

# CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 7  
SECTION 31, TOWNSHIP 141 NORTH, RANGE 27 WEST,  
CASS COUNTY, MINNESOTA

## EXISTING DESCRIPTION:

Form No. 5-36--WARRANTY DEED Minnesota Uniform Conveyance Blanks (1978) Miller-Davis Co., Minnesota

Individual (or joint tenants) Total consideration is less than \$500.00

No delinquent taxes and transfer entered; Certificate of Real Estate Value ( ) filed (X) not required  
Certificate of Real Estate Value No. August 8, 1989

Sharon K. Anderson  
County Auditor

by \_\_\_\_\_ Deputy

STATE DEED TAX DUE HEREON: \$ 1.65  
Date: August 7, 19 89

(reserved for recording data)

314132  
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 8 day of August, A.D. 19 89 at 3:20 O'clock P. M. and was duly recorded as Micro Doc. No. 314132  
Chadwick R. Angler  
COUNTY RECORDER

FOR VALUABLE CONSIDERATION, David R. Edwards, a single person, (marital status), Grantor(s), hereby convey (s) and warrant (s) to Sara E. Edwards and Douglas D. Duval Grantees as joint tenants, real property in Cass County, Minnesota, described as follows:  
The South Nine Hundred feet (900') of the East Four Hundred feet (400'), Government Lot Seven (7), Section Thirty-one (31), Township One Hundred Forty-one (141), Range Twenty-seven (27).

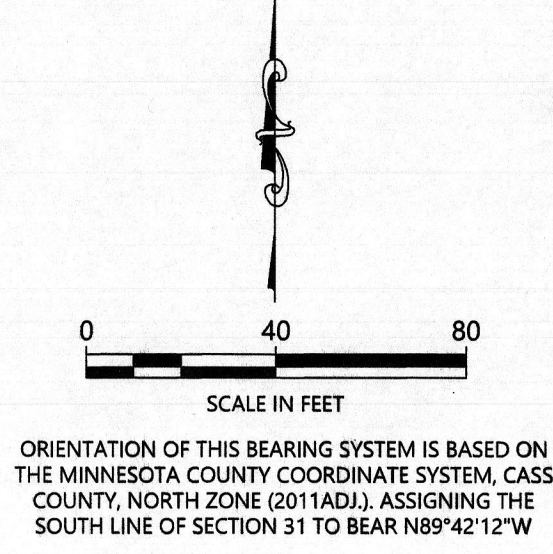
## PROPOSED DESCRIPTIONS:

**House Tract**  
That part of Government Lot 7, Section 31, Township 141 North, Range 27 West, Cass County, Minnesota, described as follows: COMMENCING at the South Quarter Corner of said Section 31; thence South 89 degrees 42 minutes 12 seconds East, assigned bearing, along the south line of said Section 31, a distance of 906.67 feet to the southwest corner of the East 400.00 feet of said Government Lot 7 and the Point of Beginning of the tract to be herein described; thence continue South 89 degrees 42 minutes 12 seconds East, along said south line, 407.46 feet to the southeast corner of said Government Lot 7; thence North 10 degrees 41 minutes 07 seconds West, along the east line of said Government Lot 7, a distance of 455.97 feet; thence South 85 degrees 02 minutes 14 seconds West, 328.34 feet to the intersection with a line that bears North 00 degrees 34 minutes 31 seconds West from the point of beginning; thence South 00 degrees 34 minutes 31 seconds East 417.57 feet to the point of beginning.  
SUBJECT to easements, restrictions, and reservations of record.  
SUBJECT to C.S.A.H. No. 7 NE.

**Remainder Tract**  
That part of the East 400.00 feet of the South 900.00 feet of Government Lot 7, Section 31, Township 141 North, Range 27 West, Cass County, Minnesota, lying westerly and northerly of the following described line: COMMENCING at the South Quarter Corner of said Section 31; thence South 89 degrees 42 minutes 12 seconds East, assigned bearing, along the south line of said Section 31, a distance of 906.67 feet to the southwest corner of said East 400.00 feet of Government Lot 7 and the Point of Beginning of the line to be herein described; thence North 00 degrees 34 minutes 31 seconds West 417.57 feet; thence North 85 degrees 02 minutes 14 seconds East 328.34 feet to the east line of said Government Lot 7 and said described line there terminating.  
Subject tract to be attached to PID 18-031-4300.  
SUBJECT to easements, restrictions, and reservations of record.  
SUBJECT to C.S.A.H. No. 7 NE.

## NOTES:

- Zoning for subject tract = Rural Residential 2.5 (RR-2.5).
- Parcel ID for subject tract = 18-031-4301.
- Improvements other than those shown on this certificate, may exist that were not located during this survey.
- The "No Wetlands Letter" dated May 15, 2024 done by Patrick Reardon, Wetland Certification No. 1295.
- 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.
- 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.



PID: 18-031-4300

NORTH LINE OF THE SOUTH 900.00 FEET  
S89°42'12"E 407.46

## Remainder Tract

Total Area - 207,172± Sq. Ft. (4.8± Acres)  
Buildable Area - 119,174± Sq. Ft. (2.7± Acres)

GOVT LOT 7

PID: 18-031-4300

## LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- △ DENOTES SET PK NAIL
- DENOTES MONUMENT FOUND
- ⊙ DENOTES BRASS CAPPED MONUMENT FOUND
- ▲ DENOTES FOUND PK NAIL
- × DENOTES CALCULATED POSITION
- ⊞ DENOTES EXISTING GROUND TRANSFORMER
- ⊞ DENOTES EXISTING ELECTRIC METER
- ⊞ DENOTES EXISTING WELL
- ⊞ DENOTES EXISTING SEPTIC CLEANOUT
- ⊞ DENOTES EXISTING LP TANK
- x-x- DENOTES EXISTING FENCE LINE
- ▨ DENOTES EXISTING BUILDING (located at cave corners)
- ▨ DENOTES EDGE OF EXISTING BITUMINOUS

## House Tract

Total Area - 159,544± Sq. Ft. (3.7± Acres)  
Buildable Area - 119,174± Sq. Ft. (2.7± Acres)

C.S.A.H. No. 7 NE  
Centerline of Road

## CERTIFICATE OF SURVEY

Doug Duval  
2704 County Rd 7 NE  
Longville, MN 56655



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 6/18/24  
TERRY L. FREEMAN LIC. NO. 21367

REVISIONS:			
NO.	DATE	DESCRIPTION	BY

JOB NO. 24-085  
DATE: 06-18-2024  
SHEET NO. 1 OF 1