

# CERTIFICATE OF SURVEY

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER,  
SECTION 29, TOWNSHIP 143 NORTH, RANGE 31 WEST,  
CASS COUNTY, MINNESOTA

## EXISTING DESCRIPTION:

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770 # 20-028-4302, 20-029-0010

OFFICE OF THE COUNTY RECORDER  
CASS COUNTY, MINNESOTA

9/9/2016 4:17:19 PM

REC FEES: 96.00  
PAGE: 3

KATHRYN M. NORBY  
CASS COUNTY RECORDER

BY SR DEP TX#: 133220

RECORDED ELECTRONICALLY

eFiled Cert. verified on 09/09/2016 by JSL

(Top 3 inches reserved for recording data)

WARRANTY DEED Individual(s) to Individual(s) Minnesota Uniform Conveyancing Blanks Form 10.1.1 (2013)

eCRV number: 56004

DEED TAX DUE: \$2,128.50 DATE: September 09, 2016

FOR VALUABLE CONSIDERATION, Terry R. Halvorson and Shonda L. Halvorson, married to one another ("Grantor(s)"), hereby convey(s) and warrant(s) to Ronald R. Cuperus and Janice Jane Howe as Tenants in Common ("Grantee(s)"), real property in Cass County, Minnesota, legally described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

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**EXHIBIT "A" LEGAL DESCRIPTION**

That part of Government Lot Two (2), Section Twenty-eight (28) and that part of the Northeast Quarter of the Southeast Quarter (NE¼ of SE¼), Section Twenty-nine (29), all in Township One Hundred Forty-three (143) North, Range Thirty-one (31) West, Cass County, Minnesota, described as follows: Beginning at the Northeast corner of said Northeast Quarter of the Southeast Quarter; thence North 89 degrees 37 minutes 27 seconds West, assumed bearing along the north line of said Northeast Quarter of the Southeast Quarter 250.00 feet; thence South 0 degrees 26 minutes 34 seconds West 195.53 feet; thence North 89 degrees 04 minutes 28 seconds East 537 feet, more or less, to the shoreline of Leech Lake; thence northerly along said shoreline to the north line of said Government Lot 2; thence South 89 degrees 04 minutes 28 seconds West along last said north line 285 feet, more or less, to the point of beginning.

AND

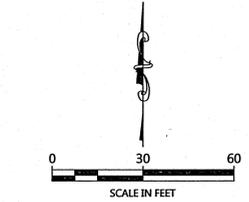
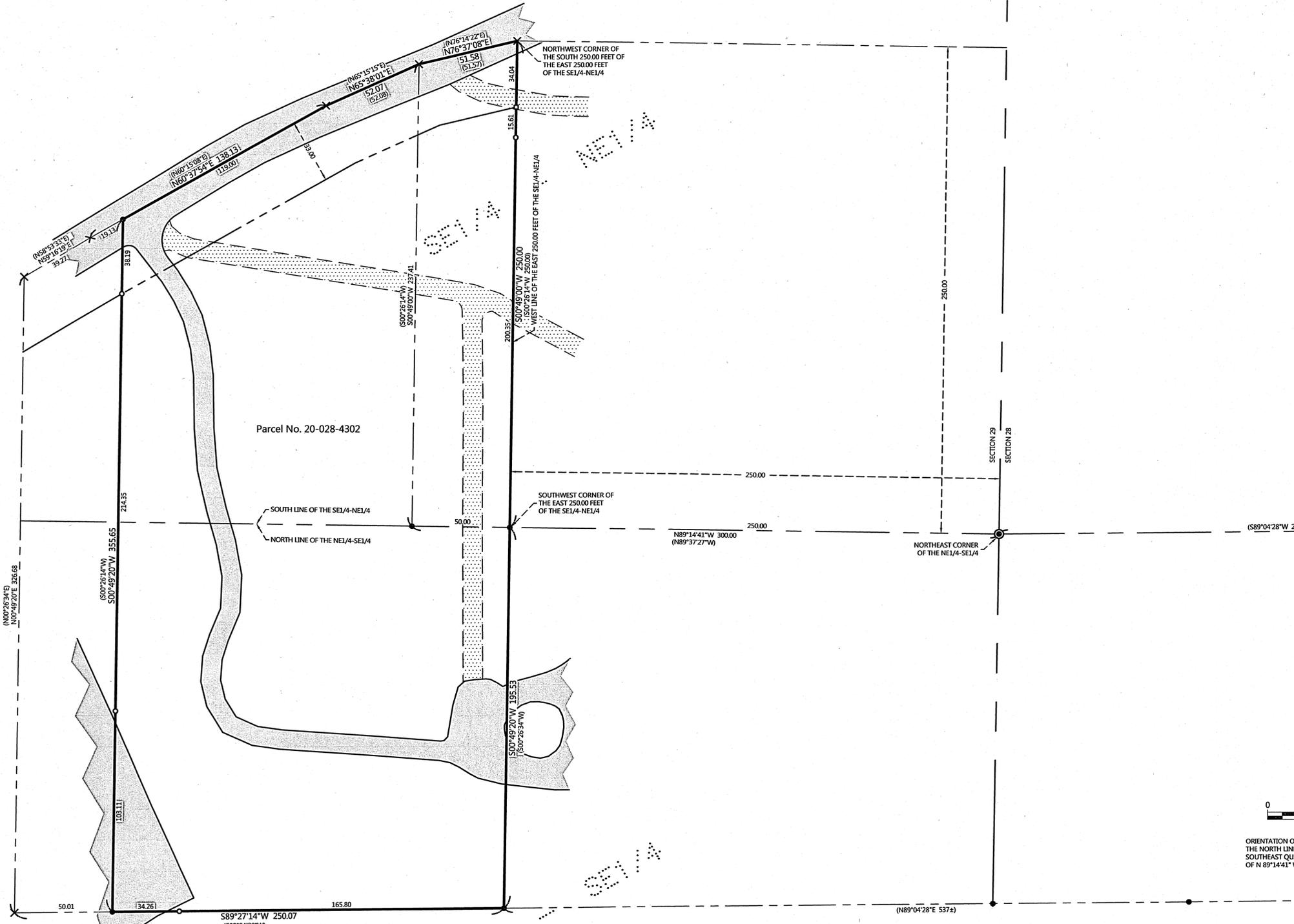
Those parts of the Northeast Quarter of the Southeast Quarter (NE¼ of SE¼) and of the Southeast Quarter of the Northeast Quarter (SE¼ of NE¼), Section Twenty-nine (29), Township One Hundred Forty-three (143) North, Range Thirty-one (31) West, Cass County, Minnesota, described as follows: Commencing at the Northeast corner of said Northeast Quarter of the Southeast Quarter; thence North 89 degrees 37 minutes 27 seconds West, assumed bearing along the north line thereof 300.00 feet to the point of beginning of the tract to be herein described; thence South 89 degrees 37 minutes 27 seconds East 50.00 feet; thence South 0 degrees 26 minutes 34 seconds West 195.53 feet; thence South 89 degrees 04 minutes 28 seconds West 250.07 feet; thence North 0 degrees 26 minutes 34 seconds East 326.68 feet to the centerline of the township road; thence North 89 degrees 53 minutes 33 seconds East along said centerline 83.27 feet; thence North 89 degrees 15 minutes 08 seconds East 138.15 feet; thence North 60 degrees 15 minutes 15 seconds East 52.08 feet to the intersection with a line bearing North 0 degrees 26 minutes 14 seconds East from the point of beginning; thence South 0 degrees 26 minutes 14 seconds West 237.41 feet to the point of beginning. Subject to Township road right-of-way over the Northerly 33.00 feet thereof.

