

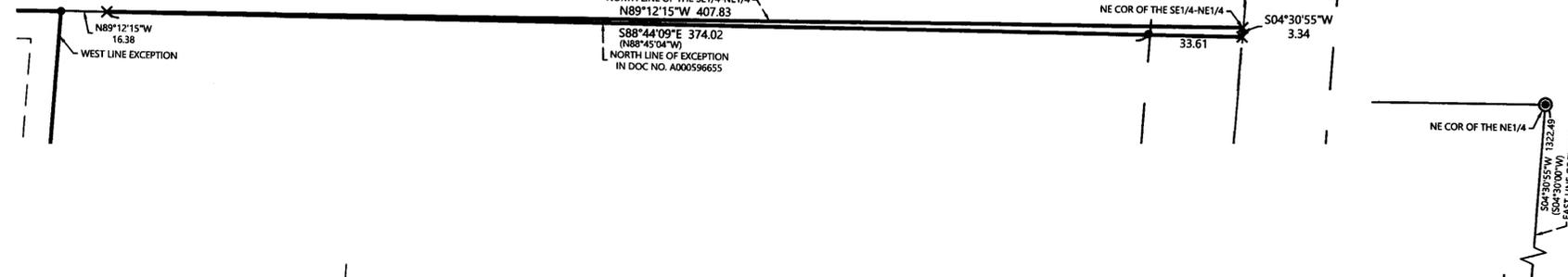
CERTIFICATE OF SURVEY

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER,
SECTION 11, TOWNSHIP 142 NORTH, RANGE 28 WEST,
CASS COUNTY, MINNESOTA

Detail Remnant Tract

Total Area- 680± Sq. Ft.

NORTH LINE OF THE SE1/4-NE1/4
N89°12'15"W 407.83
S88°44'09"E 374.02
(N88°45'04"W)
NORTH LINE OF EXCEPTION
IN DOC NO. A000596655



EXISTING DESCRIPTION:

07-011-1400
No delinquent taxes and transfer entered;
Certificate of Real Estate Value
() filed (X) not required
September 23, 2012
Sharon A. Anderson
County Auditor
by: E. Aull, Deputy

A000596655
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
9/23/2013 12:03:00 PM
AS DOC #: A000596655
PAGES: 2
REC FEES: 48.00
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY KF Dep

QUIT CLAIM DEED
Individual(s) to Individual

DEED TAX DUE: \$1.65

Consideration is \$500 or less.

DATE: 9/12, 2013

FOR VALUABLE CONSIDERATION, Lorraine Dickson, a single person, ("Grantor"), hereby convey and quitclaim to Douglas V. Dickson, Brenda Dickson and Douglas H. Dickson, as joint tenants and not as tenants in common, that real property in Cass County, Minnesota, legally described as follows:

The Southeast Quarter of the Northeast Quarter (SE1/4 NE1/4), Section Eleven (11), Township One Hundred Forty-two (142) North, Range Twenty-eight (28) West, Cass County, LESS the following parcel: Commencing at the northeast corner of said Northeast Quarter; thence South 4 degrees 30 minutes 00 seconds West, assumed bearing along the east line thereof 1325.83 feet to the point of beginning of the tract to be herein described; thence continuing along said east line South 4 degrees 30 minutes 00 seconds West 515.00 feet; thence North 88 degrees 45 minutes 04 seconds West 424.00 feet; thence North 4 degrees 30 minutes 00 seconds East 515.00 feet; thence South 88 degrees 45 minutes 04 seconds East 424.00 feet to the point of beginning.

PROPOSED DESCRIPTIONS:

North Tract

That part of the Southeast Quarter of the Northeast Quarter, Section 11, Township 142 North, Range 28 West, Cass County, Minnesota described as follows: COMMENCING at the northeast corner of said Section 11; thence South 04 degrees 30 minutes 55 seconds West, assigned bearing, along the East line thereof, 1840.83 feet; thence North 88 degrees 44 minutes 09 seconds West 424.00 feet to the Point of Beginning of the tract to be herein described; thence North 88 degrees 42 minutes 07 seconds West 677.15 feet; thence North 72 degrees 35 minutes 49 seconds West 315.12 feet to the West line of said Southeast Quarter of the Northeast Quarter; thence North 03 degrees 29 minutes 20 seconds East, along said West line 418.24 feet to the northwest corner of said Southeast Quarter of the Northeast Quarter; thence South 89 degrees 12 minutes 15 seconds East, along the North line of said Southeast Quarter of the Northeast Quarter 992.85 feet to the intersection with a line that bears North 04 degrees 30 minutes 55 seconds East from the point of beginning; thence South 04 degrees 30 minutes 55 seconds West 514.87 feet to the point of beginning.

