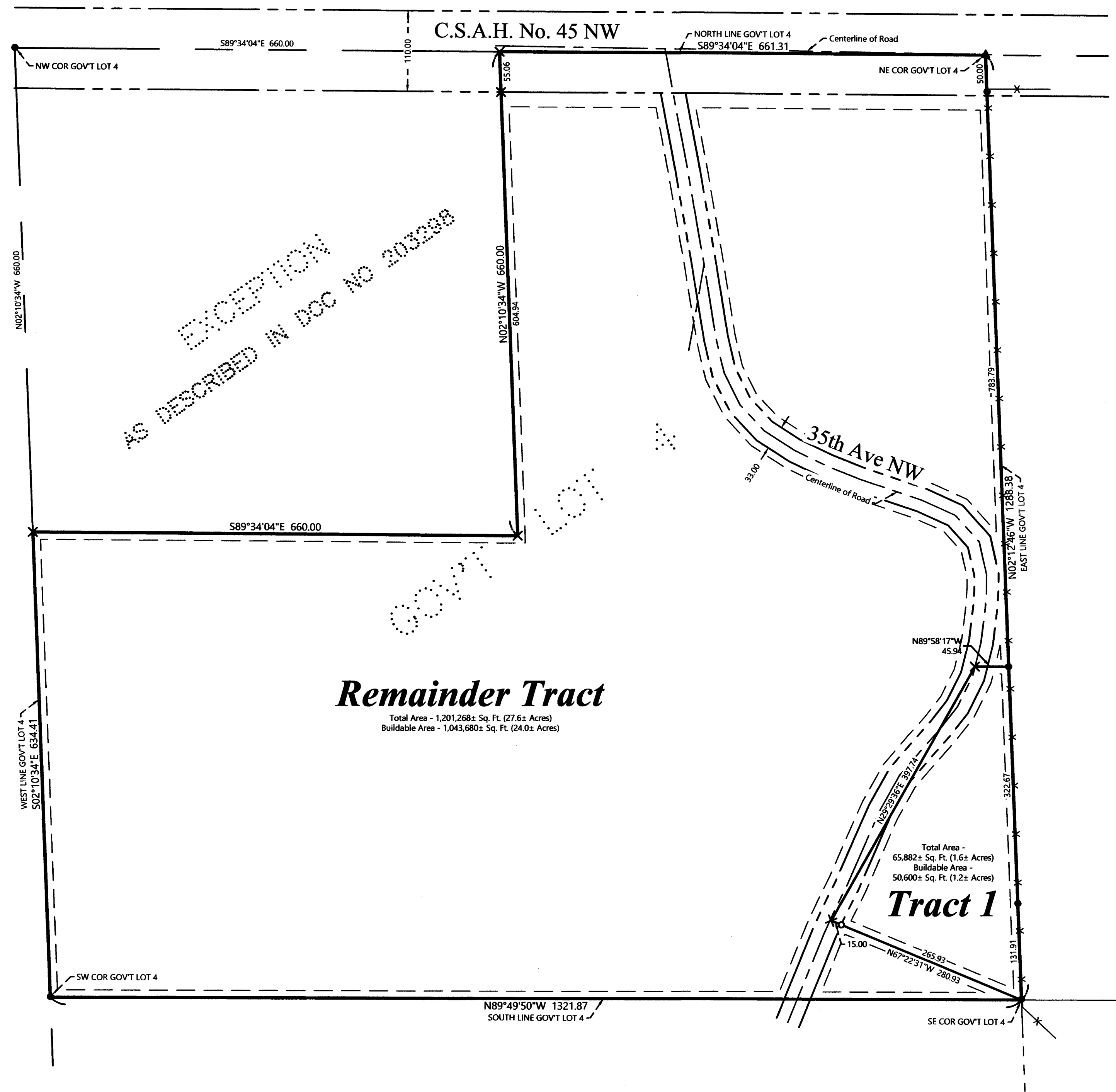


# CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 4,  
SECTION 3, TOWNSHIP 139 NORTH, RANGE 30 WEST,  
CASS COUNTY, MINNESOTA



### LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- ▲ DENOTES FOUND PK NAIL
- × DENOTES CALCULATED POSITION

### EXISTING DESCRIPTION:

Form No. 24 - WARRANTY DEED Minnesota Uniform Conveying Blanks (1978) Miller-Devo Co., St. Paul

Individual(s) to Individual(s) 34-003-2201

No delinquent taxes and transfer entered; Certificate of Real Estate Value ( ) filed (X) not required  
Certificate of Real Estate Value No. Sept 3, 1996

Shawn Anderson County Auditor  
by JKB Deputy

380506  
OFFICE OF COUNTY RECORDER  
State of Minnesota, County of Cass  
I hereby certify that the within instrument was filed in this office for record on the 3rd day of September A.D. 1996 at 10:00 O'clock P M and was duly recorded on Micro Doo. No. 380506  
700 COUNTY RECORDER

STATE DEED TAX DUE HEREON: \$1.65  
Date: June 17, 1996 (reserved for recording date)

FOR VALUABLE CONSIDERATION, Mamie W. Downs a single person, Grantor(s), hereby convey(s) and warrant(s) to Robert N. Downs (Grantor name) Grantee(s) real property in Cass County, Minnesota, described as follows:  
Government Lot Four (4), Section Three (3), Township One Hundred Thirty-nine (139), Range Thirty (30), less those parts conveyed by document No. 203298 and document No. 232012, as recorded in the office of the County Recorder in and for Cass County and subject to a roadway and easement.  
Consideration for this conveyance is less than \$500.00  
(If more space is needed, continue on back)  
together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

WARRANTY DEED Form No. 1 Minnesota Uniform Conveying Blanks

This Indenture, made this 22 day of November, 1972, between Arthur J. Friday and Lillian M. Friday, husband and wife, of the County of Cass and State of Minnesota part 1st of the first part, and Korva Friday Harlowe, a married woman, of the County of and State of California part 2 of the second part.

