CERTIFICATE OF SURVEY

PART OF THE NW 1/4-NE 1/4
SECTION 17, TOWNSHIP 142 NORTH, RANGE 31 WEST
CASS COUNTY, MINNESOTA

EXISTING LEGAL DESCRIPTIONS

Miller — S-M — WARRANTY DEED — Minnesota Uniform Conveyancing Blanks (6/1/97) — Miller/Davis Co. • St. Paul, MN 651-642-1088

out of 56-117-1200
Individual(s) to Joint Tenants NewSpl:42-117-1207

No delinquent taxes and transfer entered; Certificate of Real Estate Value (NA) filed ( ) not required
Certificate of Real Estate Value No.
April 5, 2002
(Date)
Sharon K. Anderson
County Auditor
by Peggi Fergo
Deputy

Abstract Document #4458540
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 5th day of April A.D. 20 02
at 12:50 O'clock P M and was duly recorded as Micro Doc. No. 441743
Kathy M. Maley
COUNTY RECORDER
(reserved for recording data)

DEED TAX DUE: $ 59.40
Date: April 5 2002

FOR VALUABLE CONSIDERATION, Stacy B. Weatherford and Vicki L. Weatherford, husband and wife,
(marital status)
Grantor, hereby conveys and warrants to Reggie L. Thiel and Roxanne G. Thiel, husband and wife
(marital status)
Grantees, as joint tenants, real property in CASS County, Minnesota, described as follows:

SEE ATTACHED EXHIBIT "A"

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

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions: NONE

Check box if applicable:
☑ The Seller certifies that the seller does not know of any wells on the described real property.
☐ A well disclosure certificate accompanies this document.
☐ I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

CASS COUNTY, MN # 16005
Deed tax $ 59.40
Date 4/8/02 By CW

Stacy B. Weatherford
Vicki L. Weatherford

STATE OF MINNESOTA }
COUNTY OF CASS } ss.

This instrument was acknowledged before me on April 5 2002
Date
by Stacy B. Weatherford and Vicki L. Weatherford, husband and wife, Grantors

JOAN M. WICHERN
NOTARY PUBLIC MINNESOTA
My Commission Expires Jan 31,2005

SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

Check here if part or all of the land is Registered (Torrens) ☐

Tax Statements for the real property described in this instrument should be sent to (include name and address of Grantee):
Reggie & Roxanne Thiel
P.O. Box 756
Walker, MN 56484

I hereby certify that taxes for the year 20 02 on property I.D. # 03-17-1000 have been paid.
Martin A. Anderson
Cass County Auditor/Treasurer
By 05 Deputy 4-8-02 Date

OK TO TRANSFER
CASS COUNTY ESD
DATE: 4/8/02
INITIALS:

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):
Action Title Inc.
320 Railroad Ave./P O Box 953
Walker, MN. 56484
218 547 2970

MEETS CASS ESD SEPTIC DISCLOSURE REQUIREMENTS

CF#3708

WARNING: UNAUTHORIZED COPYING OF THIS FORM PROHIBITED.

EXHIBIT "A"

TRACT SEVEN

Part of the Northwest Quarter of the Northeast Quarter, Section Seventeen (17), Township One Hundred Forty-two (142) North, Range Thirty-one (31) West, Cass County, Minnesota described as follows: Commencing at the Southeast corner of said Northwest Quarter of the Northeast Quarter; thence North 00 degrees 08 minutes 44 seconds West, assumed bearing along the East line of said Northwest Quarter of the Northeast Quarter, a distance of 470.00 feet to the point of beginning of the tract to be herein described; thence continuing North 00 degrees 08 minutes 44 seconds West, along said east line, 420.00 feet; thence South 84 degrees 29 minutes 19 seconds West 658.14 feet to the east line of the west 330.00 feet of said Northwest Quarter of the Northeast Quarter; thence South 00 degrees 21 minutes 20 seconds West, along last said east line, 420.00 feet; thence North 84 degrees 31 minutes 11 seconds East 661.80 feet to the point of beginning.

