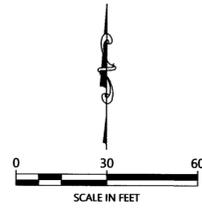


# CERTIFICATE OF SURVEY

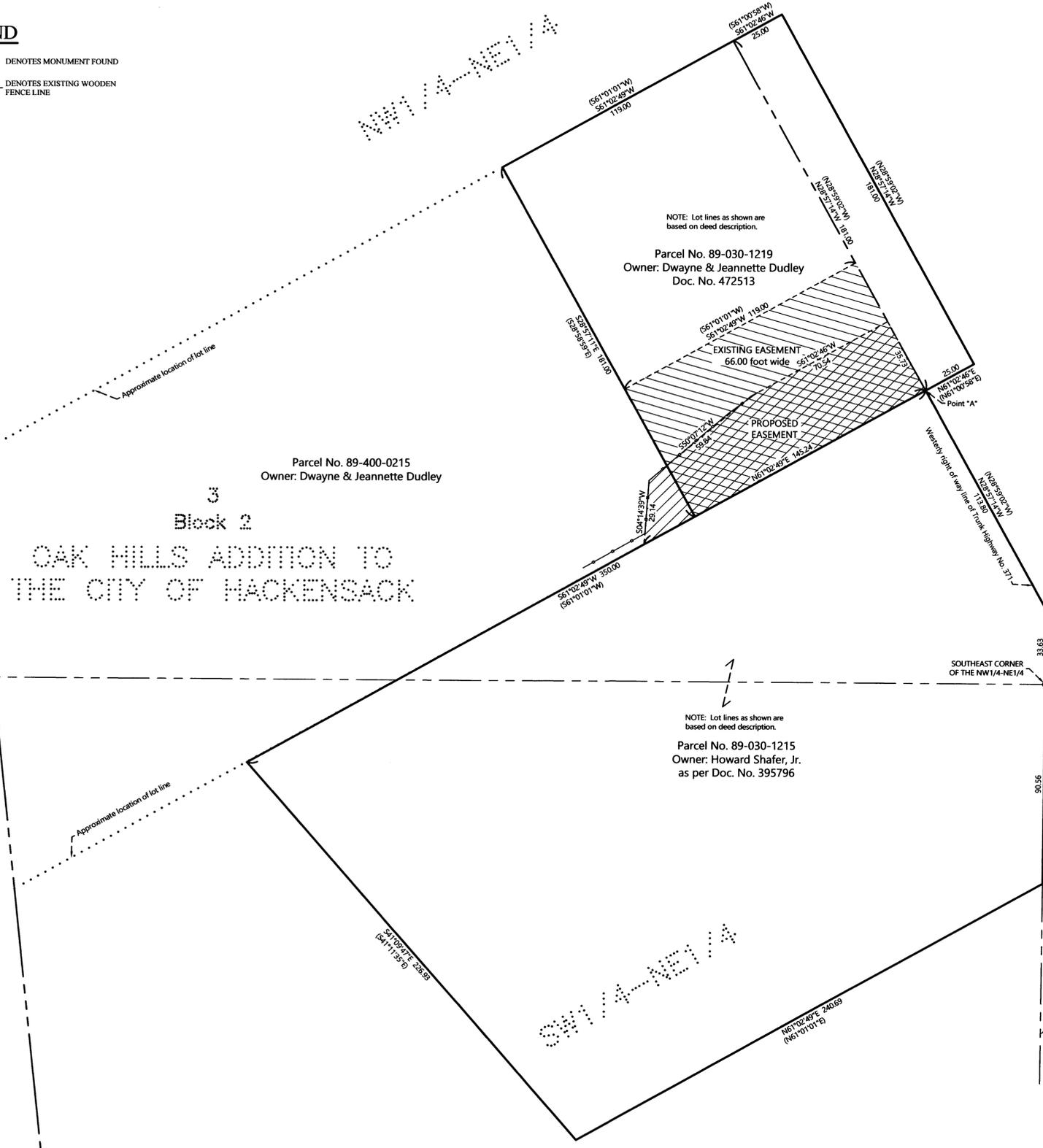
PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER,  
SECTION 30, TOWNSHIP 140 NORTH, RANGE 30 WEST,  
CASS COUNTY, MINNESOTA



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER TO HAVE AN ASSIGNED BEARING OF N 09°37'54" E.

