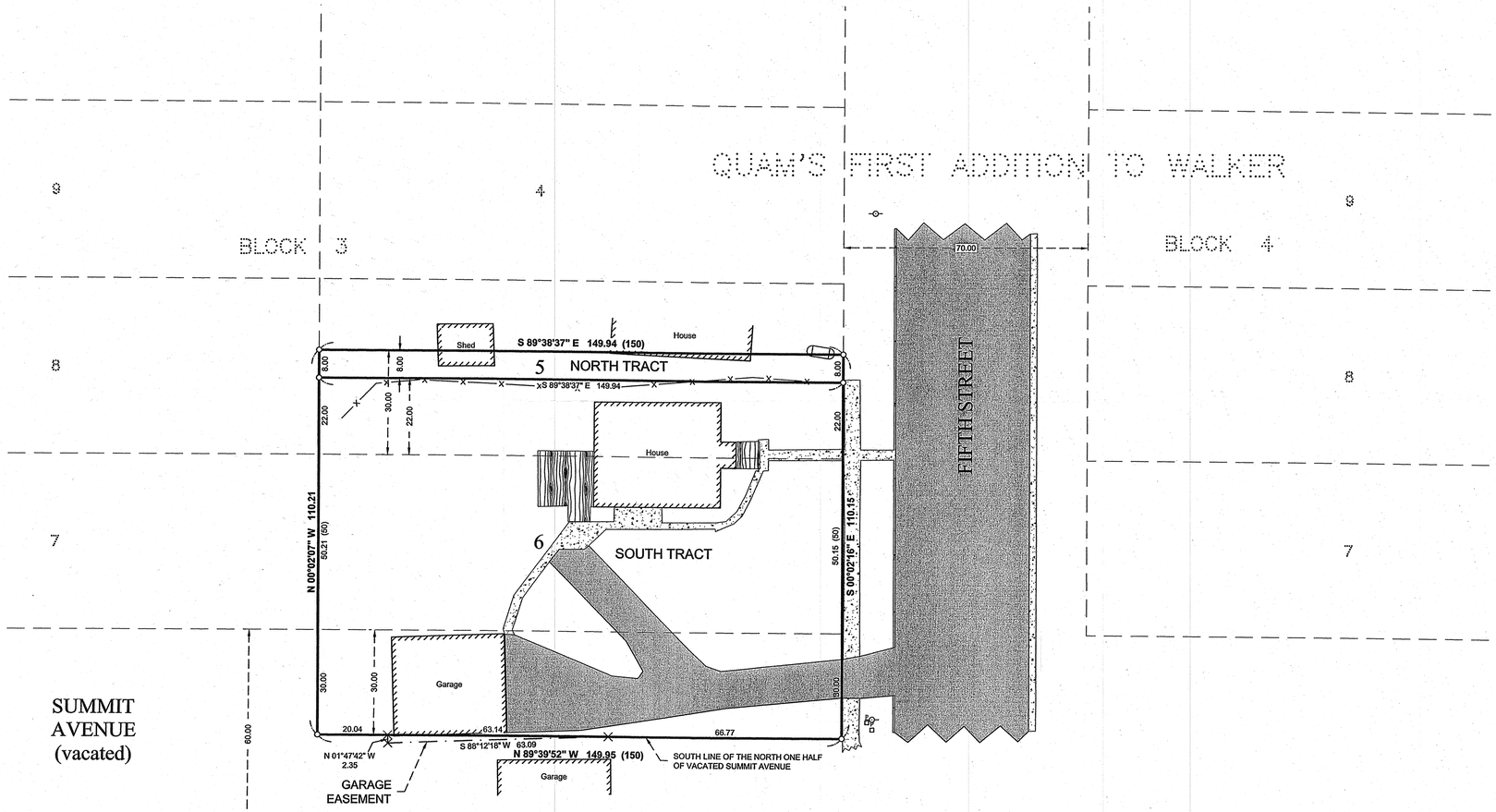
CERTIFICATE OF SURVEY

A PART OF QUAM'S FIRST ADDITION TO WALKER, SECTION 22, TOWNSHIP 142 NORTH, RANGE 31 WEST, CASS COUNTY, MINNESOTA



EXISTING LEGAL DESCRIPTION

OBTAINED FROM THE CASS COUNTY RECORDERS OFFICE.

96-354-0350
No delinquent taxes and transfer entered. Certificate of Real Estate Value ( ) filed ( ) not required
Certificate of Real Estate Value No. _____
1-12-98
Shawn K. Anderson
County Auditor
by Theresa M. Isch
Deputy

401156
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 13th day of January A.D. 19 98 at 1:30 O'clock P M and was duly recorded as Micro Doc. No. 401156
COUNTY RECORDER

RECEIVED
JUL 15 2009
CASS COUNTY SURVEYOR

WARRANTY DEED - Individual(s) to Individual(s)

STATE DEED TAX HEREON: $ 287.10

DATE: June 17th, 1998

FOR VALUABLE CONSIDERATION, Michael James Pence and Sandra Kay Pence, husband and wife, Grantor(s) hereby convey(s) and warrant(s) to Paula T. Peters, a single person, Grantee(s), real property in CASS County, Minnesota, described as follows:

The South 30 feet of Lot Five (5) and all of Lot Six (6), Block Three (3), Quam's First Addition to Walker, AND the vacated portion of Summit Avenue lying adjacent to Lot Six (6), Block Three (3), Quam's First Addition to Walker, according to the plat thereof on file and of record in the Office of the County Recorder in and for Cass County, Minnesota.

