

# CERTIFICATE OF SURVEY

PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER,  
SECTION 27, TOWNSHIP 142 NORTH, RANGE 31 WEST,  
CASS COUNTY, MINNESOTA

## EXISTING DESCRIPTION:

OBTAINED FROM THE CASS COUNTY RECORDERS OFFICE.

FILE # 96-027-4202  
No subsequent taxes and transfer economic obligations of Prior Estate Value (Form 6) Not required  
DEC 04 2013  
By: *Sharon K. Anderson*  
EA County Auditor  
Clerk of Court  
Clerk of Court

A000598661  
OFFICE OF THE COUNTY RECORDER  
CASS COUNTY, MINNESOTA  
CERTIFIED, FILED, AND/OR  
RECORDED ON  
12/4/2013 2:51:13 PM  
AS DOC #: A000598661  
PAGES: 3  
REC FEE: 46.00  
KATHRYN M. NORBY  
CASS COUNTY RECORDER  
BY: *EA* Clerk of Court Rec'd  
RECORDED ELECTRONICALLY

(Top 3 inches reserved for recording data)

WARANTY DEED Minnesota Uniform Conveyancing Blanks  
Individual(s) to Joint Tenants Form 10.1.5 (2013)

eCRV number: 188235

DEED TAX DUE: \$198.00

DATE: December 03, 2013

FOR VALUABLE CONSIDERATION, Donald H. Erickson and Valerie A. Erickson, as husband and wife ("Grantor"), hereby convey(s) and warrant(s) to James J. Vareberg and Nancy L. Vareberg ("Grantee"), as joint tenants, real property in Cass County, Minnesota, legally described as follows:

North Half of the Northwest Quarter of the Southeast Quarter (N½ of NW¼ of SE¼), Section Twenty-seven (27), Township One Hundred Forty-two (142), Range Thirty-one (31), LESS the North 150 feet thereof  
AND  
A tract of land 300 feet square located in the Northwest corner of the South Half of the Northwest Quarter of the Southeast Quarter (S½ of NW¼ of SE¼), Section Twenty-seven (27), Township One Hundred Forty-two (142), Range Thirty-one (31), LESS that part of said S½ of NW¼ of SE¼, described as follows: Commencing at the Northwest corner of said S½ of NW¼ of SE¼; thence North 89 degrees 19 minutes 17 seconds East 300.00 feet along the North line of said S½ of NW¼ of SE¼; thence South 5 degrees 28 minutes 55 seconds West 200.00 feet along a line which is parallel with the West line of said NW¼ of SE¼, the point of beginning of the tract to be described; thence South 89 degrees 19 minutes 17 seconds West 225.00 feet to the easterly right-of-way line of Minnesota Highway No. 34; thence South 10 degrees 42 minutes 52 seconds West 100.00 feet along said right-of-way line; thence North 89 degrees 19 minutes 17 seconds East 234.58 feet; thence North 5 degrees 28 minutes 55 seconds East 100.00 feet to the point of beginning  
AND

That part of the South Half of the Northwest Quarter of the Southeast Quarter (S½ of NW¼ of SE¼), Section Twenty-seven (27), Township One Hundred Forty-two (142) North, Range Thirty-one (31) West, described as follows: Commencing at the Northwest corner of said S½ of NW¼ of SE¼; thence North 89 degrees 19 minutes 17 seconds East 300.00 feet along the North line of said S½ of NW¼ of SE¼ to the point of beginning of the tract to be described; thence South 5 degrees 28 minutes 55 seconds West 100.00 feet along a line which is parallel with the West line of said S½ of NW¼ of SE¼; thence North 89 degrees 19 minutes 17 seconds East 1006.25 feet along a line which is parallel with the North line of said S½ of NW¼ of SE¼; thence North 5 degrees 11 minutes 25 seconds East 100.00 feet along the East line of said S½ of NW¼ of SE¼ to the Northeast corner of said S½ of NW¼ of SE¼; thence South 89 degrees 19 minutes 17 seconds West 1006.25 feet along the North line of said S½ of NW¼ of SE¼ to the point of beginning  
AND

Cass County, Minnesota

Check here if all or part of the described real property is Registered (Torrens)

