

CERTIFICATE OF SURVEY

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER,
SECTION 2, TOWNSHIP 140 NORTH, RANGE 28 WEST,
CASS COUNTY, MINNESOTA

REVISIONS:	NO.	DATE	DESCRIPTION

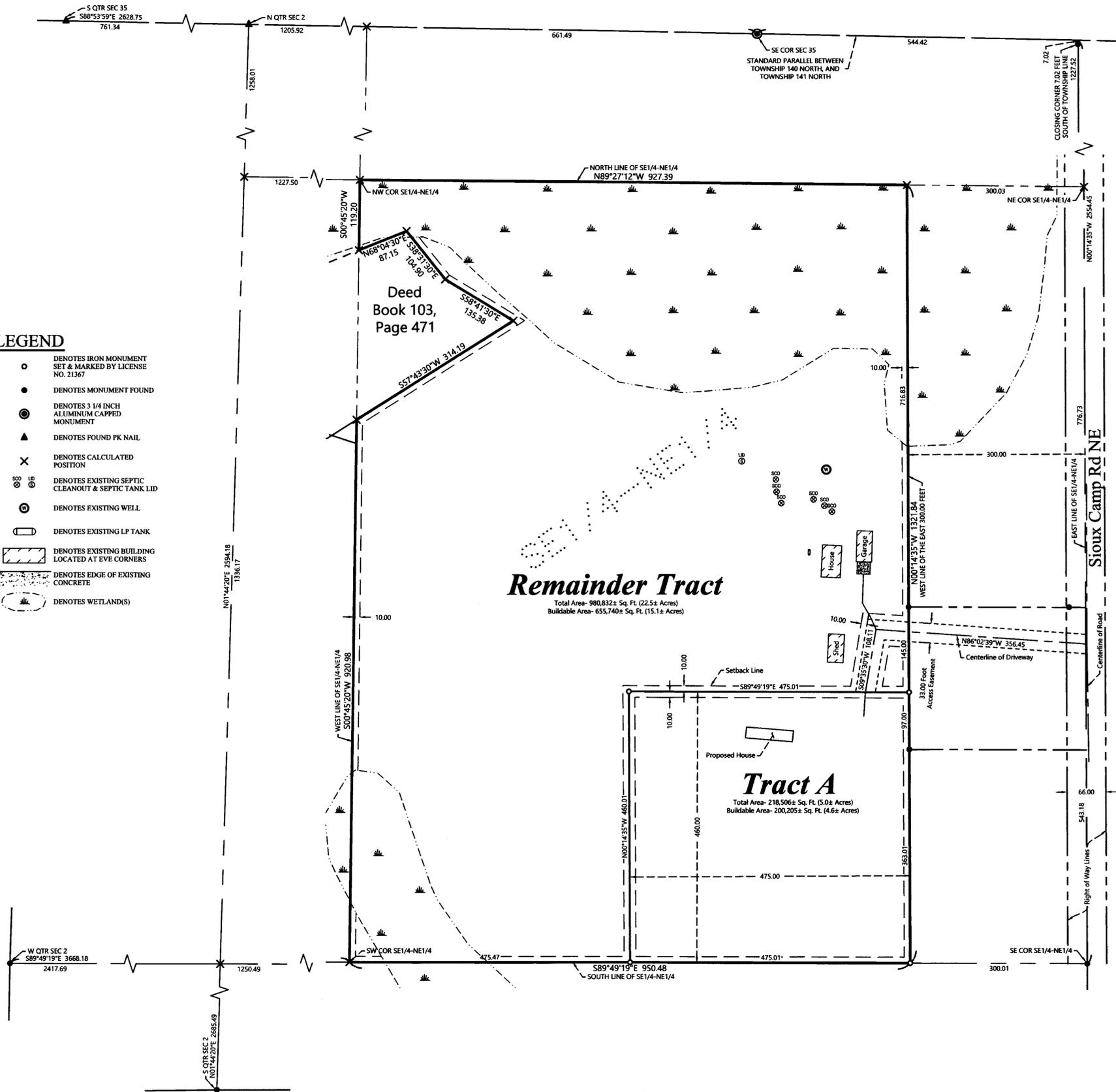
I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Terry L. Freeman
TERRY L. FREEMAN
LIC. NO. 21987
7/21/12

NORTHERN ENGINEERING & CONSULTING, INC.
P.O. Box 282, Walker, MN, 56484
Phone: 218-547-1296, fax: 218-547-2272
web: www.necius.com

CERTIFICATE OF SURVEY
Barbara Johnson
4711 Sioux Camp Road NE
Longville, MN 56655

