

# CERTIFICATE OF SURVEY

**PART OF GOVERNMENT LOT 2,  
SECTION 23, TOWNSHIP 142 NORTH, RANGE 31 WEST,  
CASS COUNTY, MINNESOTA**

**EXISTING DESCRIPTION:**  
OBTAINED FROM THE CASS COUNTY RECORDERS OFFICE.

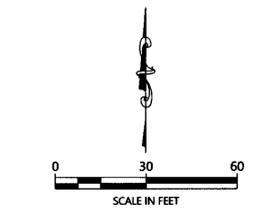
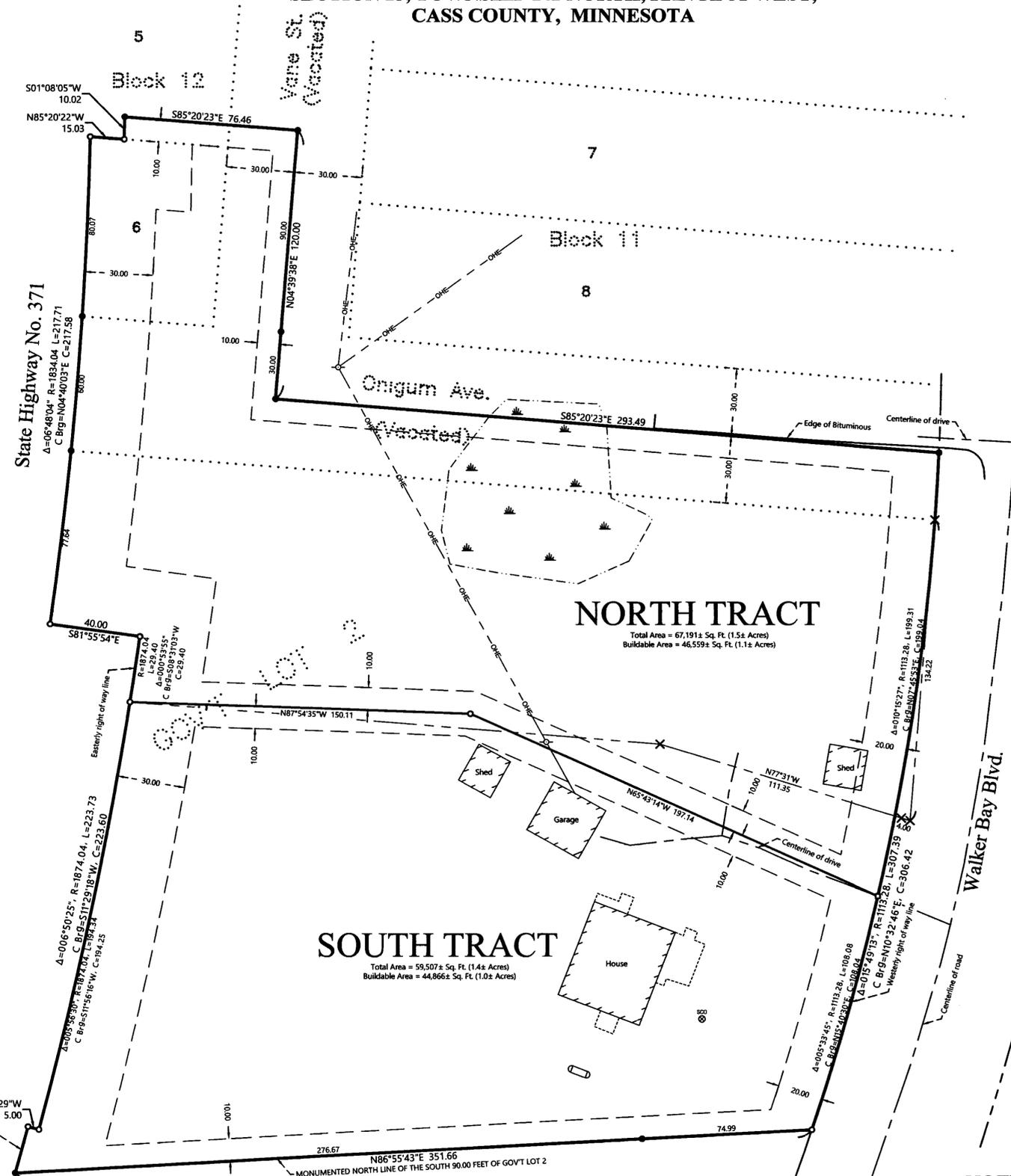
**PROPOSED DESCRIPTION:**