TOGETHER with Access Easement.

South Tract

That part of the Southeast Quarter of the Northeast Quarter, Section 11, Township 142 North, Range 28 West, Cass County, Minnesota lying southerly of the following described line: COMMENCING at the northeast corner of said Section 11; thence South 04 degrees 30 minutes 55 seconds West, assigned bearing, along the East line thereof 1840.83 feet, to the Point of Beginning of the line to be herein described; thence North 88 degrees 44 minutes 09 seconds West 424.00 feet; thence North 88 degrees 42 minutes 07 seconds West 677.15 feet; thence North 72 degrees 35 minutes 49 seconds West 315.12 feet to the West line of said Southeast Quarter of the Northeast Quarter and said described line there terminating.

SUBJECT to and TOGETHER with Access Easement.

Remnant Tract

That part of the Southeast Quarter of the Northeast Quarter, Section 11, Township 142 North, Range 28 West, Cass County, Minnesota lying northerly of the following described line: COMMENCING at the northeast corner of said Section 11; thence South 04 degrees 30 minutes 55 seconds West, assigned bearing, along the East line thereof, 1325.83 feet to the Point of Beginning of the line to be herein described; thence North 88 degrees 44 minutes 09 seconds West 407.63 feet to the North line of said Southeast Quarter of the Northeast Quarter and said described line there terminating. Subject Tract is non-conforming on it's own and must be attached to an adjacent parcel.

