

EXISTING DESCRIPTION:

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES SET LATH
- ▲ DENOTES FOUND ORANGE FLAG
- DENOTES MONUMENT FOUND
- ✕ DENOTES CALCULATED POSITION
- (N01°23'45"E) DENOTES DEEDED BEARING
- ⊙ DENOTES EXISTING WELL
- ⊕ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- ⊖ DENOTES NON-DELINEATED WETLAND(S)
- ⊖ DENOTES DELINEATED WETLAND(S) BY MITCH BRINKS
- ⊖ DENOTES EXISTING LP TANK
- DENOTES EXISTING UTILITY POLE
- ⊖ DENOTES EXISTING ELECTRIC METER
- ⊖ DENOTES EDGE OF EXISTING BITUMINOUS
- ▭ DENOTES EXISTING BUILDING

CERTIFICATE OF SURVEY

PART OF THE WEST HALF OF THE NORTHWEST QUARTER, SECTION 9, TOWNSHIP 143 NORTH, RANGE 31 WEST, CASS COUNTY, MINNESOTA

Page 1 of 3 A0007900
 MISSISSIPPI VALLEY SURVEYING & CONSULTING, INC.
 2000 2nd Street, NW
 Cass County, MN 56484
 Phone: 218-547-1296
 Fax: 218-547-2272
 www.northern-engineering.com

WARRANTY DEED
 Subscribed to and recorded by:
 Deed Number: 227262
 Deed Date: 09/01/20
 Date: August 20, 2021

FOR VALUABLE CONSIDERATION, Mitchell Brinks and Nancy A. Brinks, a single person (hereinafter, jointly and severally, the Grantors), hereby convey and warrant to Rick Schaefer and Nancy A. Schaefer Family Trust under Agreement dated July 23, 2020 (hereinafter, the Grantees):

That the property in Cass County, Minnesota, legally described as follows:
 SEE EXHIBIT "A" ATTACHED HERETO

Page 1 of 3 A0007900 MISSISSIPPI VALLEY SURVEYING & CONSULTING, INC.

EXHIBIT "A"
LEGAL DESCRIPTION
 West Half of the Northwest Quarter (NW1/4) of Section 9, Township 143 North, Range 31 West, Cass County, Minnesota (Section 9, Township 143 North, Range 31 West, Cass County, Minnesota).

LESS the following described portion thereof: Beginning at the iron monument at the Northwest corner of said Section 9 and running thence North 89 degrees 46 minutes 51 seconds East, along the north line of said West Half of the Northwest Quarter, 808.79 feet to a distance of 808.79 feet to a second iron monument; thence South 54 degrees 56 minutes 25 seconds West, along the east line of said West Half of the Northwest Quarter, 1428.15 feet to the northeasterly right of way line of the Heartland Trail; thence North 30 degrees 34 minutes 22 seconds West, along said northeasterly right of way line, 1447.85 feet to the intersection with a line that bears South 54 degrees 37 minutes 09 seconds West from the point of beginning; thence North 54 degrees 37 minutes 09 seconds East 316.58 feet to the point of beginning.

ALSO LESS the Heartland Trail as shown on the Heartland Trail.

Cass County, Minnesota

PROPOSED DESCRIPTIONS:

Tract 1
 That part of the West Half of the Northwest Quarter, Section 9, Township 143 North, Range 31 West, Cass County, Minnesota described as follows: COMMENCING at the Northwest corner of said West Half of the Northwest Quarter; thence South 89 degrees 46 minutes 51 seconds East, assigned bearing, along the north line of said West Half of the Northwest Quarter, 808.79 feet to the Point of Beginning of the tract to be herein described; thence continue South 89 degrees 46 minutes 51 seconds East, along said north line, 501.75 feet to the Northeast corner of said West Half of the Northwest Quarter; thence South 00 degrees 56 minutes 25 seconds West, along the east line of said West Half of the Northwest Quarter, 1428.15 feet to the northeasterly right of way line of the Heartland Trail; thence North 30 degrees 34 minutes 22 seconds West, along said northeasterly right of way line, 1447.85 feet to the intersection with a line that bears South 54 degrees 37 minutes 09 seconds West from the point of beginning; thence North 54 degrees 37 minutes 09 seconds East 316.58 feet to the point of beginning.

