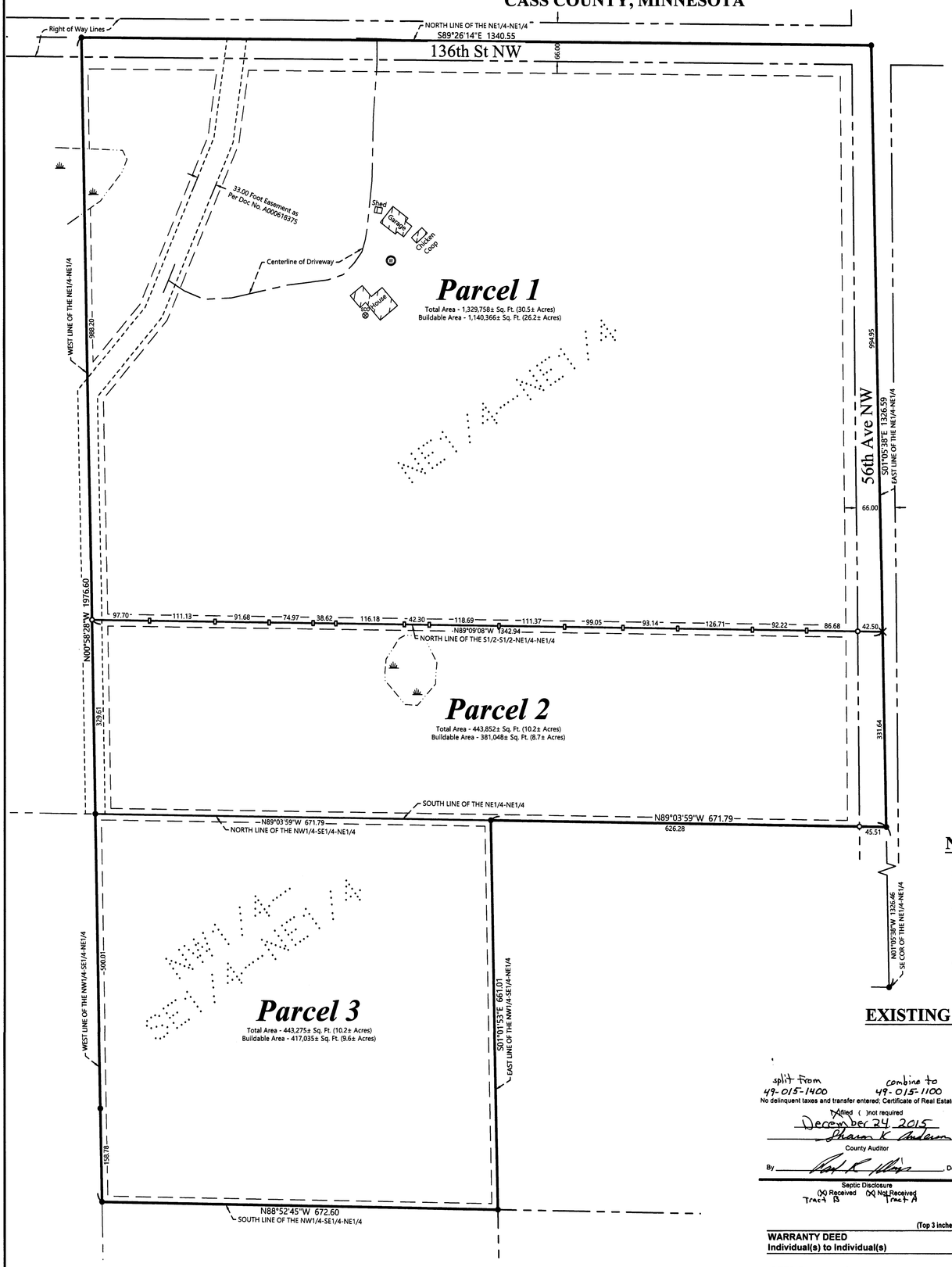
CERTIFICATE OF SURVEY

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, SECTION 15, TOWNSHIP 144 NORTH, RANGE 31 WEST, CASS COUNTY, MINNESOTA



LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES SET LATH
- DENOTES MONUMENT FOUND
- DENOTES CALCULATED POSITION
- DENOTES EXISTING WELL
- DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- DENOTES EXISTING BUILDING (located at eave corners)
- DENOTES WETLAND(S)

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.).

