

NOTES:

1. Zoning for subject tract = Shoreland Residential and Rural Residential 2.5.
2. Parcel ID for subject tract = 45-005-2402.
3. Improvements other than those shown on this certificate, may exist that were not located during this survey.
4. Wetlands as shown delineated by Patrick Reardon, Wetland Certification No. 1295, delineated on 9-20-2024.
5. 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.
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.

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- ▲ DENOTES FOUND PK NAIL
- ⊙ DENOTES BRASS CAPPED MONUMENT FOUND
- ✕ DENOTES CALCULATED POSITION
- ▬ DENOTES EDGE OF EXISTING BITUMINOUS
- ▬ DENOTES DELINEATED WETLAND(S)

CERTIFICATE OF SURVEY

**PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER,
SECTION 5, TOWNSHIP 141 NORTH, RANGE 30 WEST,
CASS COUNTY, MINNESOTA**

EXISTING DESCRIPTION:

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45-005-2402
No delinquent taxes and transfer entered; Certificate of Real Estate Value
(x) filed () not required
SEPTEMBER 15, 2023
Karen Allen
Cass County MN Auditor-Treasurer

By EBT Deputy

Septic Disclosure
() Not Required (x) Received () Not Received

A000697135
**OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON**
9/15/2023 9:41:28 AM
REC FEES: 46.00
PAGES: 3
**KATHRYN M. NORBY
CASS COUNTY RECORDER
BY KF DEP TX#: 191905
RECORDED ELECTRONICALLY**

WARRANTY DEED
Individual(s) to Individual(s) **Minnesota Uniform Conveyancing Blanks**
Form 10.1.1 (2016)

eCRV number: 1576760
DEED TAX DUE: \$412.50 DATE: September 15, 2023
(month/day/year)

FOR VALUABLE CONSIDERATION, Alan Prescott, a single person ("Grantor"), hereby conveys and warrants to Mathew R. Taufen and Stephanie A. Taufen ("Grantees"), as

(Check only one box.) tenants in common, (If more than one Grantee is named above and either no box is checked or both boxes are checked, this conveyance is made to the named as tenants in common.)
 joint tenants,

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

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**EXHIBIT "A"
LEGAL DESCRIPTION**

Southeast Quarter of the Northwest Quarter (SE¼ of NW¼), Section Five (5), Township One Hundred Forty-one (141), Range Thirty (30);

EXCEPT That part of the Southeast Quarter of the Northwest Quarter, Section 5, Township 141, Range 30, described as follows: Commencing at the Southeast corner of said Southeast Quarter of the Northwest Quarter; thence East along the South line of said Southeast Quarter of the Northwest Quarter a distance of 625 feet; thence North parallel with the West line of said Southeast Quarter of the Northwest Quarter a distance of 418 feet; thence West parallel with the South line of said Southeast Quarter of the Northwest Quarter a distance of 625 feet; thence South along the West line of said Southeast Quarter of the Northwest Quarter to the point of beginning.

Cass County, Minnesota

PROPOSED DESCRIPTION:

TRACT 1
That part of the Southeast Quarter of the Northwest Quarter, Section 5, Township 141 North, Range 30 West, Cass County, Minnesota, described as follows: BEGINNING at the northeast corner of said Southeast Quarter of the Northwest Quarter; thence North 88 degrees 50 minutes 41 seconds West, assigned bearing, along the north line thereof 668.42 feet; thence South 00 degrees 29 minutes 14 seconds East 282.82 feet; thence North 89 degrees 48 minutes 36 seconds East 666.76 feet to the east line of said Southeast Quarter of the Northwest Quarter; thence North 00 degrees 11 minutes 24 seconds West, along said east line, 267.13 feet to the point of beginning.

SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to Onigum Road NW.

TRACT 2
That part of the Southeast Quarter of the Northwest Quarter, Section 5, Township 141 North, Range 30 West, Cass County, Minnesota, described as follows: COMMENCING at the northeast corner of said Southeast Quarter of the Northwest Quarter; thence North 88 degrees 50 minutes 41 seconds West assigned bearing, along the north line thereof 668.42 feet to the Point of Beginning of the tract to be herein described; thence South 00 degrees 29 minutes 14 seconds East 282.82 feet; thence North 89 degrees 06 seconds West 624.83 feet to the west line of said Southeast Quarter of the Northwest Quarter; thence North 00 degrees 29 minutes 21 seconds West, along said west line, 287.99 feet to the northwest corner of said Southeast Quarter of the Northwest Quarter; thence South 88 degrees 50 minutes 41 seconds East, along said north line 624.96 feet to the point of beginning.

