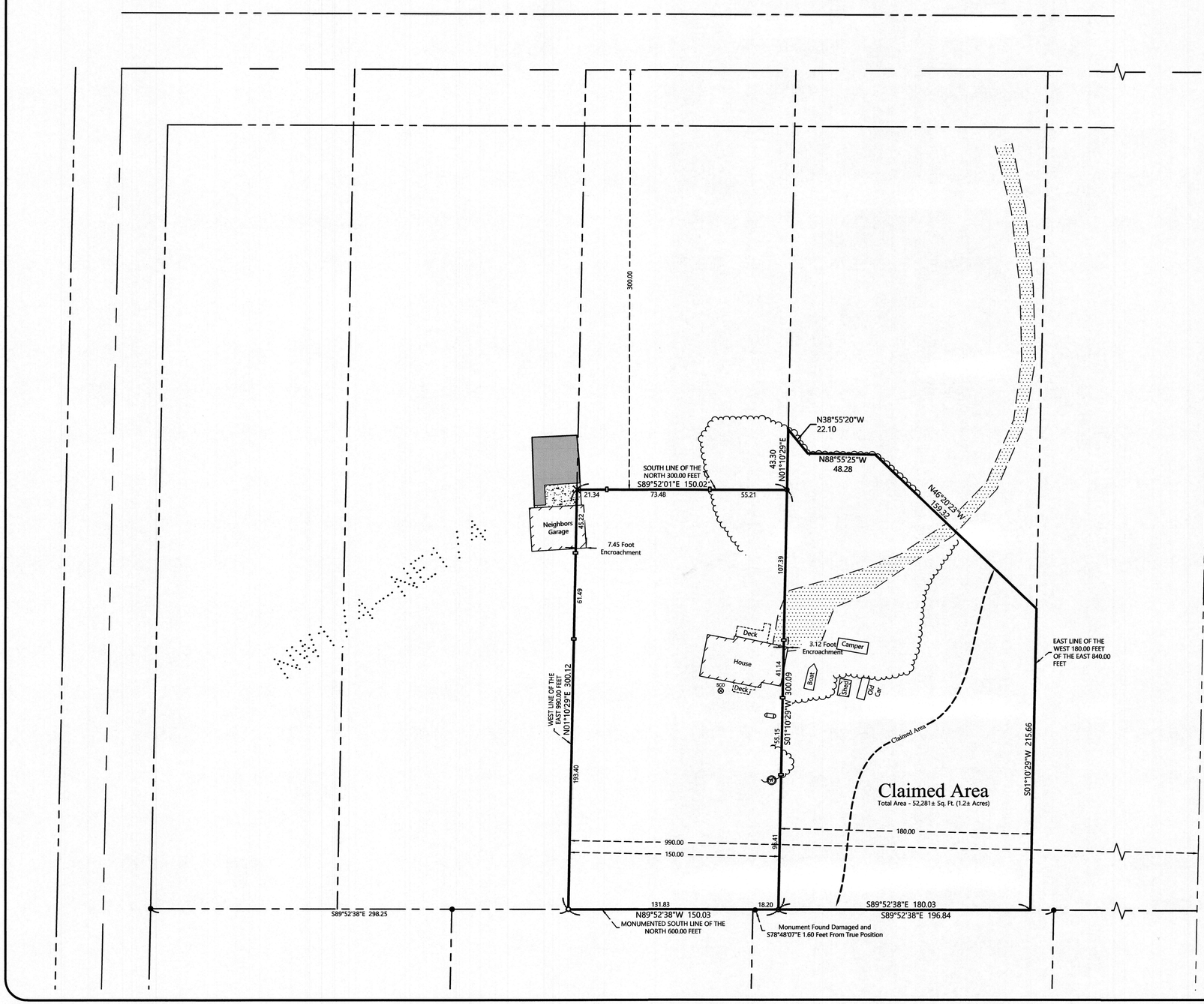
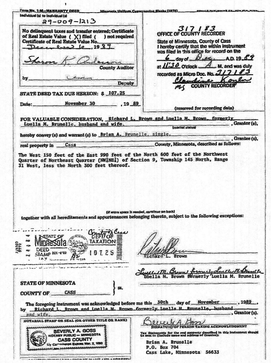
CERTIFICATE OF SURVEY

