

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 8, SECTION 23, AND
PART OF GOVERNMENT LOT 1, SECTION 26,
TOWNSHIP 140 NORTH, RANGE 27 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- DENOTES FOUND RAILROAD SPIRE
- ✕ DENOTES CALCULATED POSITION
- (N01°23'45"E) DENOTES DEEDED BEARING
- ⊙ DENOTES EXISTING WELL
- ⊕ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- ▭ DENOTES EXISTING LP TANK
- ▭ DENOTES EXISTING BUILDING (located at same corners)
- ▭ DENOTES EDGE OF EXISTING GRAVEL
- ▭ DENOTES DELINEATED WETLANDS
- ▭ DENOTES NON-DELINEATED WETLANDS

44-126-1200
No delinquent taxes and transfer entered;
Certificate of Real Estate Value
filed for recording on
February 07, 2024
by *Sharon K. Anderson*
County Auditor
Deputy

OFFICE OF COUNTY RECORDER
CASS COUNTY MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
02/07/2024 3:11:50 PM
AS DOC # 4000568026
PAGES 2, REC FEES 46.00
MATHRYN M. MORBY
COUNTY RECORDER

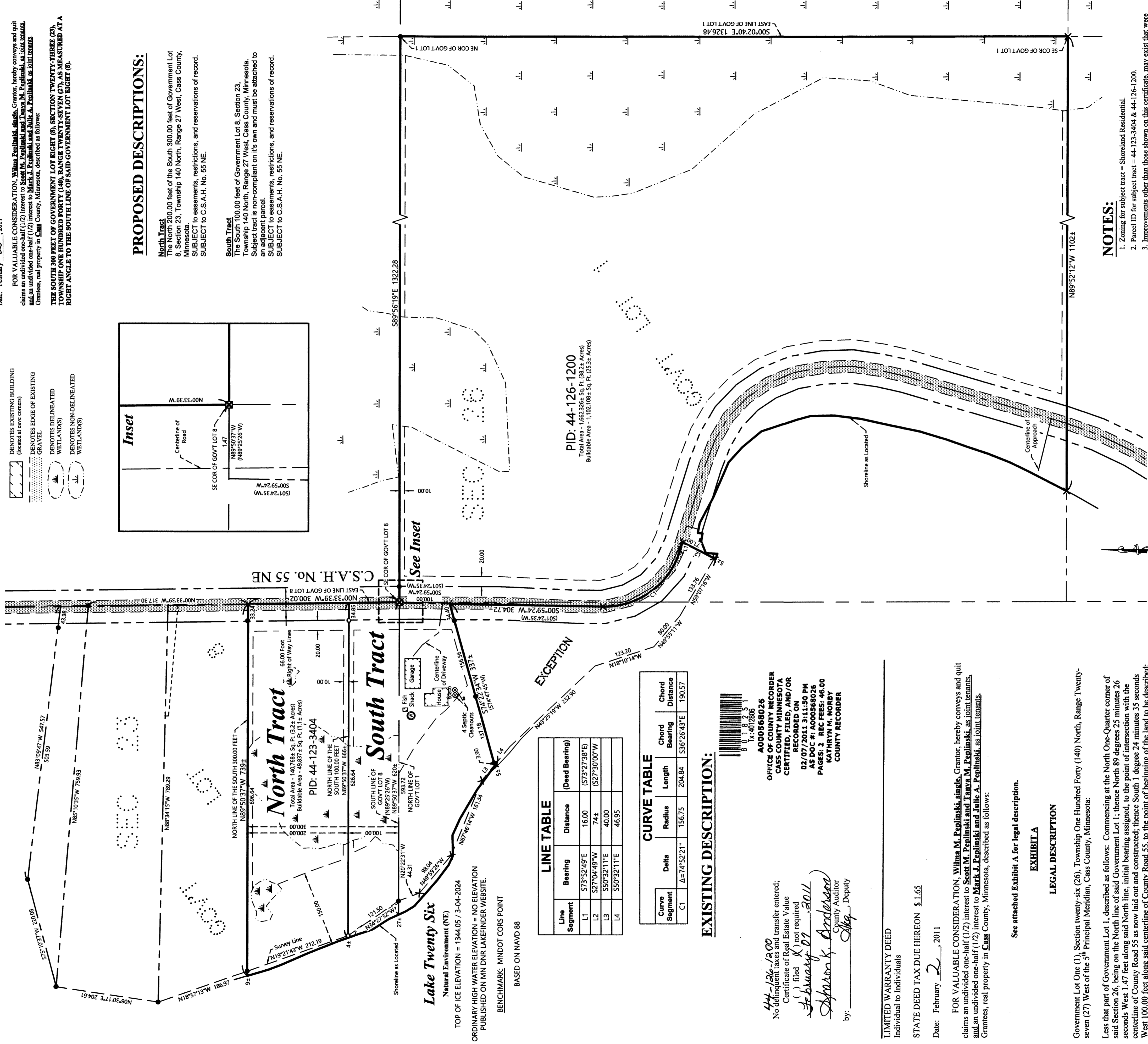
LIMITED WARRANTY DEED
Individual to Individuals
STATE DEED TAX DUE HEREON \$1.65
Date: February 2, 2024

FOR VALUABLE CONSIDERATION, **Wilma M. Peplinski, single**, Grantor, hereby conveys and quit claims an undivided one-half (1/2) interest in **Mark J. Peplinski and Julie A. Peplinski, as Joint Tenants**, Grantees, real property in Cass County, Minnesota, described as follows:
THE SOUTH 300 FEET OF GOVERNMENT LOT EIGHT (8), SECTION TWENTY-THREE (23), TOWNSHIP ONE HUNDRED FORTY (140), RANGE TWENTY-SEVEN (27), AS MEASURED AT A RIGHT ANGLE TO THE SOUTH LINE OF SAID GOVERNMENT LOT EIGHT (8).