**NORTH TRACT**

That part of Government Lot 2, Section 23, Township 142 North, Range 31 West, Cass County, Minnesota, and that part of the South Half of the vacated Onigum Avenue, the West Half of the vacated Vane Street, the South 10.00 feet of Lot 5 and Lot 6, Block 12, all in COMMERCIAL CLUBS FIRST ADDITION, according to the recorded plat thereof, described as follows: COMMENCING at the intersection of the monumented North line of the south 90.00 feet of said Government Lot 2 and the westerly line of Walker Bay Boulevard right of way and assigning a bearing of North 86 degrees 55 minutes 43 seconds East along said monumented North line; thence northeasterly 108.08 feet along said westerly right of way line being a non-tangential curve, concave to the northwest, having a radius of 1113.28 feet, a central angle of 5 degrees 33 minutes 45 seconds, a chord bearing of North 15 degrees 40 minutes 30 seconds East, and a chord distance of 108.04 feet; thence North 65 degrees 43 minutes 14 seconds West non-tangent to said curve 197.14 feet to the Point of Beginning of the tract to be herein described; thence South 65 degrees 43 minutes 14 seconds East 197.14 feet to said westerly right of way line; thence northerly 199.31 feet along said westerly right of way line being a non-tangential curve, concave to the west, having a radius of 1113.28 feet, a central angle of 10 degrees 15 minutes 27 seconds, a chord bearing of North 07 degrees 45 minutes 53 seconds East, and a chord distance of 199.04 feet to the centerline of said vacated Onigum Avenue; thence North 85 degrees 20 minutes 23 seconds West non-tangent to last said curve along said centerline 293.49 feet to the centerline of said vacated Vane Street; thence North 04 degrees 39 minutes 38 seconds East along last said centerline 120.00 feet to North line of said south 10.00 feet of Lot 5 projected East; thence North 85 degrees 20 minutes 23 seconds West along said projected line and last said North line 76.46 feet to the easterly right of way line of Trunk Highway Number 371; thence South 01 degrees 08 minutes 05 seconds West along said easterly right of way line 10.02 feet to the North line of said Lot 6; thence North 85 degrees 20 minutes 22 seconds West along said easterly right of way line 15.03 feet; thence southerly 217.71 feet along said easterly right of way line being a non-tangential curve, concave to the west, having a radius of 1834.04 feet, a central angle of 6 degrees 48 minutes 04 seconds, a chord bearing of South 04 degrees 40 minutes 03 seconds West, and chord distance of 217.58 feet; thence South 81 degrees 55 minutes 54 seconds East non-tangent to last said curve along said easterly right of way line 40.00 feet; thence southerly 29.40 feet along said easterly right of way line being a non-tangential curve, concave to the west, having a radius of 1874.04 feet, a central angle of 00 degrees 53 minutes 55 seconds, a chord bearing of South 08 degrees 31 minutes 03 seconds West, and a chord distance of 29.40 feet to the intersection with a line that bears North 87 degrees 54 minutes 35 seconds West from the point of beginning; thence South 87 degrees 54 minutes 35 seconds East non-tangent to last said curve 150.11 feet to the point of beginning. SUBJECT to easements, restrictions, and reservations of record.

