

CERTIFICATE OF SURVEY

LOTS 1-3, BLOCK 7, PILLSBURY'S ADDITION,
AND PART OF GOV'T LOT 5,
SECTION 22, TOWNSHIP 142 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA

Page 1 of 3 A000643241

96-346-0710
No delinquent taxes and transfer subject: Certificate of Real Estate Value
(X) Void () Not required
AUGUST 14 2018
Cass County MN Auditor/Treasurer
By: SCHULZ EA Deputy
Supra Deedman
() Not Required (X) Received () Not Received

A000643241
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
8/14/2018 9:46:22 AM
REC FEES: 46.00
PAGES: 3
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY SF DEP TXR: 148284
RECORDED ELECTRONICALLY

(Top 3 inches reserved for recording data)
WARRANTY DEED Individual(s) to Joint Tenants Minnesota Uniform Conveyancing Blanks Form 10.1.5 (2013)
eCRV number: 853484
DEED TAX DUE: \$429.00 DATE: August 13, 2018 (month/day/year)

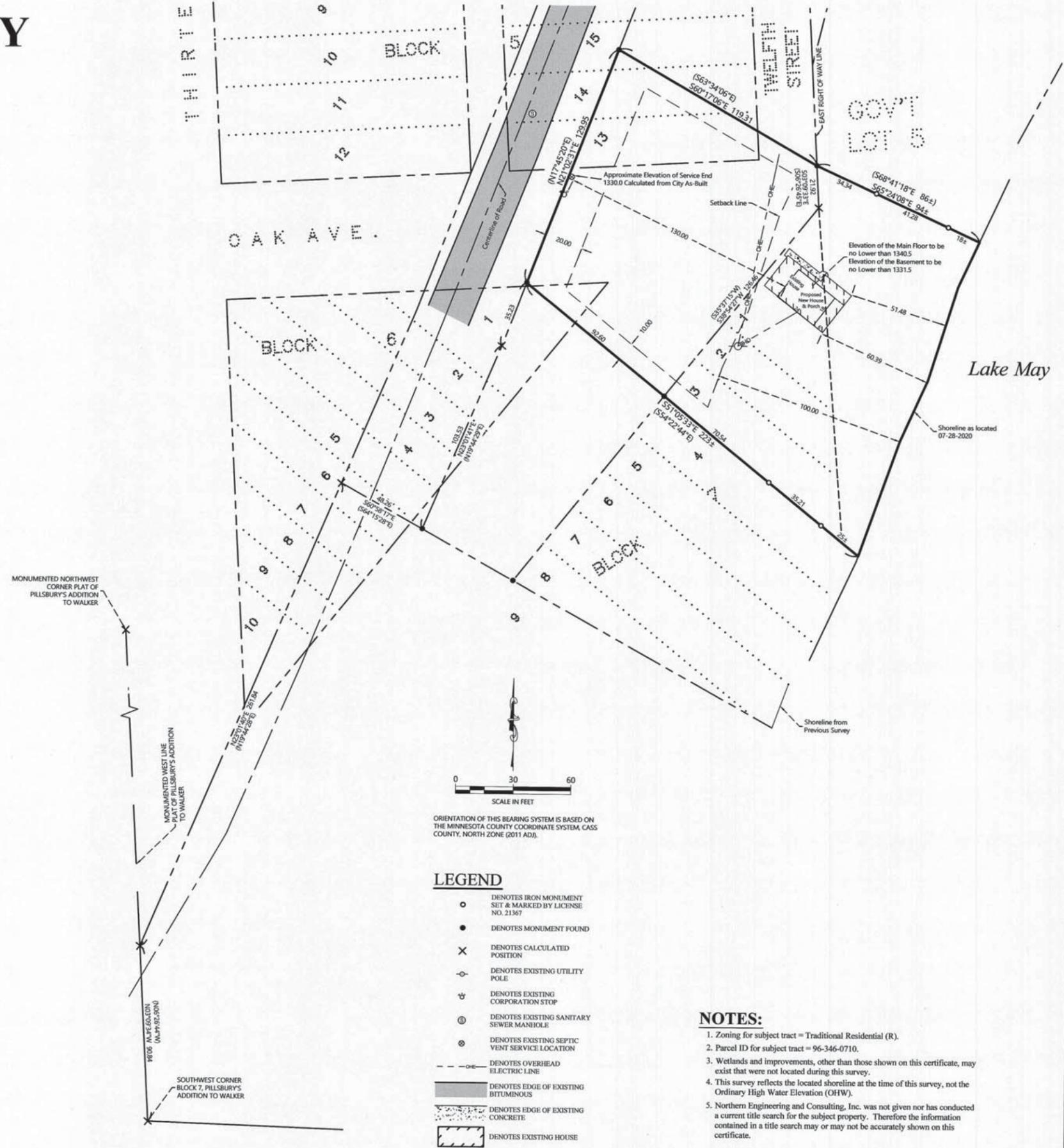
FOR VALUABLE CONSIDERATION, Katherine Van Buskirk, a single person ("Grantor"), hereby convey(s) and warrant (s) to Richard Ponx and Jennifer Ponx ("Grantee"), as joint tenants, real property in Cass County, Minnesota, legally described as follows:

