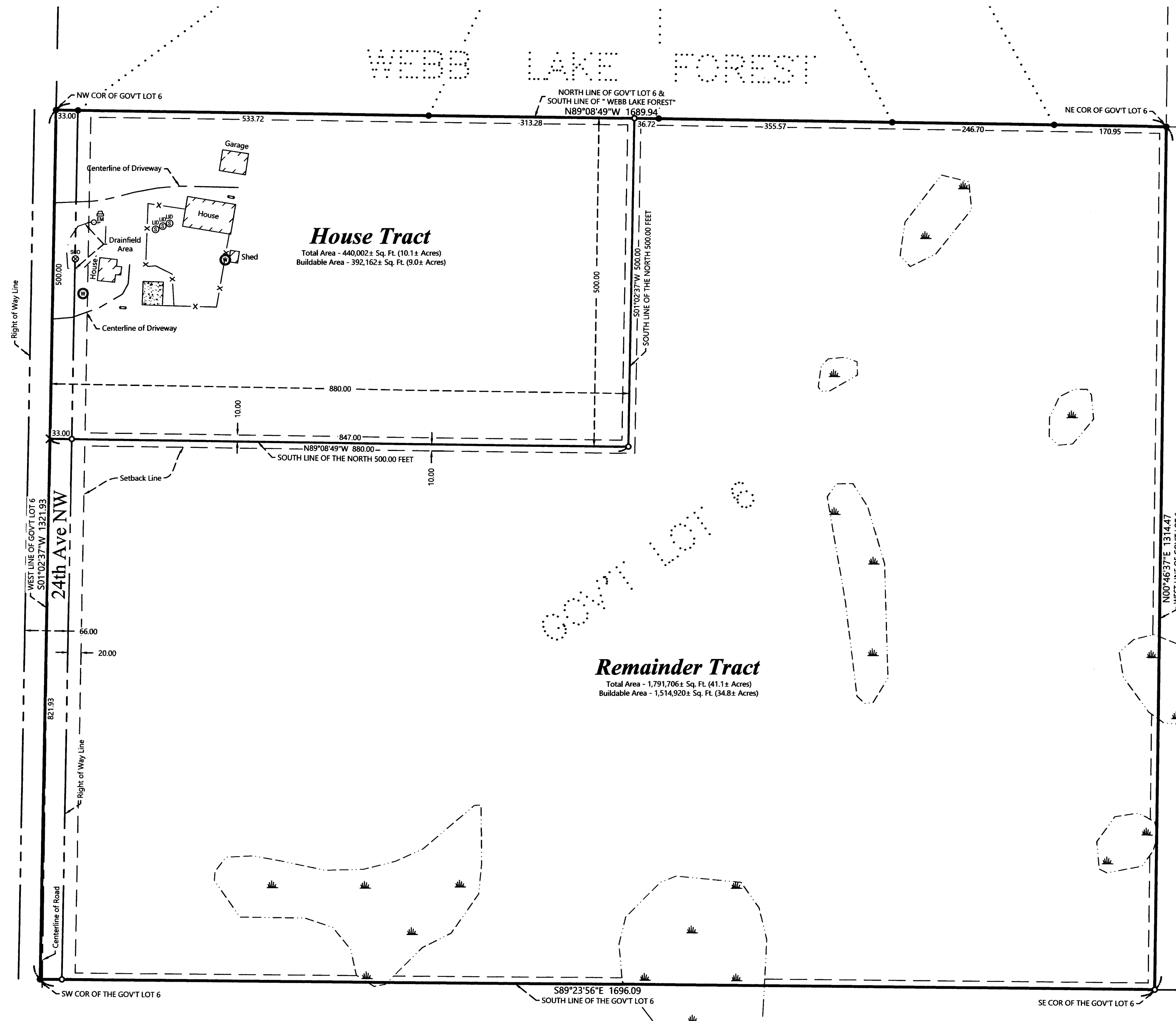


# CERTIFICATE OF SURVEY

GOVERNMENT LOT 6,  
SECTION 18, TOWNSHIP 140 NORTH, RANGE 29 WEST,  
CASS COUNTY, MINNESOTA



**House Tract**  
Total Area - 440,002± Sq. Ft. (10.1± Acres)  
Buildable Area - 392,162± Sq. Ft. (9.0± Acres)

**Remainder Tract**  
Total Area - 1,791,706± Sq. Ft. (41.1± Acres)  
Buildable Area - 1,514,920± Sq. Ft. (34.8± Acres)

## EXISTING DESCRIPTION:

51-018-3300  
No delinquent taxes and transfer entered;  
Certificate of Real Estate Value  
( ) filed (X) not required  
May 30, 2017  
*Sharon K. Anderson*  
Cass County MN Auditor-Treasurer  
by: *J. Lepp*, Deputy