**SOUTH TRACT**

That part of Government Lot 2, Section 23, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows: BEGINNING at the intersection of the monumented North line of the south 90.00 feet of said Government Lot 2 and the westerly line of Walker Bay Boulevard right of way and, assigning a bearing of North 86 degrees 55 minutes 43 seconds East along said monumented North line; thence northeasterly 108.08 feet along said westerly right of way line being a non-tangential curve, concave to the northwest, having a radius of 1113.28 feet, a central angle of 5 degrees 33 minutes 45 seconds, a chord bearing of North 15 degrees 40 minutes 30 seconds East, and a chord distance of 108.04 feet; thence North 65 degrees 43 minutes 14 seconds West non-tangent to said curve 197.14 feet; thence North 87 degrees 54 minutes 35 seconds West 150.11 feet to the easterly right of way line of Trunk Highway Number 371; thence southerly 194.34 feet along said easterly right of way line being a non-tangential curve, concave to the west, a radius of 1874.04 feet, a central angle of 5 degrees 56 minutes 30 seconds, a chord bearing of South 11 degrees 56 minutes 16 seconds West, and a chord distance of 194.25 feet; thence North 75 degrees 05 minutes 29 seconds West non-tangent to said along said easterly right of way line 5.00 feet; thence southwesterly 21.39 feet along said easterly right of way line being non-tangential, concave to the west, a radius of 1869.04 feet, a central angle of 00 degrees 39 minutes 21 seconds, a chord bearing of South 15 degrees 14 minutes 11 seconds West, and a chord distance of 21.39 feet, to the said monumented North line; thence North 86 degrees 55 minutes 43 seconds East along said North line 351.66 feet to the point of beginning. SUBJECT to easements, restrictions, and reservations of record.



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 SET PK NAIL
- × DENOTES CALCULATED POSITION
- DENOTES EXISTING UTILITY POLE
- DENOTES OVERHEAD ELECTRIC LINE
- ⊕ DENOTES EXISTING SEPTIC VENT, SEPTIC CLEANOUT, & SEPTIC TANK LID
- ⊖ DENOTES EXISTING LP TANK
- ⊖ DENOTES WETLAND(S), not delineated

FILE NO. 96-023-3317  
OFFICE OF THE COUNTY RECORDER  
CASS COUNTY, MINNESOTA  
CERTIFIED, FILED, AND/OR RECORDED ON  
3/31/2016 10:49:31 AM  
PAGES: 3  
KATHRYN M. ROBBY  
CASS COUNTY RECORDER  
BY: DEP. TX#: 129643  
RECORDED ELECTRONICALLY

(Top 3 inches reserved for recording data)  
**WARRANTY DEED** Minnesota Uniform Conveying Blanks (Individuals to Joint Tenants) Form 18.1.5 (2013)  
eCRV number: 479543  
DEED TAX DUE: \$702.90  
DATE: March 29, 2016

FOR VALUABLE CONSIDERATION, Seth Liefel, Shelly Johnson, married to one another, Colleen Cardenuto, John E. Cardenuto, married to one another, and Carrie Johnson, a single person (Grantor), hereby convey(s) and warrant(s) to John E. Cardenuto and Colleen Cardenuto (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 Regulated (Torture)

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:  
(a) building and zoning laws, ordinances, and state and federal regulations;  
(b) restrictions relating to use or improvement of the property without effective forfeiture provisions;  
(c) reservation of any mineral rights by the State of Minnesota;  
(d) utility and drainage easements which do not interfere with existing improvements

Check applicable box:  
 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 the 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 # 8803923P  
Deed tax \$ 702.90  
Date: 3/29/2016 By: [Signature]

File No. 194548 Page 1 of 3  
Page 2 of 3 Page 2 of 3 A000620206 Minnesota Uniform Conveying Blanks Form 18.1.5

State of Minnesota County of Cass  
Signed and sworn to before me on March 29th, 2016 by Seth Liefel and Shelly Johnson, married to one another, and Carrie Johnson, a single person (Grantor), and John E. Cardenuto and Colleen Cardenuto, married to one another (Grantee).  
Notary Signature: [Signature]  
My commission expires: 1-21-2018

