

**NOTES:**

1. Zoning for subject tract = City of Walker Zoning - Transitional Commercial (TC).
2. Parcel ID for subject tract = 96-337-3310 & 96-337-3311.
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 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.

# CERTIFICATE OF SURVEY

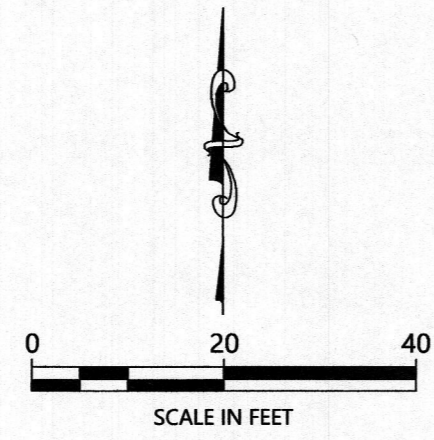
LOTS 1-3, BLOCK THIRTEY THREE, ORIGINAL PLAT OF WALKER,  
SECTION 22, TOWNSHIP 142 NORTH, RANGE 31 WEST,  
CASS COUNTY, MINNESOTA

**EXISTING DESCRIPTION:**

Page 1 of 2 A000698575

96-337-3310, 96-337-3311  
No delinquent taxes and transfer entered; Certificate of Real Estate Value  
(X) Filed ( ) Not Required  
NOVEMBER 06, 2023  
*Karen Ellen*  
Cass County MN Auditor-Treasurer  
By EBT Deputy  
Septic Disclosure  
( ) Not Required (X) Received ( ) Not Received

A000698575  
OFFICE OF THE COUNTY RECORDER  
CASS COUNTY, MINNESOTA  
CERTIFIED, FILED, AND/OR  
RECORDED ON  
11/6/2023 10:22:22 AM  
REC FEES: 46.00  
PAGES: 2  
KATHRYN M. NORBY  
CASS COUNTY RECORDER  
BY CF DEP TX#: 193119  
RECORDED ELECTRONICALLY



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE MINNESOTA COUNTY COORDINATE SYSTEM, CASS COUNTY, NORTH ZONE (2011 ADJ.).



(Top 3 inches reserved for recording data)  
**WARRANTY DEED** Minnesota Uniform Conveyancing Blanks Form 10.1.1 (2018)  
**Individual(s) to Individual(s)**

eCRV number: 157976

DEED TAX DUE: \$728.00

DATE: November 03, 2023  
(month/day/year)

FOR VALUABLE CONSIDERATION, Nathan Boyum and Sara Boyum, married to one another ("Grantor"), hereby conveys and warrants to Jonathan Bieloh and Jill Bieloh ("Grantee"), as

(Check only one box.)  tenants in common, (If more than one Grantee is named above and either no box is checked or both boxes are checked, this conveyance is made to the named Grantees as tenants in common.)  
 joint tenants.

real property in Cass County, Minnesota, legally described as follows:

Lots One (1), Two (2) and Three (3), Block Thirty-three (33), Walker  
Cass County, Minnesota

**LEGEND**

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- ⊙ DENOTES EXISTING SANITARY SEWER MANHOLE
- DENOTES EXISTING SIGN(S)
- ▨ DENOTES EXISTING BUILDING
- ▬ DENOTES EDGE OF EXISTING BITUMINOUS
- ▨ DENOTES EDGE OF EXISTING CONCRETE

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  
LIC. NO. 21367



CERTIFICATE OF SURVEY  
Jill Bieloh  
10813 Steamboat Loop NW  
Walker, MN 56484

JOB NO. 24-068  
DATE: 4-12-2024

SHEET NO.  
1 OF 1