JOB NO. 21-210
DATE: 07-21-2021
SHEET NO. 1 OF 1



- LEGEND**
- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
 - DENOTES MONUMENT FOUND
 - ⊙ DENOTES 3/4 INCH ALUMINUM CAPPED MONUMENT
 - ▲ DENOTES FOUND PK NAIL
 - × DENOTES CALCULATED POSITION
 - ⊗ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
 - ⊕ DENOTES EXISTING WELL
 - ⊔ DENOTES EXISTING LP TANK
 - ▨ DENOTES EXISTING BUILDING LOCATED AT EYE CORNERS
 - ▭ DENOTES EDGE OF EXISTING CONCRETE
 - ⊖ DENOTES WETLAND(S)

EXISTING DESCRIPTION:

46-002-1403
No delinquent taxes and transfer entered;
Certificate of Real Estate Value
() filed (X) not required
March 13, 2012
Sharon K. Anderson
County Auditor
by: *[Signature]* Deputy

8 0 3 3 4 0 3
Tx: 4023881
A000578616
OFFICE OF COUNTY RECORDER
CASS COUNTY MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
03/13/2012 11:54:40 AM
AS DOC #: A000578616
PAGES: 3 REC FEES: 46.00
KATHRYN M. NORBY
COUNTY RECORDER

WARRANTY DEED
Individual(s) to Individual(s)

DEED TAX DUE: \$ 1.65
Total consideration is less than \$500
DATE: 3-9-12

FOR VALUABLE CONSIDERATION, Theodora A Johnson, single, ("Grantor"), hereby conveys and warrants to Barbara Johnson, single, and Theodora A. Johnson, single, as joint tenants, ("Grantee"), real property in Cass County, Minnesota, legally described as follows:

The Southeast Quarter of the Northeast Quarter (SE1/4 of NE1/4) less the East 300 feet thereof and also less any portion previously conveyed to Wabedo Township or Cass County for gravel pit in Section 2, Township 140, Range 28

PROPOSED DESCRIPTION:

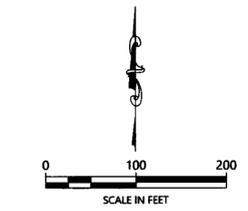
Tract A
The West 475.00 feet of the East 775.00 feet of the South 460.00 feet of the Southeast Quarter of the Northeast Quarter, Section 2, Township 140 North, Range 28 North, Cass County, Minnesota. SUBJECT to easements, restrictions and reservations of record. SUBJECT to and TOGETHER with Access Easement.

Remainder Tract
The Southeast Quarter of the Northeast Quarter, Section 2, Township 140 North, Range 28 North, Cass County, Minnesota, Less the East 300.00 feet.
AND
LESS parcel described in Deed in Book 103, Page 471.
AND
LESS the West 475.00 feet of the East 775.00 feet of the South 460.00 feet of the Southeast Quarter of the Northeast Quarter, said Section 2.
SUBJECT to easements, restrictions and reservations of record.
SUBJECT to and TOGETHER with Access Easement.

Access Easement
A 33.00 foot wide easement for ingress and egress purposes over, under, and across, that part of the Southeast Quarter of the Northeast Quarter, Section 2, Township 140 North, Range 28 North, Cass County, Minnesota, the centerline of which is described as follows: COMMENCING at the southeast corner of said Southeast Quarter of the Northeast Quarter; thence North 00 degrees 14 minutes 35 seconds West, assigned bearing, along the east line thereof, 543.18 feet to the Point of Beginning of the centerline to be herein described; thence North 88 degrees 02 minutes 39 seconds West 356.45 feet; thence South 09 degrees 35 minutes 30 seconds West 108.11 feet to the north line of the South 460.00 feet of said Southeast Quarter of the Northeast Quarter, and said centerline there terminating. The sidelines of said easement shall be prolonged or shortened to terminate at said north.

NOTES:

1. Zoning for subject tract = Shoreland Residential & Rural Residential 5 (RR-5).
2. Parcel ID for subject tract = 46-002-1403.
3. Improvements other than those shown on this certificate, may exist that were not located during this survey. The "No Wetlands Letter" dated July 21, 2021 was done by Patrick Reardon, Wetland Certification No. 1295. Wetlands as shown on Remainder Tract taken from County National Wetland Inventory maps.
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. Boundary lines as shown around gravel pit in the northwest corner of subject property as shown were drawn in from Deed in Book 103, Page 471 recorded at Cass County Recorders Office.
6. 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.



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE MINNESOTA COUNTY COORDINATE SYSTEM, CASS COUNTY, NORTH ZONE (2011 AD1).