

CERTIFICATE OF SURVEY

PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER,
SECTION 22, TOWNSHIP 138 NORTH, RANGE 30 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:

Little Republic & Sons Filed for record this _____ day of _____ A. D. 19__ at _____ o'clock _____ M. Instrument No. 57118

TO
George Johnson, et al.
Pine River Lp.

By
Walter P. Bellance and James C. Bellance, her husband

This Indenture, Made this 5th day of October in the year of our Lord 1927 one thousand nine hundred and Twenty Seven between Walter P. Bellance and James C. Bellance, her husband of the County of St. Louis and State of Minnesota and George Johnson, Frank King and L. D. Johnson, as co-owners of the Township of Pine River, of the County of Cass and State of Minnesota

Witnesseth, That the said parties of the first part, in consideration of the sum of Five Dollars, to them in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said parties of the second part, their Successors, Heirs and assigns, FOREVER, all the tract or parcels of land lying and being in the County of Cass and State of Minnesota, described as follows, to-wit:

One acre of land in the Northwest quarter of the Northwest quarter of Section Twenty-two (22), in Township One Hundred Thirty-eight (138) North, Range Thirty (30) West, adjoining and lying directly South of the one acre already owned for the purpose of a public cemetery, in the said Southwest quarter of the Northwest quarter of Section Twenty-two, Township One Hundred Thirty-eight (138) North, Range Thirty (30) West, by the said second parties, the said acre herein conveyed to be of the same width from east to west as the said acre already owned by the said second parties; also, a strip of land one rod wide, along the west line of the same described Northwest quarter of the Northwest quarter of section herein described, and extending northward to the South boundary of the one acre herein conveyed, the said strip of land to be used only for the purpose of establishing a public roadway to a public cemetery, of which and for the purpose of which, the said one acre herein conveyed is to be a part, and to be used, and in case of the failure of the said second parties or their successors in office to establish said roadway and open said roadway to public use, this intention to be null and void, and the said strip of land conveyed to revert to the said parties of the first part.

WITNESSETH, That the said parties of the first part, in consideration of the sum of Five DOLLARS, to them in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said parties of the second part, their Successors, Heirs and assigns, FOREVER, all the tract or parcels of land lying and being in the County of Cass and State of Minnesota, described as follows, to-wit:

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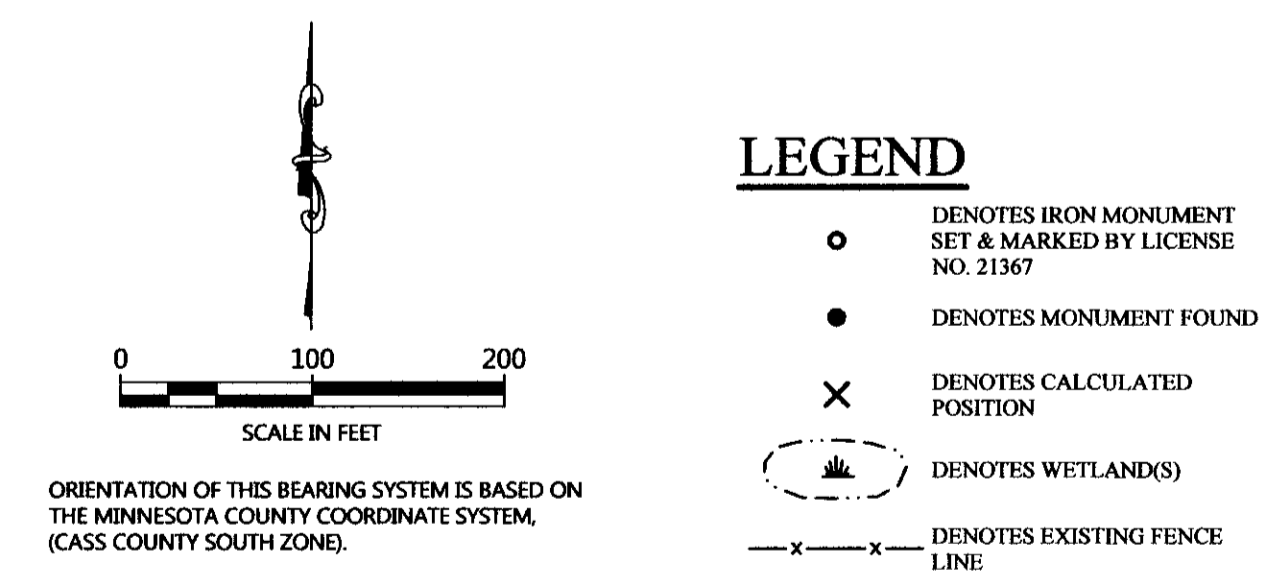
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PROPOSED DESCRIPTION:

