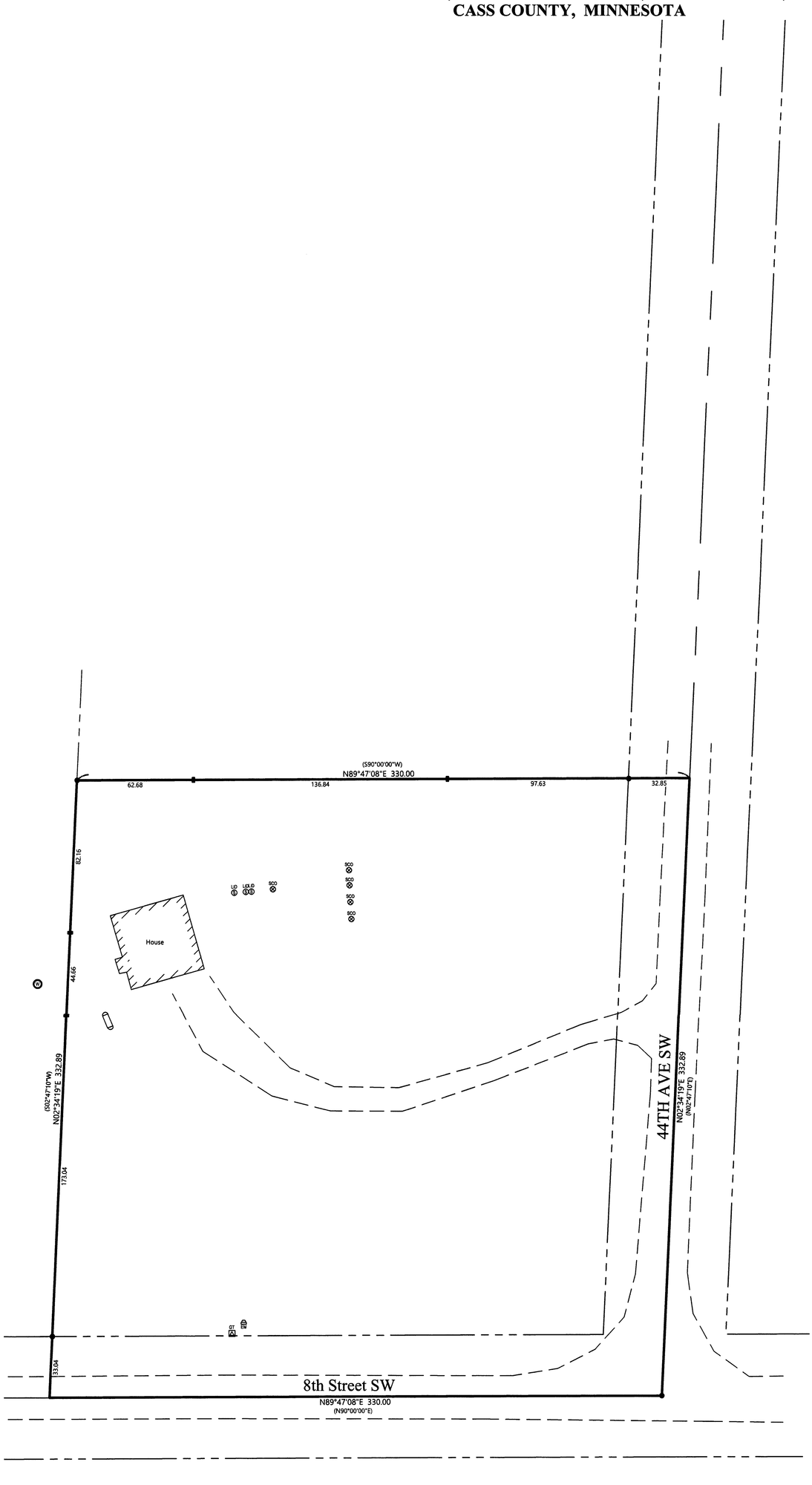
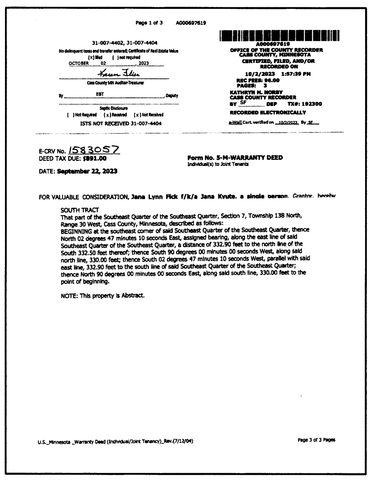
CERTIFICATE OF SURVEY

