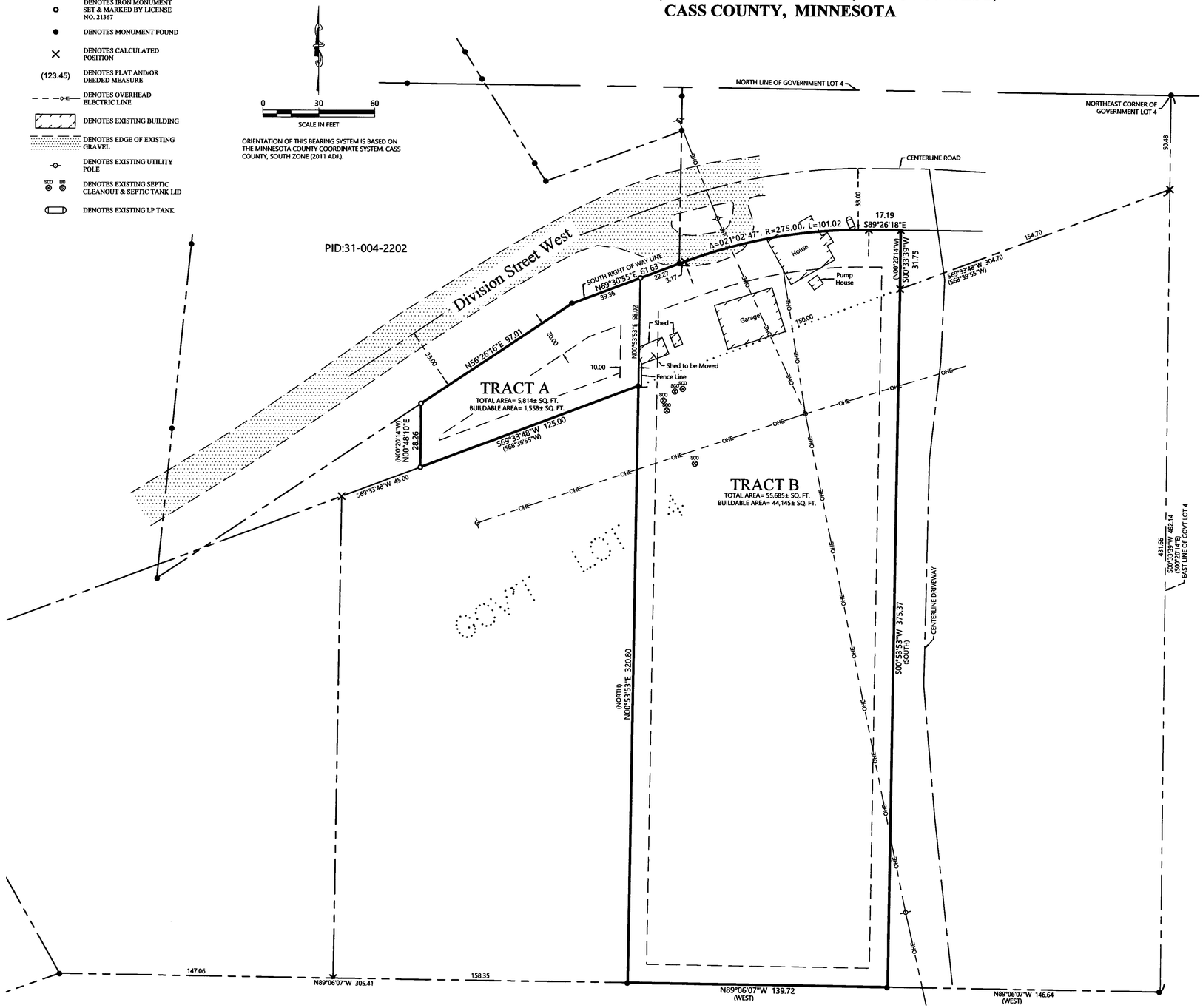
CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 4, SECTION 04, TOWNSHIP 138 NORTH, RANGE 30 WEST, CASS COUNTY, MINNESOTA

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- DENOTES CALCULATED POSITION
- (123.45) DENOTES PLAT AND/OR DEEDED MEASURE
- OHE DENOTES OVERHEAD ELECTRIC LINE
- DENOTES EXISTING BUILDING
- DENOTES EDGE OF EXISTING GRAVEL
- DENOTES EXISTING UTILITY POLE
- SEPTIC / 1000 DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- DENOTES EXISTING LP TANK



EXISTING DESCRIPTIONS:

Individual(s) to Individual(s)

31-004-2210

No delinquent taxes and transfer entered; Certificate of Real Estate Value (X) filed ( ) not required
Certificate of Real Estate Value No.
May 5, 1997
Shawn K. Anderson
County Auditor
by Sheri Teugen
Deputy

Abstract Document #460028
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 5th day of May, A.D. 20 03 at 12:03 O'clock P M and was duly recorded as Micro Doc. No. 460028
Kathy M. Kelly
COUNTY RECORDER
(reserved for recording data)