Witnesseth, that the said part 1st of the first part, in consideration of the sum of One dollar and other valuable considerations DOLLARS, to them in hand paid by the said part 2 of the second part, the receipt whereof is hereby acknowledged, do hereby Grant, Bargain, Sell, and Convey unto the said part of the second part her and her heirs and assigns, forever, all the tract or parcel of land lying and being in the County of Cass and State of Minnesota, described as follows, to-wit:

A one acre tract in the Northeast corner of Lot Four (4) in Section Three (3), Township One hundred thirty-nine (139), Range thirty (30), more particularly described as follows: Commencing at the Northwest corner of said Lot 4, thence running east along the north line of said Lot 4 a distance of 40 rods, thence south parallel to the west line of said Lot 4 a distance of 40 rods, thence north parallel to the north line of said Lot 4 a distance of 40 rods, thence north along the west line of said Lot 4 a distance of 40 rods to the place of beginning, subject to mineral reservations of record.

Hereby reserving a life estate in partise of the first part

WARRANTY DEED Form No. 1 Minnesota Uniform Conveying Blanks

Doc. No. 203298 Individual(s) to Individual(s)

Office of Registrar of Deeds, County of Cass, State of Minnesota  
I hereby certify that the within Deed was filed in this office for record on the 22 day of November 1972 at 10:00 O'clock P M and was duly recorded on Micro Doo. No. 380506  
By JKB Deputy, County Recorder  
This for the year 1972 on the last day of November 1972 described within, said this 22 day of November 1972 at 10:00 O'clock P M.  
By A. J. Deputy, County Auditor

### PROPOSED DESCRIPTIONS:

**Tract 1**  
That part of Government Lot 4, Section 3, Township 139 North, Range 30 West, Cass County, Minnesota described as follows: BEGINNING at the southeast corner of said Government Lot 4; thence North 02 degrees 12 minutes 46 seconds West, assigned bearing, along the east line of said Government Lot 4, a distance of 454.58 feet; thence North 89 degrees 58 minutes 17 seconds West 45.94 feet to the centerline of 35<sup>th</sup> Ave NW; thence South 29 degrees 29 minutes 36 seconds West 397.74 feet to the intersection with a line that bears North 67 degrees 22 minutes 31 seconds West from the point of beginning; thence South 67 degrees 22 minutes 31 seconds East 280.93 feet to the point of beginning.  
SUBJECT to easements, restrictions, and reservations of record.  
SUBJECT to 35<sup>th</sup> Ave NW.  
SUBJECT tract is non-conforming and must be attached to an adjoining tract.

**Remainder Tract**  
That part of Government Lot 4, Section 3, Township 139 North, Range 30 West, Cass County, Minnesota described as follows: BEGINNING at the southeast corner of said Government Lot 4; thence North 89 degrees 49 minutes 50 seconds West, assigned bearing, along the south line of said Government Lot 4, a distance of 1321.87 feet to the southwest corner of said Government Lot 4; thence North 02 degrees 10 minutes 34 seconds West, along the west line of said Government Lot 4, a distance of 634.41 feet; thence South 89 degrees 34 minutes 04 seconds East 660.00 feet; thence North 02 degrees 10 minutes 34 seconds West 660.00 feet to the north line of said Government Lot 4; thence South 89 degrees 34 minutes 04 seconds East, along said north line, a distance of 661.31 feet to the northeast corner of said Government Lot 4; thence South 02 degrees 12 minutes 46 seconds East, along the east line of said Government Lot 4, a distance of 833.79 feet; thence North 89 degrees 58 minutes 17 seconds West 45.94 feet to the centerline of 35<sup>th</sup> Ave NW; thence South 29 degrees 29 minutes 36 seconds West 397.74 feet to the intersection with a line that bears North 67 degrees 22 minutes 31 seconds West from the point of beginning; thence South 67 degrees 22 minutes 31 seconds East 280.93 feet to the point of beginning.  
SUBJECT to easements, restrictions, and reservations of record.  
SUBJECT to 35<sup>th</sup> Ave NW.  
SUBJECT to C.S.A.H. No. 45.

### NOTES:

1. Zoning for subject tract = Shoreline Residential.
2. Parcel ID for subject tract = 34-003-2201.
3. Improvements other than those shown on this certificate, may exist that were not located during this survey. County National Wetland Inventory Maps indicate no wetlands on subject tract.
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 an investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search and opinion may disclose.

REVISIONS:	DESCRIPTION:	DATE:	BY:
1		9/19/2023	

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  
TERRY L. FREEMAN  
9/19/23  
LIC. NO. 21367



CERTIFICATE OF SURVEY  
Fred Schneider  
2822 County 45 NW  
Hackensack, MN 56452