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

SELLER CERTIFIES THAT SELLER DOES NOT KNOW OF ANY WELLS ON PROPERTY.

together with all hereditaments and appurtenances belonging thereto.

CASS COUNTY MINNESOTA Deed Tax Date 6-17-98 $ 1734 ✓ $ 287.10 By EH

Michael James Pence

Sandra Kay Pence

STATE OF MINNESOTA } ss.
COUNTY OF CASS }

The foregoing instrument was acknowledged before me, a notary public, this 17th day of June, 1998, by Michael James Pence and Sandra Kay Pence, husband and wife, Grantor(s).

Elise C. Shaquen
NOTARY PUBLIC MINNESOTA
CASS COUNTY
My Commission Expires Jan 31, 2000

Signature of Person Taking Acknowledgment

(Notarial Stamp or Seal)

THIS INSTRUMENT WAS DRAFTED BY:	Tax Statements for the real property described in this instrument should be sent to:
ACTION TITLE, INC. P O Box 953 Walker, MN 56484 Description provided by Seller,	Paula Peters P O Box 12 Ah Gwah Ching, MN. 56430

PROPOSED DESCRIPTIONS

NORTH TRACT
The North 8.00 feet of the South 30.00 feet of Lot 5, Block 3, QUAM'S FIRST ADDITION TO WALKER, according to the recorded plat thereof, Cass County, Minnesota.

SUBJECT to easements, restrictions, and reservations of record.

SOUTH TRACT
The South 22.00 feet of Lot 5 and all of Lot 6, Block 3, QUAM'S FIRST ADDITION TO WALKER, according to the recorded plat thereof, Cass County, Minnesota, AND the vacated portion of Summit Avenue in said plat lying adjacent to said Lot 6.

TOGETHER with a garage easement.
SUBJECT to easements, restrictions, and reservations of record.

GARAGE EASEMENT
An easement for use and maintenance of a garage over and across that part of vacated Summit Avenue, QUAM'S FIRST ADDITION TO WALKER, according to the recorded plat thereof, Cass County, Minnesota, described as follows:
COMMENCING at the intersection of the southerly extension of the east line of Block 3, said plat and the south line of the north one half of said vacated Summit Avenue; thence North 89 degrees 39 minutes 52 seconds West, assigned bearing, along said south line, 66.77 feet to the point of beginning of the easement to be herein described; thence South 88 degrees 12 minutes 18 seconds West 63.09 feet; thence North 01 degrees 47 minutes 42 seconds West 2.35 feet to said south line; thence South 89 degrees 39 minutes 52 seconds East, along said south line, 63.14 feet to the point of beginning.

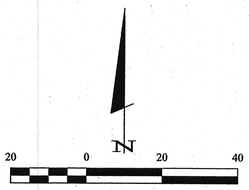
This easement shall expire upon the destruction of said garage or upon the expiration of the useful life of the garage, which ever occurs first.

NOTES:

1. No wetland delineation was performed for the purpose of this survey.
2. Parcel ID of subject parcel: 96-354-0350.
3. The survey boundary shown is based on the recorded document as obtained from the Cass County Recorders Office. If descriptions of record or as noted in the abstract vary from those shown, a further review by the surveyor should be retained.
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.

LEGEND

- DENOTES EDGE OF EXISTING BITUMINOUS
- DENOTES EDGE OF EXISTING CONCRETE
- DENOTES EDGE OF EXISTING DECKING
- DENOTES EXISTING FENCE LINE
- DENOTES EXISTING UTILITY POLE
- DENOTES EXISTING LP TANK
- DENOTES EXISTING PHONE PEDESTAL
- DENOTES MONUMENT FOUND
- DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 21367
- DENOTES CALCULATED POSITION



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE EAST LINE OF BLOCK 3, QUAM'S FIRST ADDITION TO WALKER TO HAVE AN ASSIGNED BEARING OF S 00°02'16" E.

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

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 LIC. NO. 21367
DATE 6/24/09

REVISIONS		
DESCRIPTION	BY	DATE

DATE: 06-24-2009
SCALE: HORZ. 1" = 20' VERT. NONE
PROJECT No.: 092057
FILE NAME: C092057.dwg
FIELD BOOK: BOOK 302 PG. 35
PROJECT MANAGER: TLF
CHECKED BY: TLF
DRAWN BY: WAG

CERTIFICATE OF SURVEY
Paula Peters
P.O. Box 1564
Walker, MN 56484

SHEET 1 OF 1

Wayne gregory 6/24/2009 8:25 AM - F:\Drawings\2009\092057 PETERS\dwg\C092057.dwg