STATE DEED TAX DUE HEREON: ~~$7.66~~ $9.40
Date: January 16, 1997

FOR VALUABLE CONSIDERATION, Shane Orth, a single person, Grantor(s),
(unless married)
hereby convey(s) and quitclaim(s) to Donald E. Orth, Grantee(s),
real property in Cass County, Minnesota, described as follows:

That part of Govt. Lot 4, Section 4, Township 138 North, Range 30 West of the Fifth Principal Meridian in Cass County, Minnesota, described as follows: Commencing at the northeast corner of said Govt. Lot 4; thence south 0 Degrees 20 Minutes 14 Seconds east assumed bearing 482.14 feet along the east line of said Govt. Lot 4; thence west 146.64 feet to the point of beginning; thence west 139.72 feet; thence north 320.80 feet; thence north 68 Degrees 39 Minutes 55 Seconds east 150.00 feet; thence south 375.37 feet to the point of beginning.

AND (see attached)

CASS COUNTY, MN # 115
Deed tax $9.40
Date 5-5-03 By

(If more space is needed, continue on back)
together with all hereditaments and appurtenances belonging thereto.
Shane Orth

Affix Deed Tax Stamp Here

(Orth to Orth)

That portion of Government Lot Four (4), Section Four (4), Township One Hundred Thirty-eight (138), Range Thirty (30), commencing at the Northeast corner of said Government Lot Four (4), thence South 0 degrees 20 minutes 14 seconds East along the East line of said Government Lot Four (4) to a point located 50.48 feet from the Northeast corner of said Government Lot Four (4), thence South 68 degrees 39 minutes 55 seconds West a distance of 154.70 feet to a point, the point of beginning of the premises to be described herein; thence continue South 68 degrees 39 minutes 55 seconds West a distance of 275 feet to a point; running thence North 0 degrees 20 minutes 14 seconds West to a point on the Southerly right-of-way line of the Township Road; running thence Northerly, Northeasterly and Easterly, along the southerly right-of-way line of the Township Road to a point located North 0 degrees 20 minutes 14 seconds West from the point of beginning; thence South 0 degrees 20 minutes 14 seconds East to the point of beginning.

PROPOSED DESCRIPTION:

TRACT A
That part of Government Lot 4, Section 4, Township 138 North, Range 30 West, Cass County, Minnesota described as follows: COMMENCEING at the northeast corner of said Government Lot 4; thence South 00 degrees 33 minutes 39 seconds West, assigned bearing, along said east line of said Government Lot 4, a distance of 50.48 feet; thence South 69 degrees 33 minutes 48 seconds West 304.70 feet to the Point of Beginning of the tract to be herein described; thence continue South 69 degrees 33 minutes 48 seconds West 125.00 feet; thence North 00 degrees 48 minutes 10 seconds East 28.26 feet, more or less, to the south right of way line of township road Division Street West; thence North 56 degrees 26 minutes 16 seconds East, along said south right of way line, 97.01 feet; thence North 69 degrees 30 minutes 55 seconds East, along said south right of way line, 39.36 feet, to the intersection with a line bearing North 00 degrees 53 minutes 53 seconds East from the point of beginning; thence South 00 degrees 53 minutes 53 seconds West 58.02 feet, more or less, to the point of beginning.

SUBJECT tract is non-conforming on its own and must be attached to an adjoining parcel.
SUBJECT to easements, restrictions, and reservations of record.

TRACT B
That part of Government Lot 4, Section 4, Township 138 North, Range 30 West, Cass County, Minnesota described as follows: COMMENCEING at the northeast corner of said Government Lot 4; thence South 00 degrees 33 minutes 39 seconds West, assigned bearing, along said east line of said Government Lot 4, a distance of 482.14 feet; thence North 89 degrees 06 minutes 07 seconds West 146.64 feet to the Point of Beginning of the tract to be herein described; thence continue North 89 degrees 06 minutes 07 seconds West 139.72 feet; thence North 00 degrees 53 minutes 53 seconds East 378.82 feet, more or less, to the south right of way line of township road Division Street West; thence North 69 degrees 30 minutes 55 seconds East, along said south right of way line, 25.44 feet; thence 101.02 feet easterly along a tangential curve on said south right of way line, concave to the south, having a radius of 275.00 feet, a central angle of 21 degrees 02 minutes 47 seconds; thence South 89 degrees 26 minutes 18 seconds East, along said south right of way line, tangent to the last described curve, 17.19 feet; thence South 00 degrees 33 minutes 39 seconds West 31.75 feet; thence South 00 degrees 53 minutes 53 seconds West 375.37 feet, to the point of beginning.

SUBJECT to easements, restrictions, and reservations of record.

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 31-004-2210.
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.

REVISIONS:	NO.	DATE	DESCRIPTION	BY

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.
12/29/20
TERRY L'FREEMAN
LIC. NO. 21367

NORTHERN ENGINEERING & CONSULTING, INC.
P.O. Box 292, Walker, MN. 56484
Phone 218.547.1641 Fax 218.547.2272
web: www.necilaw.com

CERTIFICATE OF SURVEY
Alan Ernst
29587 663rd Ave.
Gibbon, MN 55335

JOB NO. 20-337
DATE: 12-29-2020
SHEET NO.
1 OF 1

9436