NOTES:

1. Zoning for subject tract = Rural Residential 2.5 (RR 2.5).
2. Parcel ID for subject tract = 49-015-1100.
3. Improvements other than those shown on this certificate, may exist that were not located during this survey.
4. Wetlands as shown drawn from County Wetland Inventory Maps.
5. 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.
6. 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.

EXISTING DESCRIPTION:

split from 49-015-1400 combine to 49-015-1100
No delinquent taxes and transfer entered; Certificate of Real Estate Value
X filed ( ) not required
December 24, 2015
Shawn K Anderson
County Auditor
By _____ Deputy
Septic Disclosure
(X) Received (X) Not Received
Tract B Tract A

A000618375
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR RECORDED ON
12/24/2015 11:11:00 AM
AS DOC #: A000618375
PAGES: 3
REC FEES: 46.00
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY KF Dep TX#: 128047

(Top 3 inches reserved for recording data)

WARRANTY DEED
Individual(s) to Individual(s)

DEED TAX DUE: $ 313.50 DATE: Dec 18, 2015
ECRV ID 441763

FOR VALUABLE CONSIDERATION, Russell Mann and Ann Marie Mann, husband and wife ("**Grantors**"), hereby convey and warrant to Todd D. Wiedmann and Rhonda J. Wiedmann, husband and wife as joint tenants, ("**Grantees**"), real property in Cass County, Minnesota, legally described as follows:

TRACT A

The Northeast Quarter of the Northeast Quarter and the Northwest Quarter of the Southeast Quarter of the Northeast Quarter, both in Section 15, Township 144 North, Range 31 West, Cass County, Minnesota.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to 136th Street NW and 56th Avenue NW right of ways.

SUBJECT to and TOGETHER with a 33.00 foot wide easement for ingress, egress, and utility purposes over, under, and across that part of the Northeast Quarter of the Northeast Quarter and the Northwest Quarter of the Northeast Quarter, both in Section 15, Township 144 North, Range 31 West, Cass County, Minnesota, the centerline of said 33.00 foot wide easement is described as follows: COMMENCING at the northeast corner of said Northeast Quarter of the Northeast Quarter; thence North 89 degrees 26 minutes 40 seconds West, assigned bearing, along the north line thereof, 1077.00 feet to the point of beginning of the centerline to be herein described; thence South 07 degrees 29 minutes 02 seconds West 172.92 feet; thence South 22 degrees 07 minutes 32 seconds West 315.42 feet; thence South 39 degrees 10 minutes 32 seconds West 177.22 feet to the west line of said Northeast Quarter of the Northeast Quarter; thence South 00 degrees 58 minutes 28 seconds East, along said west line, 713.71 feet to the southwest corner of said Northeast Quarter of the Northeast Quarter and said described centerline there terminating.

The sidelines of said 33.00 foot wide easement shall be prolonged or shortened to terminate on said north line and on the south line of said Northwest Quarter of the Northeast Quarter and on the south line of said Northeast Quarter of the Northeast Quarter.

PROPOSED DESCRIPTIONS:

Parcel 1
The North Half of the Northeast Quarter of the Northeast Quarter and the North Half of the South Half of the Northeast Quarter of the Northeast Quarter, Section 15, Township 144 North, Range 31 West, Cass County, Minnesota.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to and TOGETHER with an Easement described in Document No. A 000618375.
SUBJECT to 136th St NW.
SUBJECT to 56th Ave NW.

Parcel 2
The South Half of the South Half of the Northeast Quarter of the Northeast Quarter, Section 15, Township 144 North, Range 31 West, Cass County, Minnesota.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to and TOGETHER with an Easement described in Document No. A 000618375.
SUBJECT to 56th Ave NW.

Parcel 3
The Northwest Quarter of the Southeast Quarter of the Northeast Quarter, Section 15, Township 144 North, Range 31 West, Cass County, Minnesota.
SUBJECT to easements, restrictions, and reservations of record.
TOGETHER with an Easement described in Document No. A 000618375.

SHEET NO. 1 OF 1
JOB NO. 23-028
DATE: 3-02-2023

CERTIFICATE OF SURVEY
Todd Wiedmann
5675 136th St NW
Cass Lake, MN 56633

NORTHERN ENGINEERING & CONSULTING, INC.
P.O. Box 292, Walker, MN, 56484
Phone: 218-547-1296
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.

TERRY L. FREEMAN LIC. NO. 21367 3/2/23

REVISIONS:			
NO.	DATE	DESCRIPTION	BY