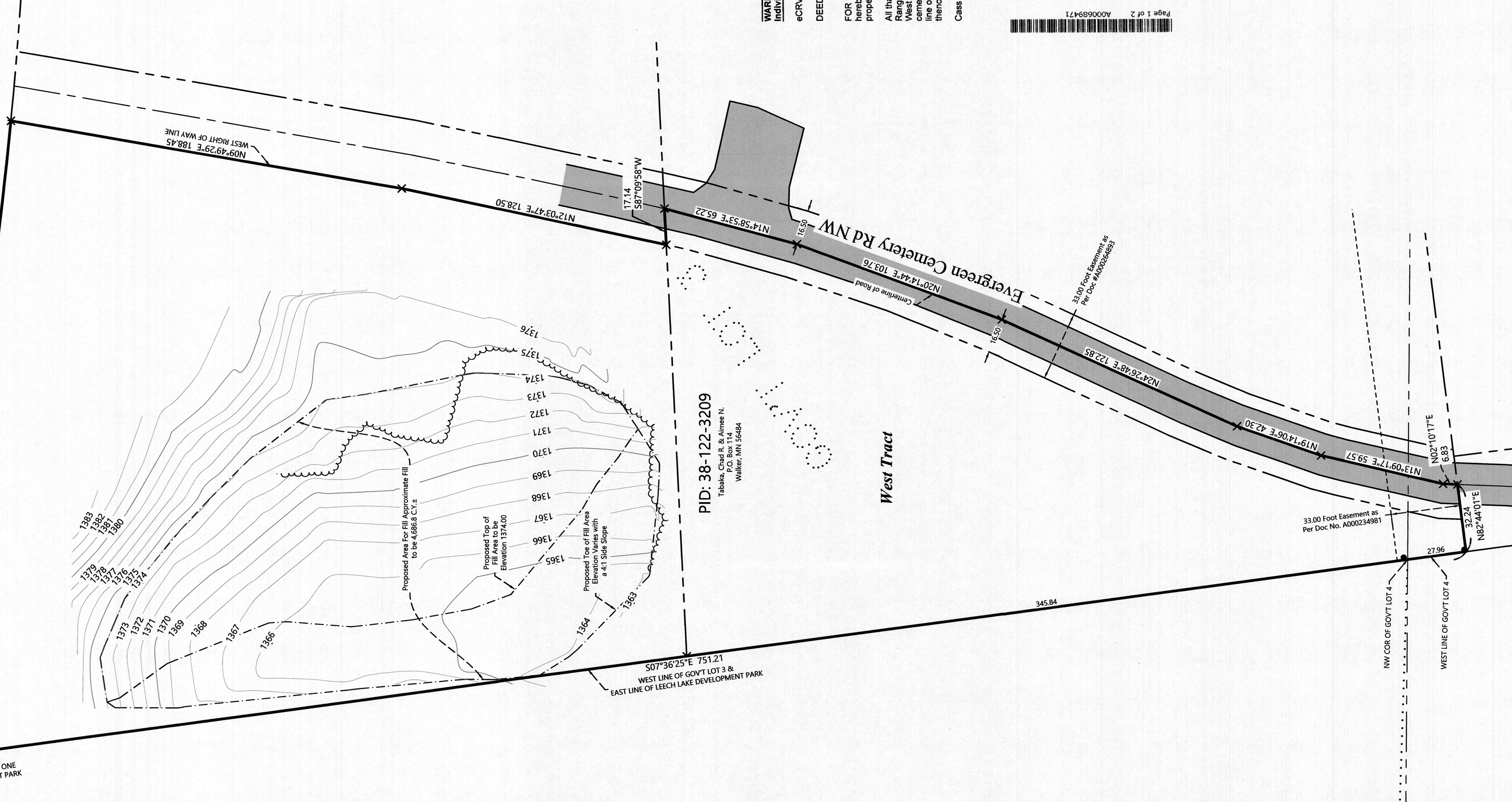


CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 3,
SECTION 22, TOWNSHIP 142 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA

Southerly Right of Way Line of
Minnesota Trip with Highway No. 371/200
 $\Delta = 8^{\circ}49'29''$ R=2009.86, L=309.56
C B/G=580'07'15"E, C=309.26