Miller — 28-M — QUIT CLAIM DEED — Minnesota Uniform Conveyancing Blanks (1/1/97) — Miller/Davis Co. • St. Paul, MN 651-642-1088

EASEMENT DEED
Individual(s) to Joint Tenants

No delinquent taxes and transfer entered; Certificate of Real Estate Value ( ) filed ( ) not required
Certificate of Real Estate Value No.
December 9, 2002
(Date)
Sharon K. Anderson
County Auditor
by RB
Deputy

Abstract Document #459057
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 23rd day of Dec A.D. 20 02
at 11:10a O'clock A M and was duly recorded as Micro Doc. No. 459057
Kathy M. Maley
COUNTY RECORDER
(reserved for recording data)

DEED TAX DUE: $ 0.00
Date: November 26 2002

FOR VALUABLE CONSIDERATION, Reggie L. Thiel and Roxanne G. Thiel, husband and wife,
(marital status)
Grantor, hereby conveys and quitclaims to Stacy B. Weatherford and Vicki L. Weatherford, husband and wife,
(marital status)
Grantees, as joint tenants, real property in Cass County, Minnesota, described as follows:

A NON-EXCLUSIVE EASEMENT DEED - GRANTING AN EASEMENT FOR INGRESS AND EGRESS, TO THE ABOVE GRANTEES, THEIR HEIRS AND ASSIGNS.

SEE ATTACHED EXHIBIT "A"

together with all hereditaments and appurtenances.
Check box if applicable:
☐ The Seller certifies that the seller does not know of any wells on the described real property.
☐ A well disclosure certificate accompanies this document.
☐ I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Exempt from State Deed Tax
Sharon K. Anderson
County Treasurer CW

Affix Deed Tax Stamp Here

Reggie L. Thiel
Roxanne G. Thiel

STATE OF MINNESOTA }
COUNTY OF CASS } ss.

This instrument was acknowledged before me on November 26 2002
Date
by Reggie L. Thiel and Roxanne G. Thiel, husband and wife, Grantors

JOAN M. WICHERN
NOTARY PUBLIC MINNESOTA
My Commission Expires Jan 31,2005

SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

Check here if part or all of the land is Registered (Torrens) ☐

Tax Statements for the real property described in this instrument should be sent to (include name and address of Grantee):
Stacy and Vicki Weatherford
P.O. Box 1375
Walker, MN 56484

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):
Action Title Inc.
320 Railroad Ave./P O Box 953
Walker, MN. 56484
218 547 2970