SEE EXHIBIT "A" ATTACHED HERETO
Check here if all or part of the described real property is Registered (Torrens)

Page 3 of 3 A000643241 Minnesota Uniform Conveyancing Blanks Form 10.1.5

EXHIBIT "A" LEGAL DESCRIPTION

All that part of Lot One (1), Block Seven (7), Pillsbury's Addition to Walker, which lies East of the Great Northern Railroad right-of-way,
AND
Lots Two (2) and Three (3), Block Seven (7), Pillsbury's Addition to Walker,
AND
Those parts of Block Five (5) and Six (6), Pillsbury's Addition to Walker, plat of record, Cass County, Minnesota, Twelfth Street, Oak Avenue and the unnamed Street bordering Block 7, all as dedicated in said plat, described as follows: Commencing at the Southwest corner of Block 7, said plat; thence North 06 degrees 26 minutes 44 seconds West, assumed bearing along the monumented west line of said plat, 90.84 feet; thence North 19 degrees 44 minutes 28 seconds East 261.84 feet; thence South 64 degrees 15 minutes 28 seconds East 48.26 feet; thence North 19 degrees 44 minutes 29 seconds East 103.53 feet; thence North 17 degrees 45 minutes 20 seconds East 35.23 feet to the point of beginning of the tract to be herein described; thence continuing North 17 degrees 45 minutes 20 seconds East 129.95 feet; thence South 63 degrees 34 minutes 08 seconds East 119.31 feet to the east line of said Twelfth Street; thence South 06 degrees 26 minutes 45 seconds East along said east line 21.92 feet; thence South 35 degrees 37 minutes 15 seconds West along the east line of said unnamed Street 126.46 feet to the intersection with a line bearing South 54 degrees 22 minutes 44 seconds East from the point of beginning; thence North 54 degrees 22 minutes 44 seconds West 92.60 feet to the point of beginning.
AND
That part of Government Lot Five (5), Section Twenty-two (22), Township One Hundred Forty-two (142) North, Range Thirty-one (31) West, which lies Southerly of the following described line: Commencing at the Southwest corner of Block 7, Pillsbury's Addition to Walker, plat of record, said County; thence North 06 degrees 26 minutes 44 seconds West, assumed bearing along the monumented West line of said plat, 90.84 feet; thence North 19 degrees 44 minutes 28 seconds East 261.84 feet; thence South 64 degrees 15 minutes 28 seconds East 48.26 feet; thence North 19 degrees 44 minutes 29 seconds East 103.53 feet; thence North 17 degrees 45 minutes 20 seconds East 165.18 feet; thence South 63 degrees 34 minutes 08 seconds East 119.31 feet to the point of beginning of the line to be herein described; thence South 68 degrees 41 minutes 18 seconds East 86 feet, more or less, to the shoreline of Lake May and said line there terminating.
Cass County, Minnesota



- ### LEGEND
- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
 - DENOTES MONUMENT FOUND
 - X DENOTES CALCULATED POSITION
 - DENOTES EXISTING UTILITY POLE
 - ⊕ DENOTES EXISTING CORPORATION STOP
 - ⊙ DENOTES EXISTING SANITARY SEWER MANHOLE
 - ⊗ DENOTES EXISTING SEPTIC VENT SERVICE LOCATION
 - DENOTES OVERHEAD ELECTRIC LINE
 - ▬ DENOTES EDGE OF EXISTING BITUMINOUS
 - ▬ DENOTES EDGE OF EXISTING CONCRETE
 - ▬ DENOTES EXISTING HOUSE

- ### NOTES:
1. Zoning for subject tract = Traditional Residential (R).
 2. Parcel ID for subject tract = 96-346-0710.
 3. Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey.
 4. This survey reflects the located shoreline at the time of this survey, not the Ordinary High Water Elevation (OHWE).
 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.