PART OF SE 1/4 - SE 1/4,
SECTION 07, TOWNSHIP 138 NORTH, RANGE 30 WEST,
CASS COUNTY, MINNESOTA



EXISTING DESCRIPTION:



Page 1 of 3 A000007619

31-007-4402, 31-007-4404
No delinquent taxes and transfer entered. Certificate of Real Estate Value
[ ] Not Required [ ] Not Required
OCTOBER 02 2023
Cass County Mn Auditor Treasurer
By EST Deputy
Rights Disclosure
[ ] Not Required [ ] Received [ ] Not Received
ISTS NOT RECEIVED 31-007-4404

A000007619
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
10/2/2023 1:07:30 PM
REC FEES: $6.00
PAGES: 3
KATHRYN M. BOBBY
CASS COUNTY RECORDER
BY DEP TAX: $92300
RECORDED ELECTRONICALLY
NEW Cert. verified on 10/2/2023 By JK

E-CRV No. 1583057
DEED TAX DUE: $891.00
DATE: September 22, 2023

Form No. S-H-WARRANTY DEED
Individual(s) to Joint Tenants

FOR VALUABLE CONSIDERATION, Jana Lynn Fick f/k/a Jana Knuts, a single person. Grantor, hereby

SOUTH TRACT
That part of the Southeast Quarter of the Southeast Quarter, Section 7, Township 138 North, Range 30 West, Cass County, Minnesota, described as follows:
BEGINNING at the southeast corner of said Southeast Quarter of the Southeast Quarter, thence North 02 degrees 47 minutes 10 seconds East, assigned bearing, along the east line of said Southeast Quarter of the Southeast Quarter, a distance of 332.90 feet to the north line of the South 332.50 feet thereof; thence South 90 degrees 00 minutes 00 seconds West, along said north line, 330.00 feet; thence South 02 degrees 47 minutes 10 seconds West, parallel with said east line, 332.90 feet to the south line of said Southeast Quarter of the Southeast Quarter; thence North 90 degrees 00 minutes 00 seconds East, along said south line, 330.00 feet to the point of beginning.

NOTE: This property is Abstract.

U.S._Minnesota_Warranty Deed (Individual/Joint Tenants)_Rev.(7/13/04) Page 3 of 3 Pages

0 30 60
SCALE IN FEET

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

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- DENOTES CALCULATED POSITION
- DENOTES SET LATH
- DENOTES EXISTING WELL (AS LOCATED ON 9/6/24)
- GT DENOTES EXISTING GROUND TRANSFORMER
- EM DENOTES EXISTING ELECTRIC METER
- DENOTES EXISTING LP TANK
- (123.45) DENOTES PLAT AND/OR DEEDED MEASURE

NOTES:

1. Zoning for subject tract = Rural Residential - 2.5.
2. Parcel ID for subject tract = 31-007-4404.
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.

JOB NO. 24-167
DATE: 9-27-2024
SHEET NO. 1 OF 1

CERTIFICATE OF SURVEY
Jana Fick
P.O. Box 13
Pine River, MN 56474

NORTHERN ENGINEERING & CONSULTING, INC.
P.O. Box 292, Walker, MN, 56484
Phone: 218-547-1296
web: www.neciusa.com

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.

9/27/24
TERRY L. FREEMAN LIC. NO. 21367

REVISIONS:

NO.	DATE	DESCRIPTION	BY