PART OF NW-NE,
SECTION 09, TOWNSHIP 145 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA



EXISTING DESCRIPTION:



Document No. 517173
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 4th day of May A.D. 19 84 at 10:15 o'clock A. M. and was duly recorded in Misc. Rec. No. 217173
Deputy County Recorder
By: COUNTY RECORDER

21-029-1215

No delinquent taxes and transfer entered; Certificate of Real Estate Value [ ] not required; Certificate of Real Estate Value No. ____
Dated this 5th day of May 19 84
Steven K. Johnson, County Auditor
By ____ Deputy

STATE DEED TAX DUE HEREON: $ 187.20
Date: November 30, 19 83

Assessed for succeeding date(s)

FOR VALUABLE CONSIDERATION, Richard L. Brown and Luella M. Brown, formerly Luella M. Brunelle, husband and wife, Grantor(s),
hereby convey(s) and warrant(s) to Brian A. Brunelle, single, Grantee(s),
real property in Cass County, Minnesota, described as follows:

The West 150 feet of the East 990 feet of the North 600 feet of the Northwest Quarter of Northeast Quarter (NW2NE2) of Section 9, Township 145 North, Range 31 West, less the North 300 feet thereof.

Together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

STATE OF MINNESOTA DEED TAX PAID $187.20
STATE OF MINNESOTA DEPARTMENT OF TAXATION 10125
Richard L. Brown
Luella M. Brown formerly Luella M. Brunelle

STATE OF MINNESOTA, COUNTY OF CASS
The foregoing instrument was acknowledged before me this 30th day of November, 1983
by Richard L. Brown and Luella M. Brown, formerly Luella M. Brunelle, husband and wife.
Notarial Stamp
KENDALL STOLP
NOTARY PUBLIC - MINNESOTA
CASS COUNTY
My Comm. Expires Feb. 7, 1988
Kendall Stolp
Notary Public
Drafted by and return to:
Brian A. Brunelle
P.O. Box 704
Cass Lake, Minnesota 56633

PROPOSED DESCRIPTION OF CLAIMED AREA:

CLAIMED AREA TRACT
That part of the Northwest Quarter of the Northeast Quarter, Section 9, Township 145 North, Range 31 West, Cass County, Minnesota, described as follows: BEGINNING at the southeast corner of the West 150.00 feet of the East 900.00 feet of the North 600.00 feet of said Northwest Quarter of the Northeast Quarter; thence North 01 degrees 10 minutes 29 seconds East, assigned bearing, along the east line thereof 343.39 feet; thence South 38 degrees 55 minutes 20 seconds East 22.10 feet; thence South 88 degrees 55 minutes 25 seconds East 48.28 feet; thence South 46 degrees 20 minutes 23 seconds East 159.32 feet to the intersection with the east line of the West 180.00 feet of the East 840.00 feet of said Northwest Quarter of the Northeast Quarter; thence South 01 degrees 10 minutes 29 seconds West, along last said east line 215.66 feet to the south line of the North 600.00 feet of said Northwest Quarter of the Northeast Quarter; thence North 89 degrees 52 minutes 38 seconds West, along said south line, 180.03 feet to the point of beginning.

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- DENOTES SET LATH
- DENOTES CALCULATED POSITION
- DENOTES EXISTING WELL
- DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- DENOTES EXISTING LP TANK
- DENOTES EXISTING BUILDING (located at eave corners)
- DENOTES EDGE OF EXISTING GRAVEL
- DENOTES EDGE OF EXISTING BITUMINOUS
- DENOTES EDGE OF EXISTING CONCRETE
- DENOTES EDGE OF MOWLINE

0 40 80
SCALE IN FEET

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

NOTES:

1. Zoning for subject tract = Rural Residential 1 (RR-1).
2. Parcel ID for subject tract = 29-009-1213.
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.

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.

TERRY L. FREEMAN — LIC. NO. 21367 — 11/25/24

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

CERTIFICATE OF SURVEY
Brian Brunelle
P.O. Box 704
Cass Lake, MN 56633

JOB NO. 24-175
DATE: 11-25-2024

SHEET NO.
1 OF 1