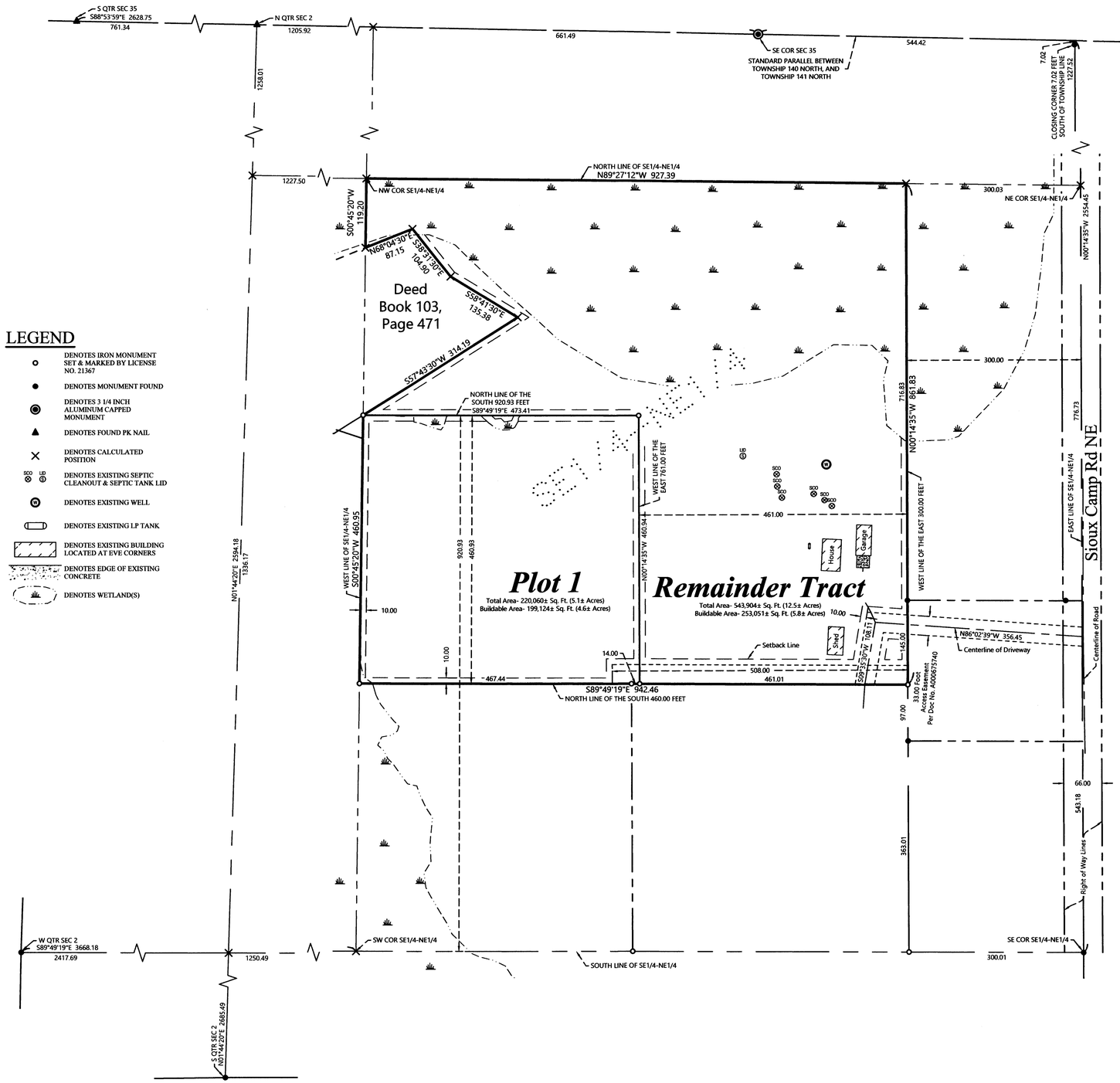
CERTIFICATE OF SURVEY

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, SECTION 2, TOWNSHIP 140 NORTH, RANGE 28 WEST, CASS COUNTY, MINNESOTA