PROPOSED DESCRIPTIONS:

North Tract
The North 200.00 feet of the South 300.00 feet of Government Lot 8, Section 23, Township 140 North, Range 27 West, Cass County, Minnesota.
SUBJECT TO easements, restrictions, and reservations of record.
SUBJECT TO C.S.A.H. No. 55 NE.

South Tract
The South 100.00 feet of Government Lot 8, Section 23, Township 140 North, Range 27 West, Cass County, Minnesota.
Subject tract is non-compliant on it's own and must be attached to an adjacent parcel.
SUBJECT TO easements, restrictions, and reservations of record.
SUBJECT TO C.S.A.H. No. 55 NE.



LINE TABLE

Line Segment	Bearing	Distance	(Deed Bearing)
L1	S73°52'49"E	16.00	(S73°27'38"E)
L2	S27°04'49"W	74±	(S27°30'00"W)
L3	S50°32'11"E	40.00	
L4	S50°32'11"E	46.95	

CURVE TABLE

Curve Segment	Delta	Radius	Length	Chord Distance	Chord Bearing
C1	Δ=74°52'21"	156.75	204.84	536°26'43"E	190.57

EXISTING DESCRIPTION:

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LIMITED WARRANTY DEED
Individual to Individuals

STATE DEED TAX DUE HEREON \$1.65

Date: February 2, 2024

FOR VALUABLE CONSIDERATION, **Wilma M. Peplinski, single**, Grantor, hereby conveys and quit claims an undivided one-half (1/2) interest in **Scott M. Peplinski and Tara M. Peplinski, as Joint Tenants**, and an undivided one-half (1/2) interest to **Mark J. Peplinski and Julie A. Peplinski, as Joint Tenants**, Grantees, real property in Cass County, Minnesota, described as follows:

See attached Exhibit A for legal description.

EXHIBIT A

LEGAL DESCRIPTION

Government Lot One (1), Section twenty-six (26), Township One Hundred Forty (140) North, Range Twenty-seven (27) West of the 5th Principal Meridian, Cass County, Minnesota.

Less that part of Government Lot 1, described as follows: Commencing at the North One-Quarter corner of said Section 26, being on the North line of said Government Lot 1; thence North 89 degrees 25 minutes 26 seconds West 1.47 feet along said North line, initial bearing assigned, to the point of intersection with the centerline of County Road 55 as now laid out and constructed; thence South 1 degree 24 minutes 35 seconds West 100.00 feet along said centerline of County Road 55, to the point of beginning of the land to be described; thence continue South 1 degree 24 minutes 35 seconds West 304.72 feet along said centerline; thence Southeasterly 204.84 feet along a tangential curve, concave to the Northeast, having a radius of 156.75 feet and a central angle of 74 degrees 52 minutes 13 seconds; thence South 73 degrees 27 minutes 38 seconds East 16.00 feet tangent to said curve; thence South 27 degrees 30 minutes 00 seconds West 74.00 feet, more or less, to the water's edge of Lake Twenty-six; thence Northwesterly along said water's edge of Lake Twenty-six approximately 615.00 feet to the line that bears South 74 degrees 47 minutes 45 seconds West from the point of beginning; thence North 74 degrees 47 minutes 45 seconds East 337.00 feet, more or less, to the point of beginning.

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

NOTES:

- Zoning for subject tract = Shoreland Residential.
- Parcel ID for subject tract = 44-123-3404 & 44-126-1200.
- Improvements other than those shown on this certificate, may exist that were not located during this survey.
- Wetlands as shown delineated by Patrick Reardon, Wetland Certification No. 1295, delineated in August 2024, Wetlands in Government Lot 1 are drawn from County National Wetland Inventory Maps.
- 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.

SCALE IN FEET
0 100 200
ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE MINNESOTA COUNTY COORDINATE SYSTEM, CASS COUNTY, NORTH ZONE (2011 ADJ.) ASSIGNING THE EAST LINE OF GOVERNMENT LOT 9 TO BEAR N89°59'39"W.

CERTIFICATE OF SURVEY

Scott Peplinski
8600 Shadow Creek Drive
Maple Grove, MN 55311

JOB NO. 23-304
DATE: 9-04-2024

SHEET NO.
1 OF 1



I HEREBY CERTIFY THAT THIS SURVEY IS AN ORIGINAL 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
9/4/24

REVISIONS:

NO.	DATE	DESCRIPTION	BY