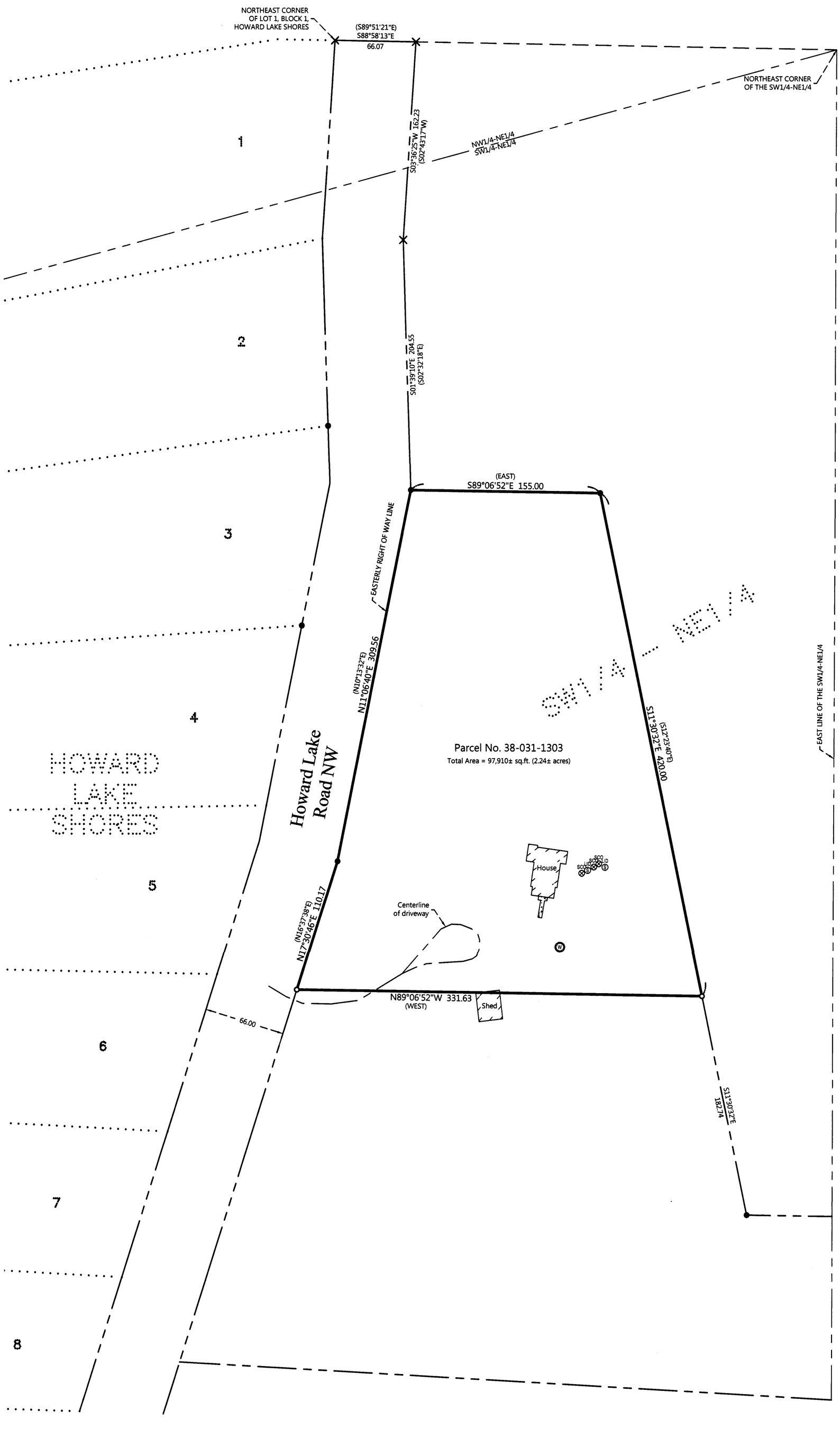
CERTIFICATE OF SURVEY

PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 31, TOWNSHIP 141 NORTH, RANGE 31 WEST, CASS COUNTY, MINNESOTA



EXISTING DESCRIPTION:

OBTAINED FROM THE CASS COUNTY RECORDERS OFFICE.

PID # 38-031-1303

No delinquent taxes and transfer entered; Certificate of Real Estate Value
(X)filed ( )not required
FEBRUARY 27, 2017
Sharon K. Anderson
By EA County Auditor Deputy
Septic Disclosure
(X) Received ( ) Not Received

A000628977
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR RECORDED ON
2/27/2017 12:22:33 PM
REC FEES: 46.00
PAGES: 3
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY KF DEP TX#: 136883
RECORDED ELECTRONICALLY

E-CRV No. 624359
DEED TAX DUE: **$336.60**

Form No. 1-M-WARRANTY DEED
Individual(s) to Individual(s)

Date: **February 24, 2017**

FOR VALUABLE CONSIDERATION, **Derek A. Ward, a single person** Grantor, hereby conveys and warrants to **Nicolas B. Johnson** Grantee, real property in **Cass** County, Minnesota, described as follows:

Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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

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 or has been electronically filed. (if electronically filed, Insert WDC number_____)
- ☒ 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 # ED20170113
Deed tax $ 336.60
Date 2/27/2017 By CW

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 176224

That part of the Northwest Quarter of the Northeast Quarter (NW¼ of NE¼) and that part of the Southwest Quarter of the Northeast Quarter (SW¼ of NE¼), Section Thirty-one (31), Township One Hundred Forty-one (141), Range Thirty-one (31) described as follows: Commencing at the Northeast corner of Lot 1, Block 1, Howard Lake Shores; thence on an assumed bearing of South 89 degrees 51 minutes 21 seconds East 66.07 feet along the North line of Howard Lake Road as dedicated in said plat of Howard Lake Shores; thence South 02 degrees 43 minutes 17 seconds West 162.23 feet along the Easterly line of said Howard Lake Road; thence South 2 degrees 32 minutes 18 seconds East 204.55 feet along the Easterly line of said Howard Lake Road to the point of beginning of the tract to be described; thence on a bearing of East 155.00 feet; thence South 12 degrees 23 minutes 40 seconds East 420.00 feet; thence on a bearing of West to the intersection with the Easterly line of Howard Lake Road as shown on the plat of Howard Lake Shores; thence North 16 degrees 37 minutes 38 seconds East to a point which is 309.56 feet distance from and bears South 10 degrees 13 minutes 32 seconds West from the point of beginning; thence North 10 degrees 13 minutes 32 seconds East 309.56 feet to the point of beginning.

Cass County, Minnesota

0 50 100
SCALE IN FEET

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

LEGEND

- ○ DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- ● DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- (123.45) DENOTES PLAT AND/OR DEEDED MEASURE
- SCO ⊗ LID Ⓢ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- Ⓦ DENOTES EXISTING WELL
- DENOTES EDGE OF EXISTING CONCRETE

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 38-031-1303.
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 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.

JOB NO. 17-131
DATE: 06-26-2017
SHEET NO. 1 OF 1

CERTIFICATE OF SURVEY
Nick Johnson
5018 Howard Lake Rd NW
Akeley, MN 56433

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

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 6/26/17 LIC. NO. 21367

REVISIONS:			
NO.	DATE	DESCRIPTION	BY

Rec. 6/28/2017, 8404