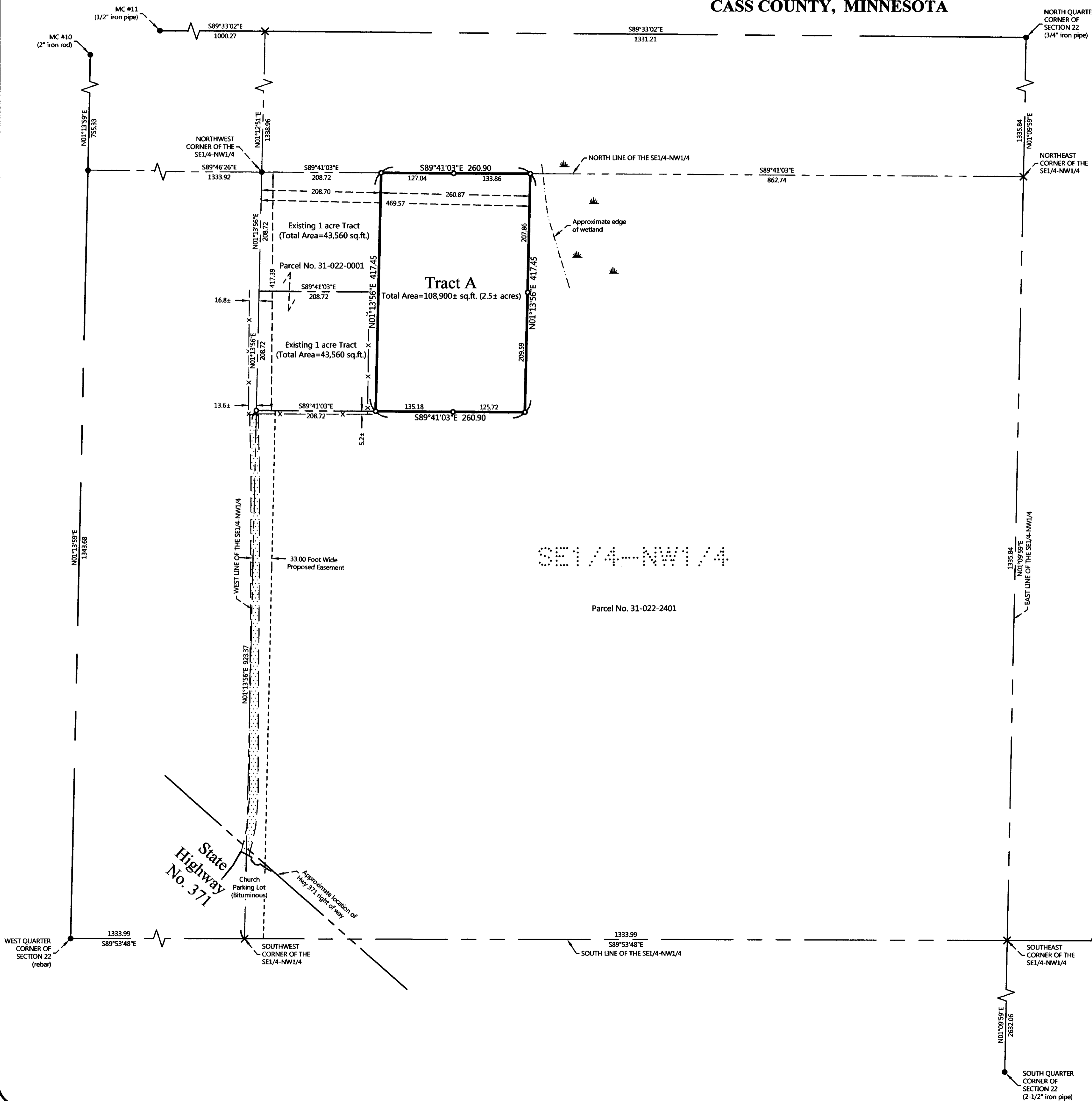
TRACT A
The East 260.87 feet of the West 469.57 feet of the North 417.39 feet of the Southeast Quarter of the Northwest Quarter, Section 22, Township 138 North, Range 30 West, Cass County, Minnesota, lying easterly and adjacent to two tracts, both described as one acre in size.
SUBJECT to and TOGETHER with easements, restrictions, and reservations of record.

33.00 FOOT WIDE EASEMENT
A 33.00 foot wide easement for ingress, egress, and utility purposes over, under, and across the West 33.00 feet of the Southeast Quarter of the Northwest Quarter, Section 22, Township 138 North, Range 30 West, Cass County, Minnesota, lying southerly of the North 417.39 feet thereof.



NOTES:

1. Tract A is a part of Parcel No. 31-022-2401 and is to be attached to Parcel 31-022-0001. Tract A is not intended to be a conforming lot on its own.
2. Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey.
3. 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.
4. 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.
5. It was assumed that the legal description for the existing 2 acre tract in Parcel No. 31-022-0001 was intended to be 1 square acre (43,560 sq.ft.) in the northwest corner of the SE1/4-NE1/4. Later a second 1 square acre was purchased directly south of the previous tract. So for the purposes of this survey the legal description was therefore assumed to be the West 208.70 feet of the North 417.39 feet, (108,900 sq.ft. or 2.00 acres)



REVISIONS:	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 DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Dennis J. Warner
DENNIS J. WARNER
LIC. NO. 42666



CERTIFICATE OF SURVEY
Pine River Township
P.O. Box 767
Pine River, MN 56474

JOB NO. 19-032
DATE: 04-10-2019
SHEET NO.
1 OF 1