## LEGEND

- DENOTES MONUMENT FOUND
- DENOTES EXISTING WOODEN FENCE LINE



## EXISTING DESCRIPTIONS:

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 12th day of December, A.D. 19 2019.  
By: *Madeline K. Anderson*  
County Auditor  
COUNTY RECORDER

Abstract Document #472513  
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 12th day of December, A.D. 2019.  
By: *Madeline K. Anderson*  
County Auditor  
COUNTY RECORDER

WARRANTY DEED  
Individual(s) to individual(s)  
Date: December 12, 1997  
STATE DEED TAX DUE HEREON: \$1.65  
FOR VALUABLE CONSIDERATION, Robert R. Johnson and Joanne V. Johnson, husband and wife, Grantor(s) hereby convey(s) and warrant(s) to Howard D. Shafer, Jr., a single person, Grantee(s), real property in Cass County, Minnesota, described as follows:  
Tract B: That part of the Northwest Quarter of the Northeast Quarter and the Southwest Quarter of the Northeast Quarter, Section 30, Township 140 North, Range 30 West of the Fifth Principal Meridian, Cass County, Minnesota described as follows: Commencing at the southeast corner of said Northwest Quarter of the Northeast Quarter, said point being the POINT OF BEGINNING of the tract of land to be described; thence on a record bearing of North 00 degrees 24 minutes of seconds East along the east line of said Northwest Quarter of the Northeast Quarter and the westerly right-of-way line of Minnesota Trunk Highway No. 371 a distance of 33.63 feet; thence North 28 degrees 59 minutes 02 seconds West along said right-of-way line 113.80 feet; thence South 61 degrees 02 minutes 01 seconds West 35.73 feet; thence South 61 degrees 02 minutes 49 seconds East 29.14 feet; thence North 61 degrees 02 minutes 49 seconds East 29.14 feet to the intersection with a line bearing South 61 degrees 02 minutes 49 seconds West along said line 90.56 feet to the POINT OF BEGINNING. Said tract of land contains 1.58 acres.  
Total consideration is \$500.00 or less.  
There are no wells on the property.  
Subject to restrictions, reservations and easements, if any, of record, together with all encumbrances and appurtenances belonging thereto, subject to the following exceptions:  
A/E/S Dead Stamps Here: *Robert R. Johnson*  
OK TO TRANSFER: *Joanne V. Johnson*  
CASS COUNTY SSO  
DATE: 12/12/19 BY: *Madeline K. Anderson*  
The foregoing instrument was acknowledged before me this 12th day of December, 1997, by Robert R. Johnson and Joanne V. Johnson, as Grantor(s).  
Tax statements for the real property described in this instrument should be sent to:  
Howard D. Shafer, Jr.  
P.O. Box 413  
Jacksonburg, MN 56453  
MEETS CASS ESD SEPTIC DISCLOSURE REQUIREMENT.

STATE OF MINNESOTA  
COUNTY OF CASS  
The foregoing instrument was acknowledged before me, a notary public, on August 27, 2003 by Robert R. Johnson and Joanne V. Johnson (Grantor(s)).  
I, the undersigned, do hereby certify that the within instrument was filed in this office for record on the 27th day of August, A.D. 2003.  
By: *Robert R. Johnson*  
Grantor(s)  
STATE OF MINNESOTA  
COUNTY OF CASS  
I hereby certify that the within instrument was filed in this office for record on the 27th day of August, A.D. 2003.  
By: *Joanne V. Johnson*  
Grantor(s)

## PROPOSED DESCRIPTION:

**EASEMENT TRACT**  
An easement for ingress, egress, and utility purposes over, under, and across that of the Northwest Quarter of the Northeast Quarter, Section 30, Township 140 North, Range 30 West, Cass County, Minnesota and that part of Lot 3, Block 2, OAK HILLS ADDITION TO THE CITY OF HACKENSACK, according to the recorded plat, said County, described as follows: COMMENCING at the southeast corner of said Northwest Quarter of the Northeast Quarter; thence North 00 degree 24 minutes 54 seconds East, assigned bearing, along the east line thereof, 33.63 feet; thence North 28 degrees 57 minutes 14 seconds West 113.80 feet to the point of beginning of the easement to be herein described; thence continue North 28 degrees 57 minutes 14 seconds West 35.73 feet; thence South 61 degrees 02 minutes 46 seconds West 70.54 feet; thence South 50 degrees 07 minutes 12 seconds West 59.84 feet; thence South 04 degrees 14 minutes 39 seconds West 29.14 feet to the intersection with a line bearing South 61 degrees 02 minutes 49 seconds West from the point of beginning; thence North 61 degrees 02 minutes 49 seconds East to the point of beginning.

## NOTES:

- Parcel ID for subject tracts = 89-030-1219, 89-400-0215, and 89-030-1215.
- 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	10-01-2019	Adjusted easement location

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS MADE BY ME OR UNDER MY SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.  
*Terry L. Freeman*  
TERRY L. FREEMAN  
LIC. NO. 21857

**NORTHERN ENGINEERING AND CONSULTING, INC.**  
P.O. Box 292, Walker, MN, 56484  
Phone: 218-547-2596, Fax: 218-547-2272  
web: www.norcon.com

CERTIFICATE OF SURVEY  
Brad Person  
P.O. Box 472  
Brainerd, MN 56401

JOB NO. 19-225  
DATE: 08-20-2019  
SHEET NO. 1 OF 1