A000631172  
OFFICE OF THE COUNTY RECORDER  
CASS COUNTY, MINNESOTA  
CERTIFIED, FILED, AND/OR  
RECORDED ON  
5/30/2017 2:16:54 PM  
AS DOC #: A000631172  
PAGES: 3  
REC FEES: 46.00  
KATHRYN M. NORBY  
CASS COUNTY RECORDER  
BY SR Dep TX#: 138738

QUIT CLAIM DEED (above reserved for recording data)  
Individuals to Joint Tenant  
STATE DEED TAX DUE HEREON: \$ 1.65  
Date: 5-5-17, 2017

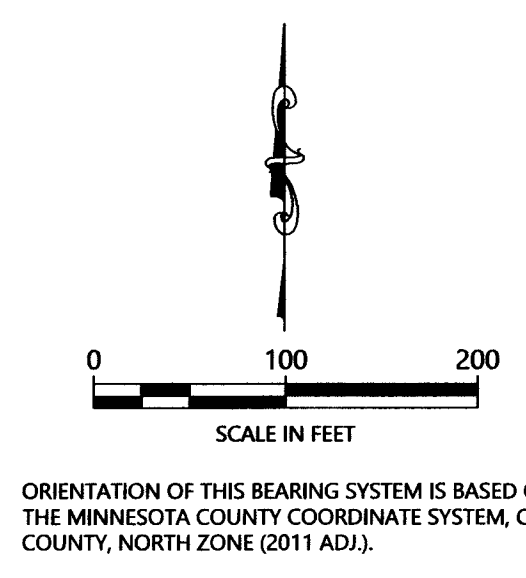
FOR VALUABLE CONSIDERATION, Christine A. Pelvit and Robert Pelvit, wife and husband;  
Jason M. Potvin, a single person; and Jennifer Potvin, a single person, Grantors, hereby convey and  
quit claim to Christine A. Pelvit and Robert Pelvit, wife and husband, Grantee, as joint tenants, real  
property in Cass County, Minnesota, described as follows:

Government Lot Six (6), Section Eighteen (18), Township One Hundred Forty (140),  
Range Twenty-nine (29), Cass County, Minnesota.

Subject to and together with easements, restrictions and reservations of record, if any.

## LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- X DENOTES CALCULATED POSITION
- ⊙ DENOTES EXISTING WELL
- ⊙ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- DENOTES EXISTING UTILITY POLE
- ⊙ DENOTES EXISTING ELECTRIC METER
- ⊙ DENOTES EXISTING LP TANK
- ▨ DENOTES EXISTING BUILDING (located at eave corners)
- DENOTES WETLAND(S)
- ▨ DENOTES EDGE OF EXISTING CONCRETE



## PROPOSED DESCRIPTION:

**House Tract**  
The North 500.00 feet of the West 880.00 feet of Government Lot 6, Section 18, Township 140 North, Range 29 West, Cass County, Minnesota.  
SUBJECT to easements, restrictions, and reservations of record.  
SUBJECT to 24<sup>th</sup> Ave. NW.

**Remainder Tract**  
That part of Government Lot 6, Section 18, Township 140 North, Range 29 West, Cass County, Minnesota, lying east of the West 880.00 feet and south of the North 500.00 feet thereof.  
SUBJECT to easements, restrictions, and reservations of record.  
SUBJECT to 24<sup>th</sup> Ave. NW.

## NOTES:

1. Zoning for subject tract = Rural Residential 2.5 (RR-2.5).
2. Parcel ID for subject tract = 51-018-3300.
3. Improvements other than those shown on this certificate, may exist that were not located during this survey.
4. Wetlands as shown drawn from National Wetland Inventory Maps on County Websites.
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.

NO.	DATE	DESCRIPTION

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 J. Freeman*  
TERRY J. FREEMAN  
LIC. NO. 21367  
7/24/23



CERTIFICATE OF SURVEY  
Scott Maciej  
15005 Eagle St. NW  
Andover, MN 55304

JOB NO. 23-147  
DATE: 7-24-2023

SHEET NO.  
1 OF 1