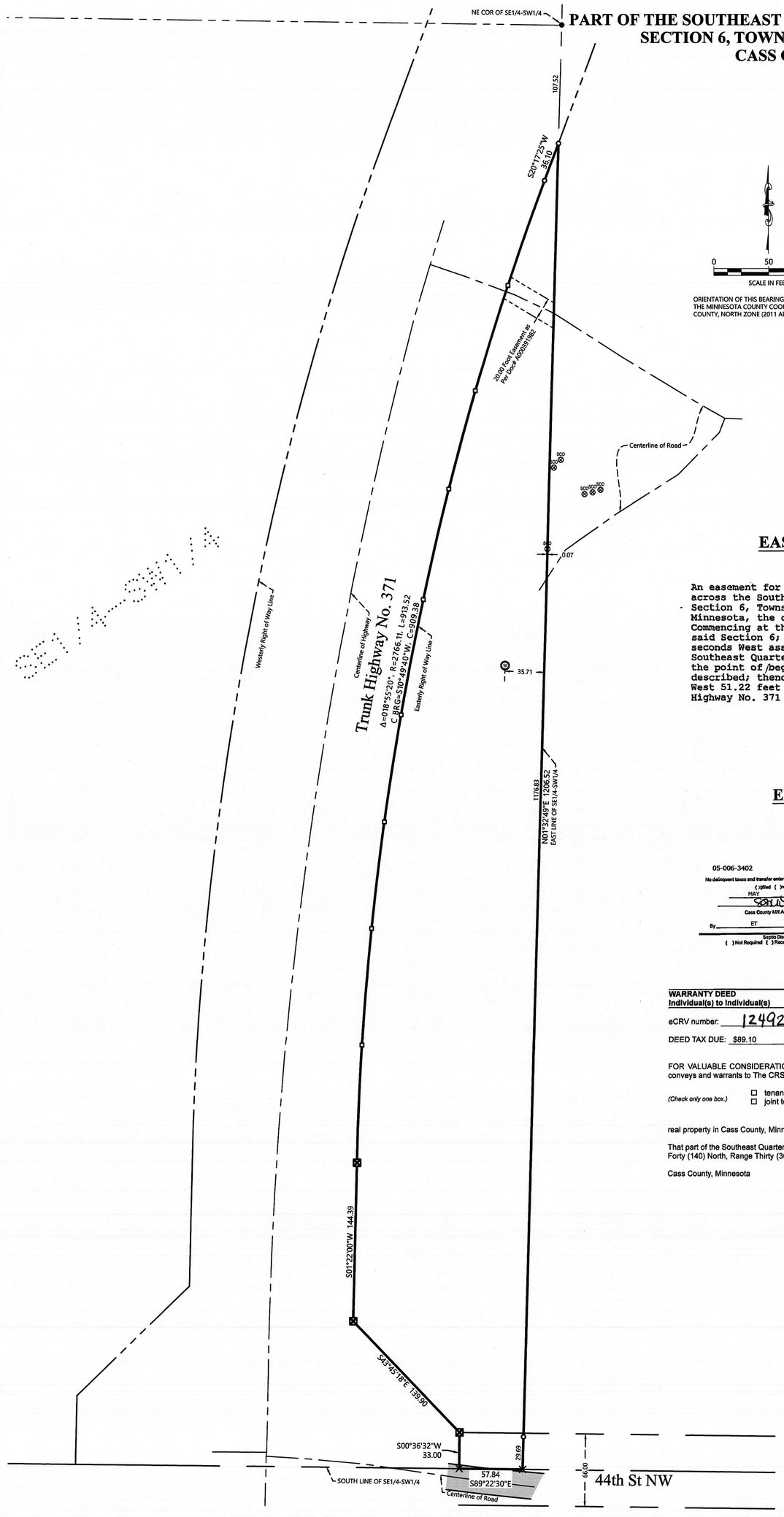
CERTIFICATE OF SURVEY

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 6, TOWNSHIP 140 NORTH, RANGE 30 WEST, CASS COUNTY, MINNESOTA



0 50 100
SCALE IN FEET

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

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES SET LATH
- DENOTES MONUMENT FOUND
- DENOTES FOUND MNDOT RIGHT OF WAY MONUMENT
- DENOTES CALCULATED POSITION
- DENOTES EXISTING SEPTIC CLEANOUT
- DENOTES EXISTING WELL
- DENOTES EDGE OF EXISTING BITUMINOUS

EASEMENT DOC# A000391982:

EASEMENT 1

An easement for roadway purposes, 20.00 feet wide, over and across the Southeast Quarter of the Southwest Quarter, Section 6, Township 140 North, Range 30 West, Cass County, Minnesota, the centerline of which is described as follows: Commencing at the Southwest Corner of the Southeast Quarter said Section 6; thence North 02 degrees 08 minutes 18 seconds West assumed bearing along the east line of said Southeast Quarter of the Southwest Quarter 1049.98 feet to the point of beginning of the centerline to be herein described; thence North 62 degrees 47 minutes 00 seconds West 51.22 feet to the easterly right of way line of Trunk Highway No. 371 and said centerline there terminating.

EXISTING DESCRIPTION:

Page 1 of 2 A000672342

A000672342
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR RECORDED ON
5/12/2021 12:23:35 PM
REC FEES: 46.00
PAGES: 2
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY KF DEP TX#: 171692
RECORDED ELECTRONICALLY

05-006-3402
No delinquent taxes and transfer entered; Certificate of Real Estate Value
( )filed ( )not required
MAY 12 2021
Cass County ADM Auditor-Treasurer
By ET, Deputy
Septic Disclosure
( )Not Required ( )Received (X) Not Received

(Top 3 inches reserved for recording data)

WARRANTY DEED — **Minnesota Uniform Conveyancing Blanks**
Individual(s) to Individual(s) — **Form 10.1.1 (2016)**

eCRV number: 1249215

DEED TAX DUE: $89.10 DATE: May 12, 2021 (month/day/year)

FOR VALUABLE CONSIDERATION, Russell W. Rich and Cindy L. Rich, married to one another ("**Grantor**"), hereby conveys and warrants to The CRS/Ten Mile Seibert Family Limited Partnership ("**Grantee**"), as

(Check only one box.) ☐ tenants in common, ☐ joint tenants,

(If more than one Grantee is named above and either no box is checked or both boxes are checked, this conveyance is made to the named as tenants in common.)

real property in Cass County, Minnesota, legally described as follows:

That part of the Southeast Quarter of the Southwest Quarter (SE¼ of SW¼), Section Six (6), Township One Hundred Forty (140) North, Range Thirty (30) West, lying Easterly of the Easterly right of way line of Trunk Highway Number 371.

Cass County, Minnesota

NOTES:

1. Zoning for subject tract = Shoreland Residential and Rural Residential 2.5 (RR-2.5).
2. Parcel ID for subject tract = 05-006-3401.
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.

JOB NO. 21-161
DATE: 06-29-2021
SHEET NO. 1 OF 1

CERTIFICATE OF SURVEY
Craig Seibert
P.O. Box 283
Hackensack, MN 56452

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

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 6/29/21

REVISIONS:			
NO.	DATE	DESCRIPTION	BY