AND

That part of the Southeast Quarter of the Northeast Quarter (SE¼ of NE¼), Section Twenty-nine (29), Township One Hundred Forty-three (143) North, Range Thirty-one (31) West, Cass County, Minnesota, described as follows: Beginning at the Southwest corner of the East 250.00 feet of said Southeast Quarter of the Northeast Quarter; thence North 89 degrees 37 minutes 27 seconds West along the South line thereof 50.00 feet; thence North 0 degrees 26 minutes 14 seconds East 237.41 feet; thence North 76 degrees 14 minutes 22 seconds East 51.57 feet to the Northwest corner of the South 250.00 feet of said East 250.00 feet; thence South 0 degrees 26 minutes 14 seconds West along the West line of said East 250.00 feet to the point of beginning.

LESS that parcel described as follows: Those parts of the Northeast Quarter of the Southeast Quarter (NE¼ of SE¼) and of the Southeast Quarter of the Northeast Quarter (SE¼ of NE¼), Section Twenty-nine (29), Township One Hundred Forty-three (143) North, Range Thirty-one (31) West, Cass County, Minnesota, described as follows: Commencing at the Northeast corner of said Northeast Quarter of the Southeast Quarter; thence North 89 degrees 37 minutes 27 seconds West, assumed bearing along the north line thereof 250.00 feet; thence South 0 degrees 26 minutes 34 seconds West 195.53 feet; thence South 89 degrees 04 minutes 28 seconds West 200.06 feet to the point of beginning of the tract to be herein described; thence continuing South 89 degrees 04 minutes 28 seconds West 50.01 feet; thence North 0 degrees 26 minutes 34 seconds East 326.68 feet to the centerline of the township road; thence North 89 degrees 53 minutes 33 seconds East along said centerline 39.27 feet; thence North 60 degrees 15 minutes 08 seconds East 19.13 feet to the intersection with a line which bears North 0 degrees 26 minutes 34 seconds East from the point of beginning; thence South 0 degrees 26 minutes 34 seconds West 355.65 feet to the point of beginning.

Cass County, Minnesota



- LEGEND**
- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
  - DENOTES MONUMENT FOUND
  - ⊙ DENOTES BRASS CAPPED MONUMENT FOUND
  - DENOTES SET PK NAIL
  - × DENOTES CALCULATED POSITION
  - (123.45) DENOTES PLAT AND/OR DEEDED MEASURE
  - ▨ DENOTES EDGE OF EXISTING GRAVEL
  - ▨ DENOTES EDGE OF EXISTING BITUMINOUS

- NOTES:**
- Zoning for subject tract = Shoreland Residential.
  - Parcel ID for subject tract = 20-029-0010.
  - No improvements, topography, or wetland information has been surveyed or shown on this certificate.
  - 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.
  - Northern Engineering and Consulting, Inc. was not given nor has conducted a current title search for the subject property. Therefore the information contained in a title search may or may not be accurately shown on this certificate.

NO.	DATE	DESCRIPTION
1	11-03-2016	Added additional bituminous area

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

TERRY L. FREEMAN  
LIC. NO. 21367

**NORTHERN ENGINEERING & CONSULTING, INC.**  
P.O. Box 292, Walker, MN, 56484  
Phone: 218-547-1296, Fax: 218-547-2272  
web: www.necius.com

CERTIFICATE OF SURVEY  
Ron Cuperus  
P.O. Box 98  
Bemidji, MN 56619

JOB NO. 16-179  
DATE: 10-26-2016

SHEET NO.  
1 OF 1