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

File No: 131015

Page 1 of 3

## PROPOSED DESCRIPTIONS:

### TRACT A

That part of the South Half of the Northwest Quarter of the Southeast Quarter, Section 27, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the northwest corner of said South Half of the Northwest Quarter of the Southeast Quarter; thence North 89 degrees 40 minutes 23 seconds East, assigned bearing, along the north line thereof, 300.00 feet; thence South 05 degrees 50 minutes 01 seconds West 100.00 feet to the point of beginning of the tract to be herein described; thence continue South 05 degrees 50 minutes 01 seconds West 100.00 feet; thence South 89 degrees 40 minutes 23 seconds West 225.28 feet to the easterly right of way line of State Highway Number 34; thence South 11 degrees 03 minutes 58 seconds West, along said easterly right of way line, 101.42 feet; thence South 89 degrees 40 minutes 23 seconds West 65.42 feet to the west line of said South Half of the Northwest Quarter of the Southeast Quarter; thence North 05 degrees 50 minutes 06 seconds East, along said west line, 200.00 feet to the intersection with a line bearing South 89 degrees 40 minutes 23 seconds West from the point of beginning; thence North 89 degrees 40 minutes 23 seconds East 300.00 feet to the point of beginning.  
SUBJECT to easements, restrictions, and reservations of record.  
SUBJECT to State Highway Number 34 right of way.  
SUBJECT to and TOGETHER with Ingress and Egress (see easement).