State of Minnesota County of Dakota  
Signed and sworn to before me on March 29th, 2016 by John E. Cardenuto and Colleen Cardenuto, married to one another.  
Notary Signature: [Signature]  
My commission expires: 1-21-2018

THIS INSTRUMENT WAS DRAFTED BY:  
(Insert name and address)  
Renee Wilber  
LEER Title Services  
201 5th Street North  
P.O. Box 810  
Walker, MN 55464

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:  
(Insert legal name and residential or business address of Grantee)  
John E. Cardenuto and Colleen Cardenuto  
1881 Glenwood Ave  
Lakeville, MN 55044

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Page 3 of 3  
EXHIBIT "A"  
LEGAL DESCRIPTION

**Northerly portion**  
All that portion of Government Lot Two (2), Section Twenty-three (23), Township One Hundred Forty-two (142), Range Thirty-one (31), described as follows, to-wit: Commencing at the intersection of the south line of Onigum Avenue of Commercial Club's First Addition to Walker, and the westerly line of the right-of-way of Old Highway #371; thence south at right angles to the southerly line of said Onigum Avenue a distance of 134.22 feet to a point; thence North 77 degrees 31 minutes West a distance of 4 feet to the right of way line of Old Highway #371, the place of beginning; thence continue North 77 degrees 31 minutes West a distance of 111.35 feet to a point; thence westerly parallel to the south line of Onigum Avenue to the right of way line of New U.S. Highway #371; thence northerly along the easterly line of said highway to the westerly line of Onigum Avenue; thence easterly along the southerly line of Onigum Avenue to the place of beginning.

All that portion of Lot Six (6) and the South 10 feet of Lot Five (5), Block Twelve (12), Commercial Club's First Addition to Walker, lying and being easterly of U.S. Highway #371 as now located, together with the westerly half of Vane Street lying and being easterly of the above described premises, which was duly vacated.

**Southerly portion**  
All that portion of Government Lot Two (2), Section Twenty-three (23), Township One Hundred Forty-two (142), Range Thirty-one (31), described as follows, to-wit: Commencing at the intersection of the south line of Onigum Avenue of Commercial Club's First Addition to Walker, and the westerly line of the right-of-way of Old U.S. Highway #371; thence south at right angles to the southerly line of said Onigum Avenue a distance of 134.22 feet; thence North 77 degrees 31 minutes West a distance of 4 feet to the right of way line of Old U.S. Highway #371, which place shall be known as the place of beginning; thence continue North 77 degrees 31 minutes West a distance of 111.35 feet to a point; thence westerly parallel to the south line of Onigum Avenue to the right of way line of New U.S. Highway #371; thence southerly along the easterly line of New U.S. Highway #371 to a point which is 90 feet north of the south line of said Government Lot 2; thence easterly along a line which is 90 feet distant from and parallel to the southerly line of said Government Lot 2 to the west line of Old U.S. Highway #371; thence northerly along the west line of Old U.S. Highway #371 to the place of beginning.

Cass County, Minnesota  
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**NOTES:**

1. Parcel ID for subject tract = 96-023-3317.
2. Wetland information has been taken from visual field observations. No wetland delineation has been done for the purpose of 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.

REVISIONS:	DATE	DESCRIPTION
1.	3-25-2021	ADD NORTH TRACT AND SOUTH TRACT

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.  
[Signature]  
TERRY LORREMAN  
LIC. NO. 21367

**NORTHERN ENGINEERING AND CONSULTING, INC.**  
P.O. Box 292, Walker, MN 55464  
Phone: 218-547-1296 Fax: 218-547-2272  
www.necillus.com

**CERTIFICATE OF SURVEY**  
John Cardenuto  
16881 Glenwood Avenue  
Lakeville, MN 55044

JOB NO. 16-052  
DATE: 09-28-2016  
SHEET NO. 1 OF 1