Tract 2
 That part of the West Half of the Northwest Quarter, Section 9, Township 143 North, Range 31 West, Cass County, Minnesota described as follows: COMMENCING at the Northwest corner of said West Half of the Northwest Quarter; thence South 89 degrees 46 minutes 51 seconds East, assigned bearing, along the north line of said West Half of the Northwest Quarter, 808.79 feet to the Point of Beginning of the tract to be herein described; thence continue South 89 degrees 46 minutes 51 seconds East, along said north line, 501.75 feet to the Northeast corner of said West Half of the Northwest Quarter; thence South 00 degrees 56 minutes 25 seconds West, along the east line of said West Half of the Northwest Quarter, 1428.15 feet to the northeasterly right of way line of the Heartland Trail; thence North 30 degrees 34 minutes 22 seconds West, along said northeasterly right of way line, 1447.85 feet to the intersection with a line that bears South 54 degrees 37 minutes 09 seconds West from the point of beginning; thence North 54 degrees 37 minutes 09 seconds East 316.58 feet to the point of beginning.

Tract 3
 That part of the West Half of the Northwest Quarter, Section 9, Township 143 North, Range 31 West, Cass County, Minnesota described as follows: COMMENCING at the Northwest corner of said West Half of the Northwest Quarter; thence South 89 degrees 46 minutes 51 seconds East, assigned bearing, along the north line of said West Half of the Northwest Quarter, 808.79 feet to the Point of Beginning of the tract to be herein described; thence continue South 89 degrees 46 minutes 51 seconds East, along said north line, 501.75 feet to the Northeast corner of said West Half of the Northwest Quarter; thence South 00 degrees 56 minutes 25 seconds West, along the east line of said West Half of the Northwest Quarter, 1428.15 feet to the northeasterly right of way line of the Heartland Trail; thence North 30 degrees 34 minutes 22 seconds West, along said northeasterly right of way line, 1447.85 feet to the intersection with a line that bears South 54 degrees 37 minutes 09 seconds West from the point of beginning; thence North 54 degrees 37 minutes 09 seconds East 316.58 feet to the point of beginning.

Tract 4
 That part of the West Half of the Northwest Quarter, Section 9, Township 143 North, Range 31 West, Cass County, Minnesota described as follows: COMMENCING at the Northwest corner of said West Half of the Northwest Quarter; thence South 89 degrees 46 minutes 51 seconds East, assigned bearing, along the north line of said West Half of the Northwest Quarter, 808.79 feet to the Point of Beginning of the tract to be herein described; thence continue South 89 degrees 46 minutes 51 seconds East, along said north line, 501.75 feet to the Northeast corner of said West Half of the Northwest Quarter; thence South 00 degrees 56 minutes 25 seconds West, along the east line of said West Half of the Northwest Quarter, 1428.15 feet to the northeasterly right of way line of the Heartland Trail; thence North 30 degrees 34 minutes 22 seconds West, along said northeasterly right of way line, 1447.85 feet to the intersection with a line that bears South 54 degrees 37 minutes 09 seconds West from the point of beginning; thence North 54 degrees 37 minutes 09 seconds East 316.58 feet to the point of beginning.

33.00 foot Easement No. 1
 A 33.00 foot wide easement for ingress, egress and utilities including non-obstructed rights of maintenance and improvements to the driveway and utilities over, under, and across that part of the West Half of the Northwest Quarter, Section 9, Township 143 North, Range 31 West, Cass County, Minnesota, the centerline of which is described as follows: COMMENCING at the Northwest corner of said West Half of the Northwest Quarter; thence South 01 degrees 00 minutes 34 seconds West, assigned bearing, along the west line of said West Half of the Northwest Quarter, 1050.88 feet to the Point of Beginning of the centerline to be herein described; thence South 89 degrees 29 minutes 38 seconds East 133.16 feet; thence South 75 degrees 12 minutes 39 seconds East 133.78 feet; thence South 89 degrees 29 minutes 24 seconds East 141.83 feet; thence easterly 75.80 feet along a tangential curve, concave to the north, having a radius of 250.00 feet and a central angle of 17 seconds 22 minutes 17 seconds; thence North 73 degrees 08 minutes 19 seconds East, tangent to last described curve, 145.22 feet; thence easterly 76.64 feet along a tangential curve, concave to the south, having a radius of 250.00 feet and a central angle of 17 degrees 33 minutes 53 seconds; thence South 89 degrees 17 minutes 48 seconds East, tangent to last described curve, 38.80 feet; thence northeasterly 79.79 feet along a tangential curve, concave to the northwest, having a radius of 100.00 feet and a central angle of 45 degrees 43 minutes 08 seconds; thence North 37 degrees 03 minutes 36 seconds East, not tangent to last described curve, 89.68 feet to the southwesterly right of way line of the Heartland Trail; thence North 59 degrees 25 minutes 38 seconds East 100.00 feet to the northeasterly right of way line of the Heartland Trail and said centerline there terminating. The sidelines of said easement shall be prolonged or shortened to terminate on said southwesterly right of way line.