CF#4084

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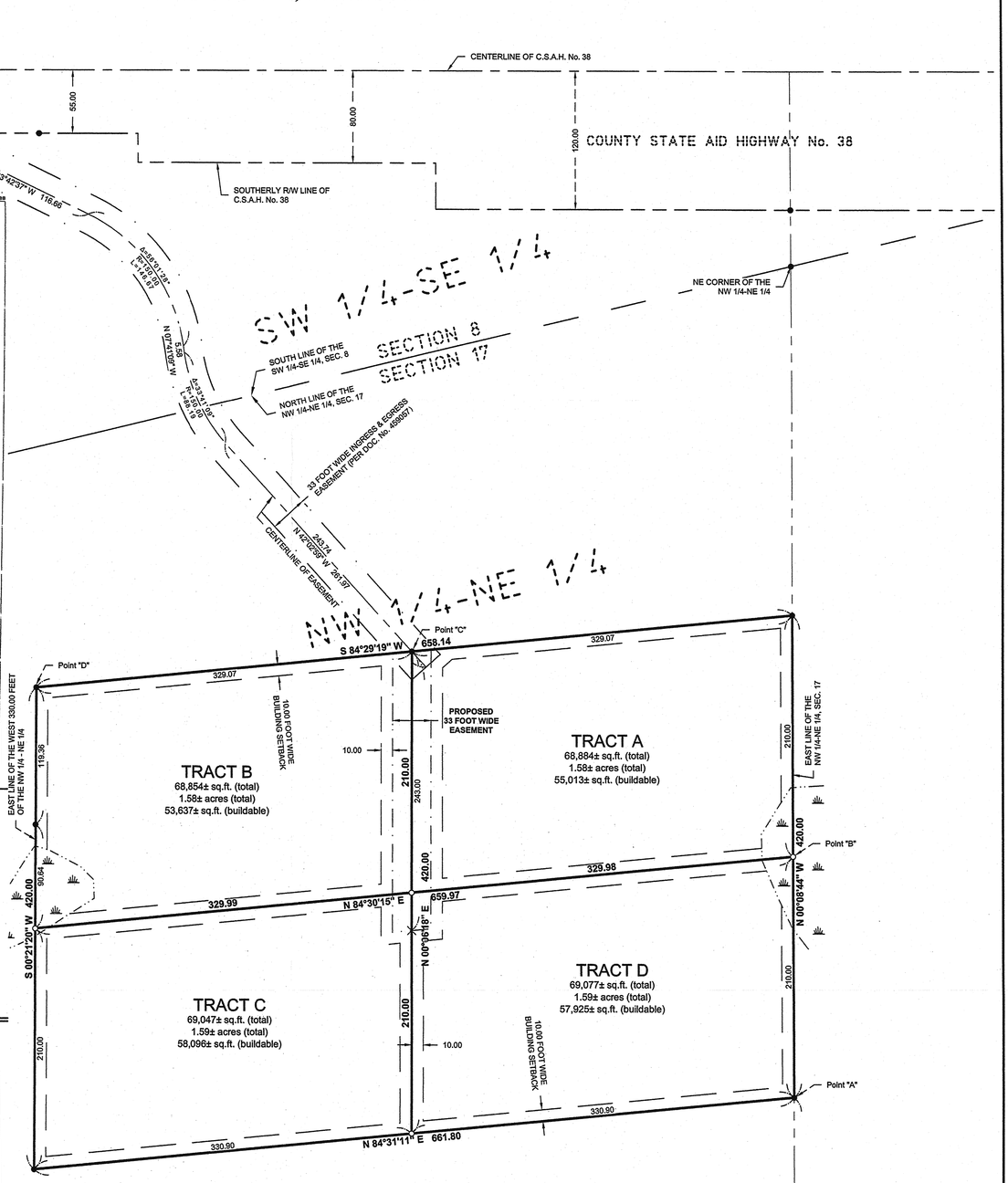
EXHIBIT "A"

An easement for ingress and egress, and utility purposes 33.00 feet in width over and across part of the Southwest Quarter of the Southeast Quarter (SW ¼ SE ¼), Section Eight (8) and part of the Northwest Quarter of the Northeast Quarter (NW ¼ NE ¼), Section Seventeen (17), all in Township One Hundred Forty-two (142) North, Range Thirty-one (31) West, Cass County, Minnesota, the centerline of which is described as follows: Commencing at the Southeast corner of said Northwest Quarter of the Northeast Quarter (NW ¼ NE ¼); thence North 00 degrees 08 minutes 44 seconds West, assumed bearing along the East line thereof 890.00 feet; thence South 84 degrees 29 minutes 19 seconds West 329.07 feet; thence South 42 degrees 02 minutes 59 seconds East 18.23 feet to the point of beginning of the centerline to be herein described; thence North 42 degrees 02 minutes 59 seconds West 261.97 feet; thence northerly 88.19 feet along a tangential curve concave to the east, having a radius of 150.00 feet and a central angle of 33 degrees 41 minutes 09 seconds; thence North 7 degrees 41 minutes 09 seconds West, tangent to said curve 5.58 feet; thence northwesterly 146.67 feet along a tangential curve concave to the southwest, having a radius of 150.00 feet and a central angle of 56 degrees 01 minutes 28 seconds; thence North 63 degrees 42 minutes 37 seconds West, tangent to said curve 116.66 feet; thence northwesterly 80.79 feet along a tangential curve concave to the northeast, having a radius of 80.00 feet and a central angle of 57 degrees 51 minutes 38 seconds; thence North 5 degrees 50 minutes 59 seconds West, tangent to said curve 10.04 feet to a point on the centerline of C.S.A.H. #38 and said described centerline there terminating.