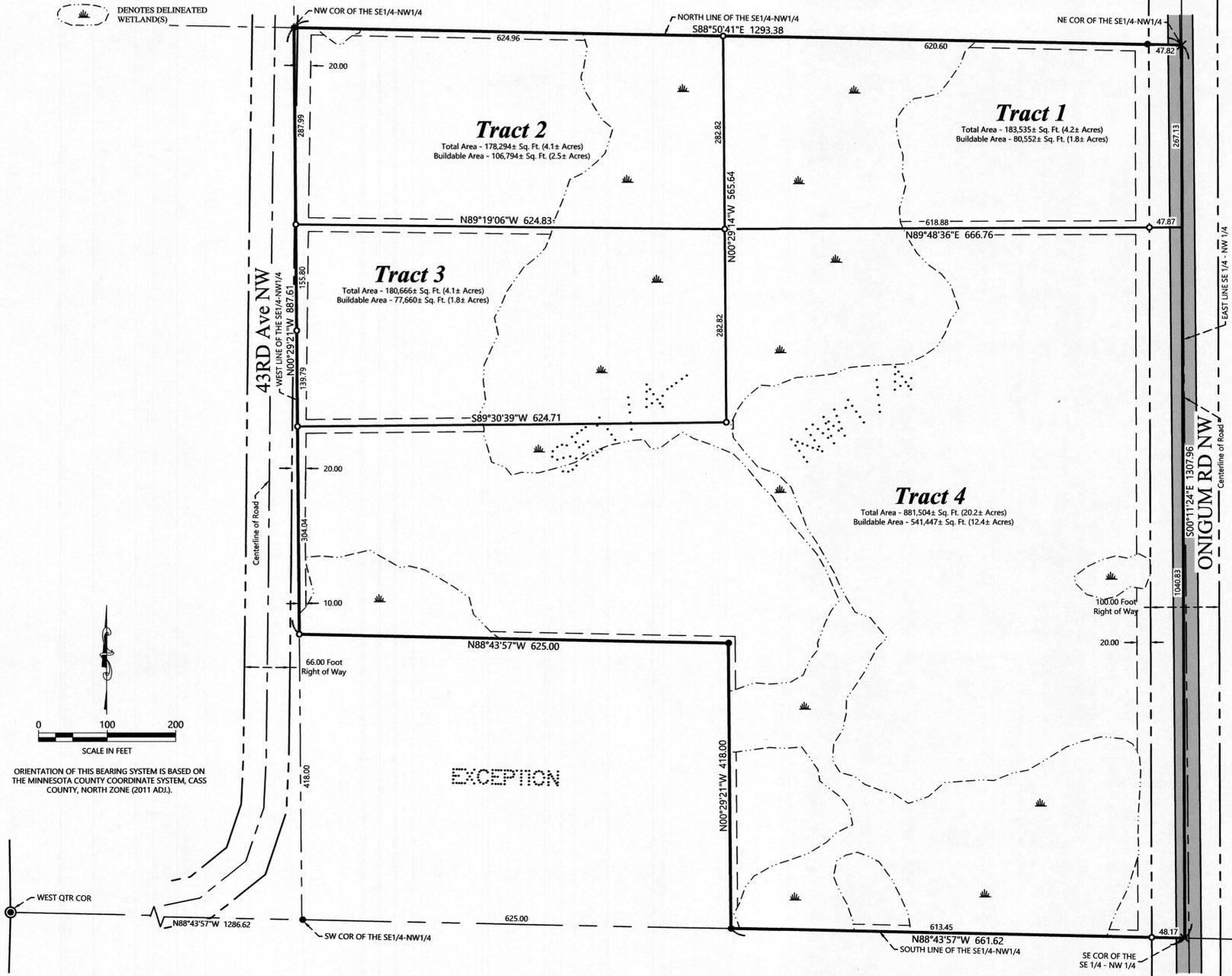
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to 43rd Ave. NW.

TRACT 3
That part of the Southeast Quarter of the Northwest Quarter, Section 5, Township 141 North, Range 30 West, Cass County, Minnesota, described as follows: COMMENCING at the northeast corner of said Southeast Quarter of the Northwest Quarter; thence North 88 degrees 50 minutes 41 seconds West assigned bearing, along the north line thereof 668.42 feet; thence South 00 degrees 29 minutes 14 seconds East 282.82 feet to the Point of Beginning of the tract to be herein described; thence continue South 00 degrees 29 minutes 14 seconds East 282.82 feet; thence South 89 degrees 30 minutes 39 seconds West 624.71 feet to the west line of said Southeast Quarter of the Northwest Quarter; thence North 00 degrees 29 minutes 21 seconds West, along said west line, 295.59 feet to the intersection with a line bearing North 89 degrees 19 minutes 06 seconds West from the point of beginning; thence South 89 degrees 19 minutes 06 seconds East 624.83 feet to the point of beginning.

SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to 43rd Ave. NW.

TRACT 4
That part of the Southeast Quarter of the Northwest Quarter, Section 5, Township 141 North, Range 30 West, Cass County, Minnesota, described as follows: COMMENCING at the northeast corner of said Southeast Quarter of the Northwest Quarter; thence North 88 degrees 50 minutes 41 seconds West assigned bearing, along the north line thereof 668.42 feet; thence South 00 degrees 29 minutes 14 seconds East 282.82 feet to the Point of Beginning of the tract to be herein described; thence continue South 00 degrees 29 minutes 14 seconds East 282.82 feet; thence South 89 degrees 30 minutes 39 seconds West 624.71 feet to the west line of said Southeast Quarter of the Northwest Quarter; thence North 00 degrees 29 minutes 21 seconds West, along said west line, 304.04 feet to a point distant 418.00 feet northerly of the southeast corner of said Southeast Quarter of the Northwest Quarter; thence South 88 degrees 43 minutes 57 seconds East, parallel to the south line thereof, 625.00 feet; thence South 00 degrees 29 minutes 21 seconds East, parallel to said west line, 418.00 feet to said south line; thence South 88 degrees 43 minutes 57 seconds East, along said south line 661.62 feet to the southeast corner of said Southeast Quarter of the Northwest Quarter; thence North 00 degrees 11 minutes 24 seconds West, along the east line thereof, 1040.83 feet to the intersection with a line bearing North 89 degrees 48 minutes 36 seconds East from the point of beginning; thence South 89 degrees 48 minutes 36 seconds West 666.76 feet to the point of beginning.

SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to Onigum Road NW.
SUBJECT to 43rd Ave. NW.



NO.	DATE	DESCRIPTION

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.
Matthew R. Taufen
 MATT TAUFEN
 LIC. NO. 21367



CERTIFICATE OF SURVEY
 Matt Taufen
 7912 Blanchard Way
 Inver Grove Heights, MN 55076

JOB NO. 24-033
DATE: 11-18-2024
SHEET NO.
1 OF 1