- LEGEND**
- DENOTES IRON MONUMENT SET OR MARKED BY LICENSE NO. 21347
 - DENOTES MONUMENT FOUND POSITION
 - ✕ DENOTES CALCULATED POSITION
 - 1208--- DENOTES EXISTING INTERMEDIATE CONTOURS
 - 1210--- DENOTES EXISTING INDEX CONTOURS
 - ~~~~~ DENOTES EDGE OF TREELINE

SCALE IN FEET
0 30 60

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) & Commercial Corridor C-1.
2. Parcel ID for subject tract = 38-122-3209.
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.

EXISTING DESCRIPTION:

Page 1 of 2 A000624188



A000624188
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA

REC'D 8/29/2016 1:23:30 PM
PAGES: 2
REC FEES: 46.00
CASS COUNTY RECORDER
BY SH DEP TX# 132936
RECORDED ELECTRONICALLY

PLD # 38-122-3209
No delinquent taxes and no other amount due to the State
Audited & Not Required
By *Sandra Norikane* County Auditor
Deny
C. J. Haudreth, 101 West Broadway

(Top 3 inches reserved for recording data)

WARRANTY DEED
Individual(s) to Joint Tenants
Minnesota Uniform Conveyancing Blanks
Form 10.1.5 (2013)

eCRV number: 554821

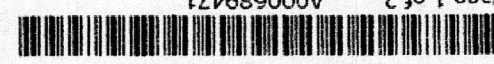
DEED TAX DUE: \$343.20

DATE: August 24, 2016
(month/day/year)

FOR VALUABLE CONSIDERATION, Robert M. Malloy and Shirley J. Malloy, married to one another ("Grantor"), hereby convey and warrant(s) to Chad R. Tabaka and Aimee Nicole Tabaka ("Grantee"), as joint tenants, real property in Cass County, Minnesota, legally described as follows:

All that part of Government Lot Three (3), Section Twenty-two (22), Township One Hundred Forty-two (142) North, Range Thirty-one (31) West of the Fifth Principal Meridian, and described as follows: Commencing at a point on the West line of said Lot 3, a distance of 335 feet North of the Southwest corner of said Lot; thence 200 feet East to the cemetery road; thence North a distance of 335 feet, more or less, following the West line of the cemetery road to South line of Highway No. 371; thence West a distance of 335 feet, more or less, to the West line of said Lot 3 to an iron post; thence South along the West line of said Lot 3 to the point of beginning.

Cass County, Minnesota



SPLIT FROM Comb To
38-122-3223, 38-122-3209
No delinquent taxes and no other amount due to the State
Audited & Not Required
By *Sandra Norikane* County Auditor
Deny
C. J. Haudreth, 101 West Broadway

A000689471
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
RECORDED ON
11/17/2022 11:11:34 AM
AS DOC # A000689471
REC FEES: 46.00
CASS COUNTY RECORDER
KATHRYN M. NORBY
BY JF Dep TX# 189557

Individuals to Joint Tenants

STATE DEED TAX DUE HEREON \$13.20

DATE: October 21, 2022

FOR VALUABLE CONSIDERATION, Willard R. Pehling and Darlene Pehling, husband and wife, Grantors, hereby convey and warrant to Chad Tabaka and Aimee Tabaka, husband and wife as joint tenants, Grantees, real property in Cass County, Minnesota, described as follows:

West Tract

That part of Government Lots 3 and 4, Section 22, Township 142 North, Range 31 West, Cass County, Minnesota described as follows: BEGINNING at the northwest corner of said Government Lot 4; thence South 07 degrees 36 minutes 25 seconds East, assigned bearing, along the west line thereof, 27.96 feet; thence North 82 degrees 44 minutes 01 seconds East 32.24 feet to the centerline of Evergreen Cemetery Rd NW; thence North 02 degrees 10 minutes 17 seconds East, along said centerline, 6.83 feet; thence North 13 degrees 09 minutes 17 seconds East, along said centerline, 59.57 feet; thence North 19 degrees 14 minutes 06 seconds East, along said centerline, 42.30 feet; thence North 24 degrees 26 minutes 48 seconds East, along said centerline, 122.85 feet; thence North 20 degrees 14 minutes 44 seconds East along said centerline, 103.76 feet; thence North 14 degrees 58 minutes 53 seconds East, along said centerline, 65.22 feet; thence South 87 degrees 09 minutes 58 seconds West 213.09 feet to the west line of said Government Lot 3; thence South 07 degrees 36 minutes 25 seconds East, along last said west line, 345.84 feet to the point of beginning.

SUBJECT to easements, restrictions, and reservations of record
SUBJECT to a 33.00 foot easement described in document number A000264893 (Evergreen Cemetery Road NW).
SUBJECT to a 33.00 foot easement described in document number A000234981.

located in the County of Cass, State of Minnesota,

SUBJECT tract is non-conforming on it's own and is to be attached to Parcel 38-122-3209.

CERTIFICATE OF SURVEY

Aimee Tabaka
P.O. Box 114
Walker, MN 56484

JOB NO. 22-177
DATE: 7-20-2022

SHEET NO. 1 OF 1



I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAWS OF THE STATE OF MINNESOTA.

Terry L. Freeman
TERRY L. FREEMAN
LIC. NO. 2136

NO.	DATE	DESCRIPTION	BY