PROPOSED DESCRIPTIONS

TRACT A
That part of the Northwest Quarter of the Northeast Quarter, Section 17, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows:
Commencing at the southeast corner of said Northwest Quarter of the Northeast Quarter; thence North 00 degrees 08 minutes 44 seconds West, assumed bearing, along the east line thereof, 680.00 feet to the point of beginning of the tract to be herein described; thence North 00 degrees 08 minutes 44 seconds West 210.00 feet; thence South 84 degrees 29 minutes 19 seconds West 329.07 feet; thence South 00 degrees 08 minutes 18 seconds West 210.00 feet to the intersection with a line bearing South 84 degrees 30 minutes 15 seconds West from the point of beginning; thence North 84 degrees 30 minutes 15 seconds East 329.98 feet to the point of beginning.

Subject to easements, restrictions, and reservations of record.
Subject to and together with an easement recorded in Doc. No. 459057.
Subject to and together with a 33.00 foot wide easement.

TRACT B
That part of the Northwest Quarter of the Northeast Quarter, Section 17, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows:
Commencing at the southeast corner of said Northwest Quarter of the Northeast Quarter; thence North 00 degrees 08 minutes 44 seconds West, assumed bearing, along the east line thereof, 680.00 feet to a point hereinafter referred to as Point "B"; thence North 00 degrees 08 minutes 44 seconds West 210.00 feet; thence South 84 degrees 29 minutes 19 seconds West 329.07 feet to the point of beginning of the tract to be herein described; thence South 84 degrees 29 minutes 19 seconds West 329.07 feet to the east line of the West 330.00 feet of said Northwest Quarter of the Northeast Quarter; thence South 00 degrees 21 minutes 20 seconds West, along last said east line 210.00 feet to the intersection with a line bearing South 84 degrees 30 minutes 15 seconds West from said Point "B"; thence North 84 degrees 30 minutes 15 seconds East 329.99 feet to the intersection with a line bearing South 00 degrees 08 minutes 18 seconds West from the point of beginning; thence North 00 degrees 08 minutes 18 seconds East 210.00 feet to the point of beginning.

Subject to easements, restrictions, and reservations of record.
Subject to and together with an easement recorded in Doc. No. 459057.
Subject to and together with a 33.00 foot wide easement.

TRACT C
That part of the Northwest Quarter of the Northeast Quarter, Section 17, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows:
Commencing at the southeast corner of said Northwest Quarter of the Northeast Quarter; thence North 00 degrees 08 minutes 44 seconds West, assumed bearing, along the east line thereof, 470.00 feet to a point hereinafter referred to as Point "A"; thence North 00 degrees 08 minutes 44 seconds West 210.00 feet to a point hereinafter referred to as Point "B"; thence North 00 degrees 08 minutes 44 seconds West 210.00 feet; thence South 84 degrees 29 minutes 19 seconds West 329.07 feet to a point hereinafter referred to as Point "C"; thence South 84 degrees 29 minutes 19 seconds West 329.07 feet to the east line of the West 330.00 feet of said Northwest Quarter of the Northeast Quarter and a point hereinafter referred to as Point "D"; thence South 00 degrees 21 minutes 20 seconds West, along last said east line 210.00 feet to the intersection with a line bearing South 84 degrees 30 minutes 15 seconds West from said Point "B" and the point of beginning of the tract to be herein described; thence South 00 degrees 21 minutes 20 seconds West 210.00 feet to a point distant 420.00 feet southerly from said Point "D" as measured along last said east line; thence North 84 degrees 31 minutes 11 seconds East, in line with said Point "A", 330.90 feet to a line bearing South 00 degrees 06 minutes 18 seconds West from said Point "C"; thence North 00 degrees 06 minutes 18 seconds East 210.00 feet to the intersection with a line bearing South 84 degrees 30 minutes 15 seconds West from said Point "B"; thence South 84 degrees 30 minutes 15 seconds West 329.99 feet to the point of beginning.

Subject to easements, restrictions, and reservations of record.
Together with an easement recorded in Doc. No. 459057.
Subject to and together with a 33.00 foot wide easement.