REVISIONS:	DATE	NO.	DESCRIPTION	BY
ADDED SEWER INFORMATION	09/15/2020	01	PROPOSED HOUSE AND PORCH	GAY
		02		WAG

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
9/15/2020
LIC. NO. 31397



CERTIFICATE OF SURVEY
RICHARD PONX
23 PARTRIDGE SQ
OSWEGO, IL 60543

JOB NO. 20-169
DATE: 08-11-2020
SHEET NO.
1 OF 1

CERTIFICATE OF SURVEY

LOTS 1-3, BLOCK 7, PILLSBURY'S ADDITION,
AND PART OF GOV'T LOT 5,
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CASS COUNTY, MINNESOTA

Page 1 of 3 A000643241

96-346-0710
No delinquent taxes and transfer taxes; Certificate of Real Estate Value
(Official Use Only)
AUGUST 14 2018
Cass County MN Auditor-Treasurer
By: EA Deputy
Digitally signed by Kathryn M. Norby
() Not Required (X) Placed () Not Placed

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

eCRV number: 853484
DEED TAX DUE: \$429.00 DATE: August 13, 2018
(month/day/year)

FOR VALUABLE CONSIDERATION, Katherine Van Buskirk, a single person ("Grantor"), hereby conveys and warrant (s) to Richard Ponx and Jennifer Ponx ("Grantee"), as joint tenants, real property in Cass County, Minnesota, legally described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

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

Page 3 of 3 Page 3 of 3 A000643241 Minnesota Uniform Conveyancing Blanks Form 10.1.5

EXHIBIT "A"
LEGAL DESCRIPTION

All that part of Lot One (1), Block Seven (7), Pillsbury's Addition to Walker, which lies East of the Great Northern Railroad right-of-way;

AND

Lots Two (2) and Three (3), Block Seven (7), Pillsbury's Addition to Walker.

AND

Those parts of Block Five (5) and Six (6), Pillsbury's Addition to Walker, plat of record, Cass County, Minnesota, Twelfth Street, Oak Avenue and the unnamed Street bordering Block 7, all as dedicated in said plat, described as follows: Commencing at the Southwest corner of Block 7, said plat; thence North 06 degrees 26 minutes 44 seconds West, assumed bearing along the monumented west line of said plat, 90.84 feet; thence North 19 degrees 44 minutes 28 seconds East 261.84 feet; thence South 64 degrees 15 minutes 28 seconds East 48.26 feet; thence North 19 degrees 44 minutes 28 seconds East 103.53 feet; thence North 17 degrees 45 minutes 20 seconds East 35.23 feet to the point of beginning of the tract to be herein described; thence continuing North 17 degrees 45 minutes 20 seconds East 129.95 feet; thence South 63 degrees 34 minutes 06 seconds East 119.31 feet to the east line of said Twelfth Street; thence South 06 degrees 26 minutes 45 seconds East along said east line 21.92 feet; thence South 35 degrees 37 minutes 15 seconds West along the east line of said unnamed Street 126.46 feet to the intersection with a line bearing South 54 degrees 22 minutes 44 seconds East from the point of beginning; thence North 54 degrees 22 minutes 44 seconds West 92.60 feet to the point of beginning.