33.00 foot Easement No. 2
 A 33.00 foot wide easement for ingress, egress and utilities, including non-obstructed rights of maintenance and improvements to the driveway and utilities over, under, and across that part of the West Half of the Northwest Quarter, Section 9, Township 143 North, Range 31 West, Cass County, Minnesota, the centerline of which is described as follows: COMMENCING at the Northwest corner of said West Half of the Northwest Quarter; thence South 01 degrees 00 minutes 34 seconds West, assigned bearing, along the west line of said West Half of the Northwest Quarter, 1050.88 feet to the Point of Beginning of the centerline to be herein described; thence South 89 degrees 29 minutes 38 seconds East 133.16 feet; thence South 75 degrees 12 minutes 39 seconds East 133.78 feet; thence South 89 degrees 29 minutes 24 seconds East 141.83 feet; thence easterly 75.80 feet along a tangential curve, concave to the north, having a radius of 250.00 feet and a central angle of 17 seconds 22 minutes 17 seconds; thence North 73 degrees 08 minutes 19 seconds East, tangent to last described curve, 145.22 feet; thence easterly 76.64 feet along a tangential curve, concave to the south, having a radius of 250.00 feet and a central angle of 17 degrees 33 minutes 53 seconds; thence South 89 degrees 17 minutes 48 seconds East, tangent to last described curve, 38.80 feet; thence northeasterly 79.79 feet along a tangential curve, concave to the northwest, having a radius of 100.00 feet and a central angle of 45 degrees 43 minutes 08 seconds; thence North 37 degrees 03 minutes 36 seconds East, not tangent to last described curve, 89.68 feet to the southwesterly right of way line of the Heartland Trail; thence North 59 degrees 25 minutes 38 seconds East 100.00 feet to the northeasterly right of way line of the Heartland Trail and said centerline there terminating. The sidelines of said easement shall be prolonged or shortened to terminate on said southwesterly right of way line.

Heartland Trail Easement
 A 33.00 foot wide easement for ingress and egress over, under, and across that part of the West Half of the Northwest Quarter, Section 9, Township 143 North, Range 31 West, Cass County, Minnesota, the centerline of which is described as follows: COMMENCING at the Northwest corner of said West Half of the Northwest Quarter; thence South 01 degrees 00 minutes 34 seconds West, assigned bearing, along the west line of said West Half of the Northwest Quarter, 1034.38 feet; thence South 89 degrees 29 minutes 24 seconds East 404.92 feet; thence easterly 75.80 feet along a tangential curve, concave to the north, having a radius of 250.00 feet and a central angle of 17 seconds 22 minutes 17 seconds; thence North 73 degrees 08 minutes 19 seconds East, tangent to last described curve, 145.22 feet; thence easterly 76.64 feet along a tangential curve, concave to the south, having a radius of 250.00 feet and a central angle of 17 degrees 33 minutes 53 seconds; thence South 89 degrees 17 minutes 48 seconds East, tangent to last described curve, 38.80 feet; thence northeasterly 79.79 feet along a tangential curve, concave to the northwest, having a radius of 100.00 feet and a central angle of 45 degrees 43 minutes 08 seconds; thence North 37 degrees 03 minutes 36 seconds East, not tangent to last described curve, 89.68 feet to the southwesterly right of way line of the Heartland Trail and the Point of Beginning of the centerline to be herein described; thence North 59 degrees 25 minutes 38 seconds East 100.00 feet to the northeasterly right of way line of the Heartland Trail and said centerline there terminating. The sidelines of said easement shall be prolonged or shortened to terminate on said southwesterly right of way line.

Said easement to contain 3,300 Sq. Ft. more or less.

NOTES:

1. Zoning for subject tract = Rural Residential 2.5 (RR-2.5).
2. Parcel ID for subject tract = 20-009-2001.
3. Improvements other than those shown on this certificate, may exist that were not located during this survey. Wetlands as shown delineated by Mitch Brinks, August 2022.
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.

JOB NO. 21-302
 DATE: 11-30-2021
 SHEET NO. 1 OF 1

CERTIFICATE OF SURVEY
 Rick Schaefer
 P.O. Box 39
 Walker, MN 56484



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
 LIC. NO. 21367

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1.	4-27-2023	Heartland Easement	GAY
2.	5-16-2023	Easement No. 1 Description	GAY
3.	10-17-2023	Change Tracts 3 & 4	GAY
4.	4-30-2024	Easement No. 1	GAY