TRACT D
That part of the Northwest Quarter of the Northeast Quarter, Section 17, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows:
Commencing at the southeast corner of said Northwest Quarter of the Northeast Quarter; thence North 00 degrees 08 minutes 44 seconds West, assumed bearing, along the east line thereof, 470.00 feet to a point hereinafter referred to as Point "A"; thence North 00 degrees 08 minutes 44 seconds West 420.00 feet; thence South 84 degrees 29 minutes 19 seconds West 329.07 feet to a point hereinafter referred to as Point "C"; thence South 84 degrees 29 minutes 19 seconds West 329.07 feet to the east line of the West 330.00 feet of said Northwest Quarter of the Northeast Quarter; thence South 00 degrees 21 minutes 20 seconds West, along last said east line, 420.00 feet; thence North 84 degrees 31 minutes 11 seconds East, in line with said Point "A", 330.90 feet to the intersection with a line bearing South 00 degrees 06 minutes 18 seconds West from said Point "C" and the point of beginning of the tract to be herein described; thence North 84 degrees 31 minutes 11 seconds East 330.90 feet to said Point "A"; thence North 00 degrees 08 minutes 44 seconds West, along said east line of the Northwest Quarter of the Northeast Quarter, 210.00 feet; thence South 84 degrees 30 minutes 15 seconds West 329.98 feet to the intersection with a line bearing South 00 degrees 06 minutes 18 seconds West from said Point "C"; thence South 00 degrees 06 minutes 18 seconds West 210.00 feet to the point of beginning.

Subject to easements, restrictions, and reservations of record.
Together with an easement recorded in Doc. No. 459057.
Subject to and together with a 33.00 foot wide easement.

33.00 FOOT WIDE EASEMENT
A 33.00 foot wide easement for ingress, egress, and utility purposes over, under, and across that part of the Northwest Quarter of the Northeast Quarter, Section 17, Township 142 North, Range 31 West, Cass County, Minnesota, the centerline of said 33.00 foot wide easement is described as follows:
Commencing at the southeast corner of said Northwest Quarter of the Northeast Quarter; thence North 00 degrees 08 minutes 44 seconds West, assumed bearing, along the east line thereof, 890.00 feet; thence South 84 degrees 29 minutes 19 seconds West 329.07 feet to the point of beginning of the centerline to be herein described; thence South 00 degrees 08 minutes 18 seconds West 243.00 feet and said described centerline there terminating.

The sidelines of said 33.00 foot wide easement shall be prolonged or shortened to terminate on lines bearing North 84 degrees 29 minutes 19 seconds East and South 84 degrees 29 minutes 19 seconds West from the point of beginning of the above described centerline and on lines bearing South 84 degrees 30 minutes 15 seconds West and North 84 degrees 30 minutes 15 seconds East from the point of termination of the above described centerline.

RECEIVED
4015
SEP 30 2008
NW-NE 17-142-31
CASS COUNTY SURVEYOR

LEGEND

DENOTES WETLAND(S)

DENOTES MONUMENT FOUND

DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 21367

N

60 0 60 120
SCALE IN FEET

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE EAST LINE OF THE NW 1/4-NE 1/4 TO HAVE AN ASSUMED BEARING OF N 00°08'44" W.

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SHEET		PROJECT MANAGER:	PROJECT No.:	DATE:	REVISIONS		
1 of 1	CERTIFICATE OF SURVEY	TLF	082082	08/21/2008	DATE	DESCRIPTION	BY
	Reggie Thiel 25270 Midday Circle LaPorte, MN 56461	CHECKED BY: TLF	FILE NAME: C082082.dwg	SCALE: HORZ. 1" = 60'			
		DRAWN BY: JWR / WAG	FIELD BOOK: BOOK 298 PG. 1	VERT. NONE			

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

TERRY L. FREEMAN, PLS # 21367
DATE 8/21/08 LIC. NO. 21367

Landecker & Associates, Inc.
Engineering · Surveying · Planning
Walker, MN 56484
Phone: 218-547-1296 Fax: 218-547-2272