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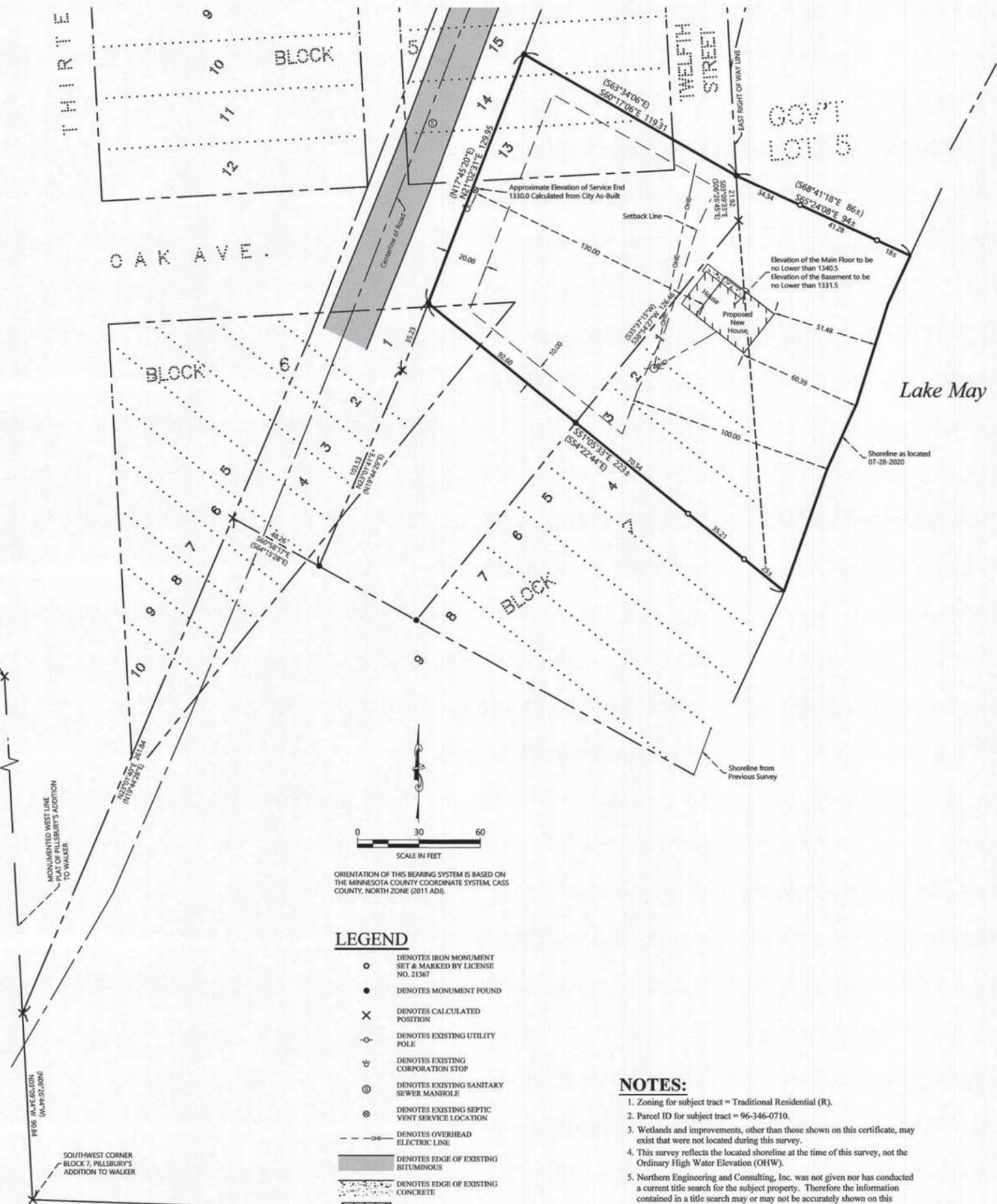
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Cass County, Minnesota

MONUMENTED NORTHWEST CORNER PLAT OF PILLSBURY'S ADDITION TO WALKER

MONUMENTED WEST LINE PLAT OF PILLSBURY'S ADDITION TO WALKER

SOUTHWEST CORNER BLOCK 7, PILLSBURY'S ADDITION TO WALKER



LEGEND

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- DENOTES MONUMENT FOUND
- X DENOTES CALCULATED POSITION
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NOTES:

1. Zoning for subject tract = Traditional Residential (R).
2. Parcel ID for subject tract = 96-346-0710.
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4. This survey reflects the located shoreline at the time of this survey, not the Ordinary High Water Elevation (OHWE).
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NO.	DATE	DESCRIPTION
01	09/02/2020	ADDED SEWER INFORMATION