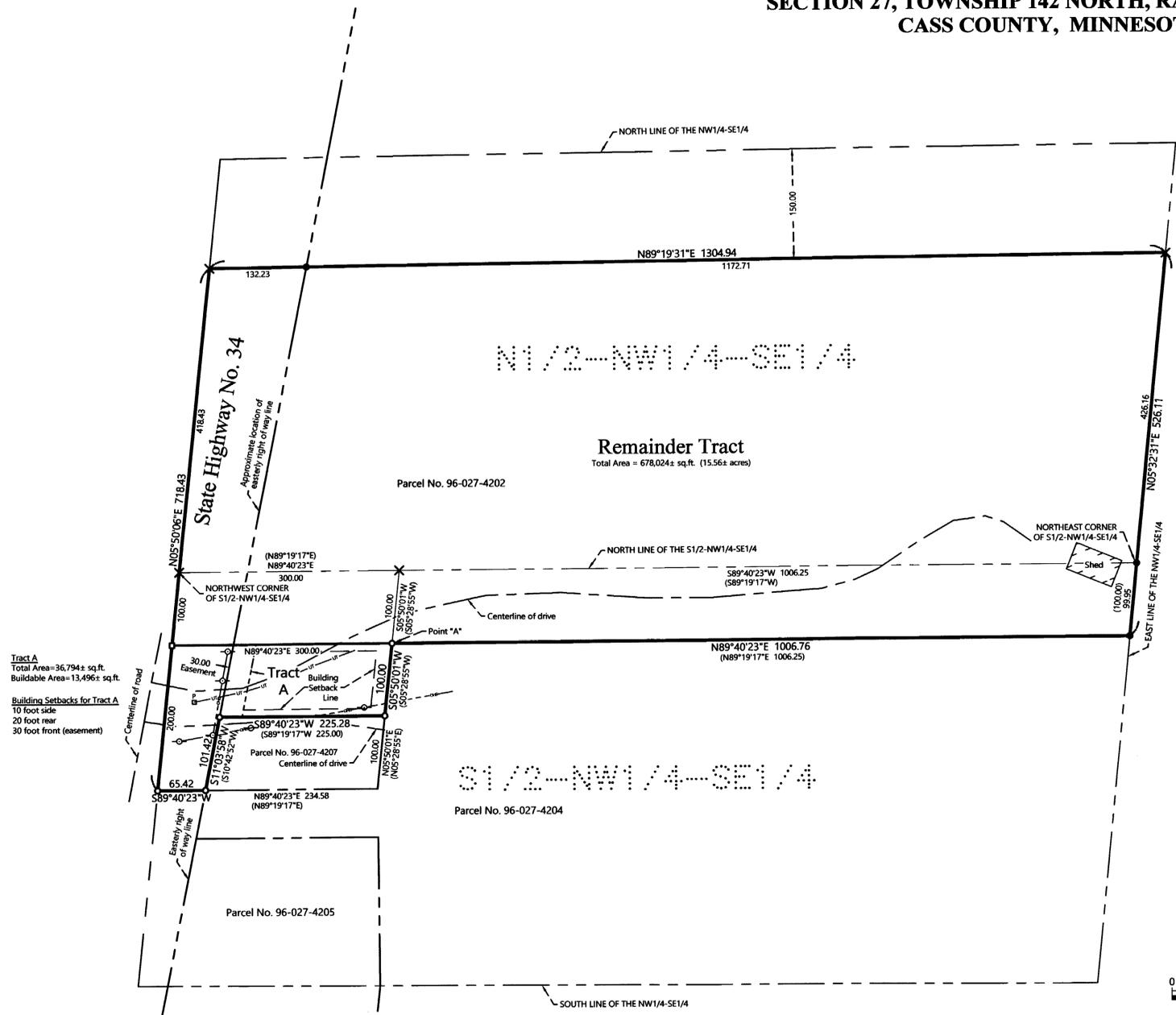
### REMAINDER TRACT

The North Half of the Northwest Quarter of the Southeast Quarter, Section 27, Township 142 North, Range 31 West, Cass County, Minnesota, LESS the North 150 feet thereof  
AND

That part of the South Half of the Northwest Quarter of the Southeast Quarter, Section 27, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the northwest corner of said South Half of the Northwest Quarter of the Southeast Quarter; thence North 89 degrees 40 minutes 23 seconds East, assigned bearing, along the north line thereof, 300.00 feet; thence South 05 degrees 50 minutes 01 seconds West 100.00 feet to the point of beginning of the tract to be herein described; thence North 89 degrees 40 minutes 23 seconds East 1006.76 feet to the east line of the Northwest Quarter of the Southeast Quarter; thence North 05 degrees 32 minutes 31 seconds East, along said east line, 99.95 feet to the northeast corner of said South Half of the Northwest Quarter of the Southeast Quarter; thence South 89 degrees 40 minutes 23 seconds West, along said north line, 1306.25 feet to said northwest corner; thence South 05 degrees 50 minutes 06 seconds West, along the west line of said Northwest Quarter of the Southeast Quarter, 100.00 feet to the intersection with a line bearing South 89 degrees 40 minutes 23 seconds West from the point of beginning; thence North 89 degrees 40 minutes 23 seconds East 300.00 feet to the point of beginning.  
SUBJECT to easements, restrictions, and reservations of record.  
SUBJECT to State Highway Number 34 right of way.  
TOGETHER with Ingress and Egress (see easement).

### EASEMENT

A 30.00 foot wide easement for ingress, egress, and utility purposes over, under, and across that part of the South Half of the Northwest Quarter of the Southeast Quarter, Section 27, Township 142 North, Range 31 West, Cass County, Minnesota, the westerly line of said 30.00 foot wide easement is described as follows: COMMENCING at the northwest corner of said South Half of the Northwest Quarter of the Southeast Quarter; thence North 89 degrees 40 minutes 23 seconds East, assigned bearing, along the north line thereof, 300.00 feet; thence South 05 degrees 50 minutes 01 seconds West 100.00 feet to a point hereinafter referred to as Point "A"; thence continue South 05 degrees 50 minutes 01 seconds West 100.00 feet; thence South 89 degrees 40 minutes 23 seconds West 225.28 feet to the easterly right of way line of State Highway Number 34 and the point of beginning of the westerly line to be herein described; thence northerly along said easterly right of way line to the intersection with a line bearing South 89 degree 40 minutes 23 seconds West from said Point "A" and said described westerly line there terminating.  
The easterly line of said 30.00 foot wide easement shall be prolonged or shortened to terminate on lines bearing North 89 degrees 40 minutes 23 seconds East from the point of beginning and South 89 degrees 40 minutes 23 seconds West from said Point "A".



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

## LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES SET PK NAIL
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- UT — DENOTES EXISTING BURIED TELEPHONE LINE
- DENOTES EXISTING PHONE PEDESTAL
- ○ — DENOTES EXISTING UTILITY POLE
- - - - - DENOTES OVERHEAD ELECTRIC LINE

## NOTES:

1. Zoning for subject tract is Transitional Commercial.
2. Parcel ID for subject tract = 96-027-4202.
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.

NO.	DATE	DESCRIPTION

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.  
*TERRY L. FRIEDMAN*  
TERRY L. FRIEDMAN  
LIC. NO. 21367



CERTIFICATE OF SURVEY  
James Vareberg  
P.O. Box 434  
Walker, MN 56484

JOB NO. 20-124  
DATE: 06-11-2020

SHEET NO.  
1 OF 1