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 3 1/4 INCH ALUMINUM CAPPED MONUMENT
- DENOTES FOUND PK NAIL
- DENOTES CALCULATED POSITION
- DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- DENOTES EXISTING WELL
- DENOTES EXISTING LP TANK
- DENOTES EXISTING BUILDING LOCATED AT EVE CORNERS
- DENOTES EDGE OF EXISTING CONCRETE
- DENOTES WETLAND(S)

EXISTING DESCRIPTION:

8033403
Tx:4023881
A000578616
OFFICE OF COUNTY RECORDER
CASS COUNTY MINNESOTA
CERTIFIED, FILED, AND/OR RECORDED ON
03/13/2012 11:54:40 AM
AS DOC #: A000578616
PAGES: 3 REC FEES: 46.00
KATHRYN M. NORBY
COUNTY RECORDER

46-002-1403
No delinquent taxes and transfer entered:
Certificate of Real Estate Value
( ) filed (X) not required
March 13 2012
Sharon K. Anderson
County Auditor
by: _____, Deputy

(Top 3 inches reserved for recording data)

WARRANTY DEED
Individual(s) to Individual(s)

DEED TAX DUE: $ 1.65
Total consideration is less than $500

DATE: 3-9-12

FOR VALUABLE CONSIDERATION, Theodora A Johnson , single, ("**Grantor**"), hereby conveys and warrants to Barbara Johnson, single, and Theodora A. Johnson, single , as joint tenants,("**Grantee**"), real property in Cass County, Minnesota, legally described as follows:

The Southeast Quarter of the Northeast Quarter (SE1/4 of NE1/4) less the East 300 feet thereof and also less any portion previously conveyed to Wabedo Township or Cass County for gravel pit in Section 2, Township 140, Range 28

PROPOSED DESCRIPTIONS:

Plot 1
That part of the North 460.93 feet of the South 920.93 feet lying west of the East 761.00 feet of the Southeast Quarter of the Northeast Quarter, Section 2, Township 140 North, Range 28 West, Cass County, Minnesota.
SUBJECT to easements, restrictions, and reservations.
TOGETHER with 33.00 Foot Access Easement, per Doc. No. A000675740.
SUBJECT to and TOGETHER with 33.00 Foot Access Easement No. 2.

Remainder Tract
The Southeast Quarter of the Northeast Quarter, Section 2, Township 140 North, Range 28 West, Cass County, Minnesota, Less the East 300.00 Feet.
AND
LESS parcel described in Deed in Book 103, Page 471.
AND
LESS the South 460.00 feet of the Southeast Quarter of the Northeast Quarter, Section 2.
AND
LESS the North 460.93 feet of the South 920.93 feet lying west of the East 761.00 feet of the Southeast Quarter of the Northeast Quarter, Section 2.
SUBJECT to easements, restrictions, and reservations.
SUBJECT to and TOGETHER with 33.00 Foot Access Easement, per Doc. No. A000675740.
SUBJECT with 33.00 Foot Access Easement No. 2.

33.00 Foot Access Easement No.2
A 33.00 foot wide easement for ingress and egress purposes over, under, and across that part of the North 33.00 feet of the South 493.00 feet of the West 508.00 feet of the East 808.00 feet of the Southeast Quarter of the Northeast Quarter, Section 2, Township 140 North, Range 28 West, Cass County, Minnesota.

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 46-002-1403.
3. Improvements other than those shown on this certificate, may exist that were not located during this survey.
4. Wetlands as shown delineated by Patrick Reardon, Wetland Certification No. 1295, on 8-09-2023. Wetlands as shown on Remainder Tract taken from County National 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. Boundary lines as shown around gravel pit in the northwest corner of subject property as shown were drawn in from Deed in Book 103, Page 471 recorded at Cass County Recorders Office.
7. 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.

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.

8/23/23
TERRY L. FREEMAN — LIC. NO. 21367

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

CERTIFICATE OF SURVEY
Ryley Nihart
4683 Sioux Camp RD NE
Longville, MN 56655

JOB NO. 23-175
DATE: 08-22-2023

SHEET NO.
1 OF 1