ACCESS EASEMENT

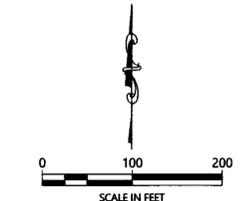
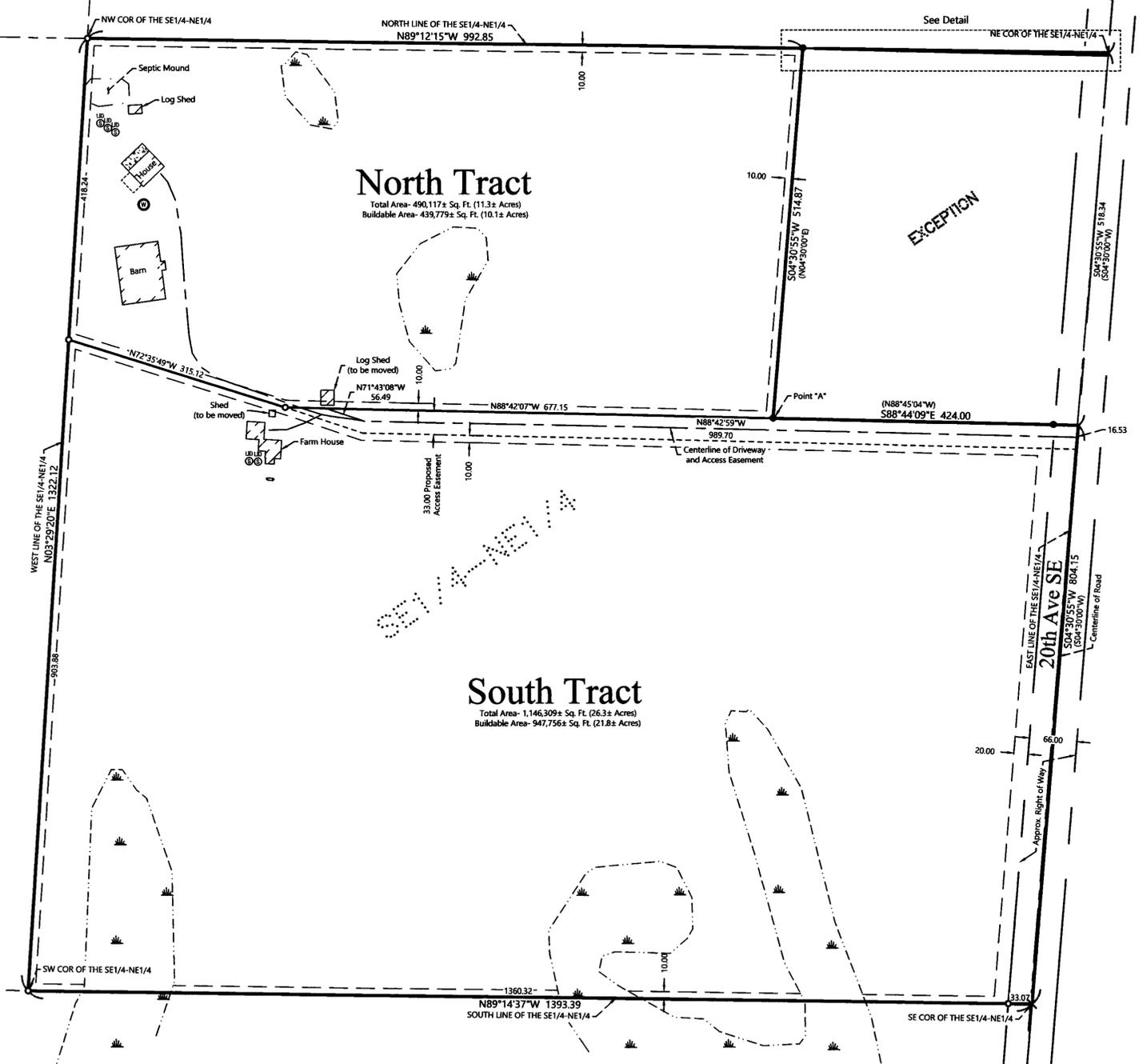
A 33.00 foot wide easement for ingress and egress over and across that part of the Southeast Quarter of the Northeast Quarter, Section 11, Township 142 North, Range 28 West, Cass County, Minnesota, the centerline of which is described as follows: COMMENCING at the northeast corner of said Section 11; thence South 04 degrees 30 minutes 55 seconds West, assigned bearing, along the East line thereof, 1840.83 feet; thence North 88 degrees 44 minutes 09 seconds West 424.00 feet to a point hereinafter to be as Point "A"; thence South 88 degrees 44 minutes 09 seconds East 424.00 feet to said East line; thence South 04 degrees 30 minutes 55 seconds West, along said East line 16.53 feet to the Point of Beginning of the centerline to be herein described; thence North 88 degrees 42 minutes 59 seconds West 989.70 feet; thence North 71 degrees 43 minutes 08 seconds West 56.49 feet to the intersection with a line bearing North 88 degrees 42 minutes 07 seconds West from said Point "A"; and said described centerline there terminating. The sidelines of said 33.00 foot wide easement shall be prolonged or shortened to terminate on a line bearing North 88 degrees 42 minutes 07 seconds West from said Point "A".

NOTES:

- Zoning for subject tract = Rural Residential 5 (RR-5)
- Parcel ID for subject tract = 07-011-1400.
- Improvements other than those shown on this certificate, may exist that were not located during this survey. Wetlands as shown are taken from the National Wetland Inventory on the Cass County website.
- 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.
- 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.

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- ⊙ DENOTES BRASS CAPPED MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- (123.45) DENOTES PLAT AND/OR DEEDED MEASURE
- ⊗ DENOTES SEPTIC CLEANOUT & SEPTIC TANK LID
- ⊕ DENOTES EXISTING WELL
- ⊔ DENOTES EXISTING LP TANK
- ▭ DENOTES EXISTING BUILDING
- ⋯ DENOTES EDGE OF EXISTING CONCRETE
- ⊖ DENOTES WETLAND(S)



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

REVISIONS:	NO.	DATE	DESCRIPTION

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
9/27/13



CERTIFICATE OF SURVEY
Doug Dickson
9061 20th Ave NE
Boy River, MN 6672

JOB NO. 21-097
DATE: 04-27-2021
SHEET NO. 1 OF 1