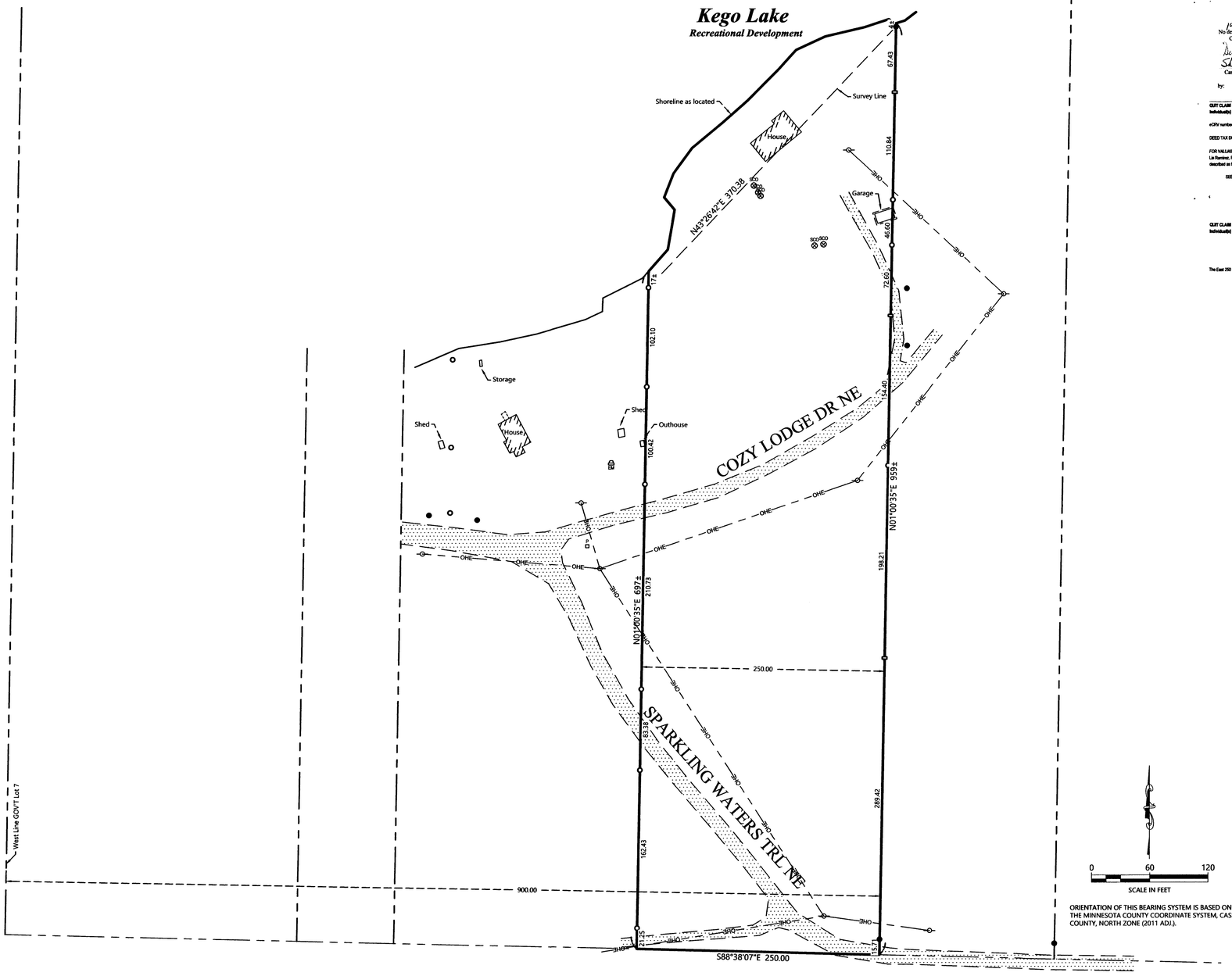
CERTIFICATE OF SURVEY

PART GOVERNMENT LOT 7,
SECTION 23, TOWNSHIP 141 NORTH, RANGE 28 WEST,
CASS COUNTY, MINNESOTA



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

EXISTING DESCRIPTION:

A00060831
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED AND/OR
RECORDED ON
12/26/2014 1:38:27 PM
AS DOC #: A00060831
PAGES: 3
REC FEES: 46.00
KATHRYN M. BOBBY
CASS COUNTY RECORDER
BY MW Dep TX#: 139166

19.029.3102
No delinquent taxes and transfer entered;
Certificate of Real Estate Value
( ) filed (X) not required
December 26, 2014
Sharon K. Anderson
Cass County MN Auditor-Treasurer
by: K Smith, Deputy

(Top 3 inches reserved for recording data)

QUIT CLAIM DEED
Individual(s) to Joint Tenants

eCRV number: —

DEED TAX DUE: $1.65 DATE: 12-12-14

FOR VALUABLE CONSIDERATION, Laurie Gail Ramirez and Paul Ramirez, wife and husband("Grantor"), hereby conveys and quitclaims to Lia Ramirez, Ruben C. Ramirez and Sendo G. Ramirez ("Grantee"), as joint tenants, real property in Cass County, Minnesota, legally described as follows:

SEE ATTACHED EXHIBIT A

A00060831
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QUIT CLAIM DEED
Individual(s) to Joint Tenants

LT File No. 514489

EXHIBIT A

The East 250 feet of the West 900 feet of Government Lot 7, Section 23, Township 141, Range 28, Cass County, Minnesota.

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- DENOTES CALCULATED POSITION
- DENOTES SET LATH
- DENOTES EXISTING UTILITY POLE
- OHE — DENOTES OVERHEAD ELECTRIC LINE
- DENOTES EXISTING ELECTRIC METER
- DENOTES EXISTING SEPTIC VENT, SEPTIC CLEANOUT, & SEPTIC TANK LID
- DENOTES EXISTING PHONE PEDESTAL
- DENOTES EDGE OF EXISTING GRAVEL
- DENOTES EXISTING BUILDING

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 19-023-3102.
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. This survey reflects the located shoreline at the time of this survey, not the Ordinary High Water Elevation (OHW).
6. 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.

NO	DATE	DESCRIPTION	BY
		REVISIONS:	

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

11/4/24

TERRY L. FREEMAN — LIC. NO. 21367

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

CERTIFICATE OF SURVEY
Jesse Theis
5236 45th Ave
Minneapolis, MN 55417

JOB NO. 24-212
DATE: 10-24-2024

SHEET NO.
1 OF 1