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
LIC. NO. 21367

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

CERTIFICATE OF SURVEY
RICHARD PONX
23 PARTRIDGE SQ
OSWEGO, IL 60543

JOB NO. 20-169
DATE: 08-11-2020
SHEET NO. 1 OF 1

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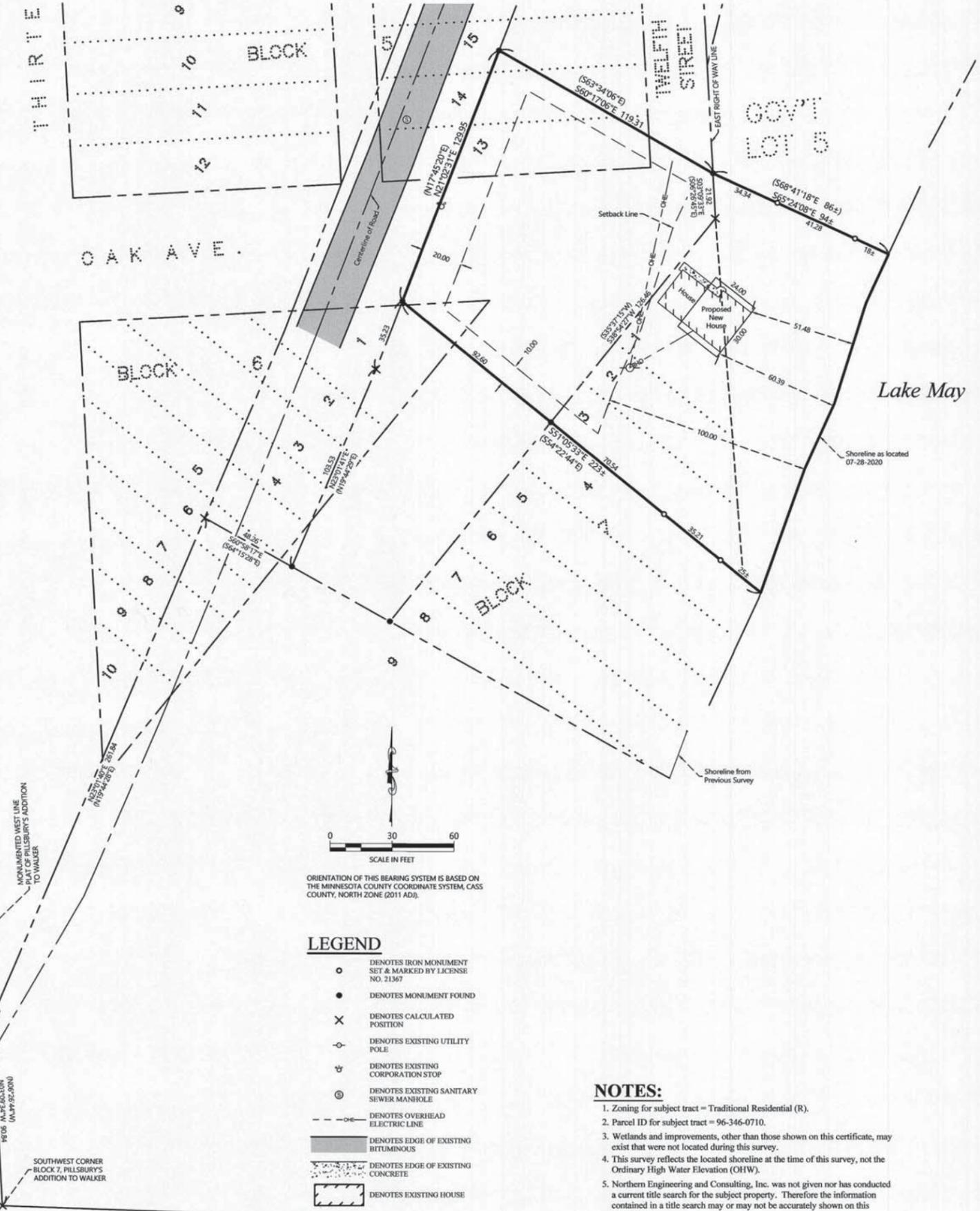
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TERRY L. FREEMAN
8/11/2020
LIC. NO. 21367

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