

CERTIFICATE OF SURVEY

PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER,
SECTION 32, TOWNSHIP 142 NORTH, RANGE 30 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:

A000657337
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
2/5/2020 1:06:14 PM
AS DOC #: A000657337
PAGES: 7
REC FEES: 46.00
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY SF Dep TX#: 159712

45-132-1201
No delinquent taxes and transfer entered:
Certificate of Real Estate Value
(X) Filed () Not required
Date: February 5, 2020
SANDRA NORIKANE
Cass County MN Auditor-Treasurer

By: *[Signature]*
Septic Disclosure
() Not Required (X) Received () Not Received
(Top 3 inches reserved for recording data)

WARRANTY DEED
Business Entity to Joint Tenants
Page 3 of 3

WARRANTY DEED

NOTES:

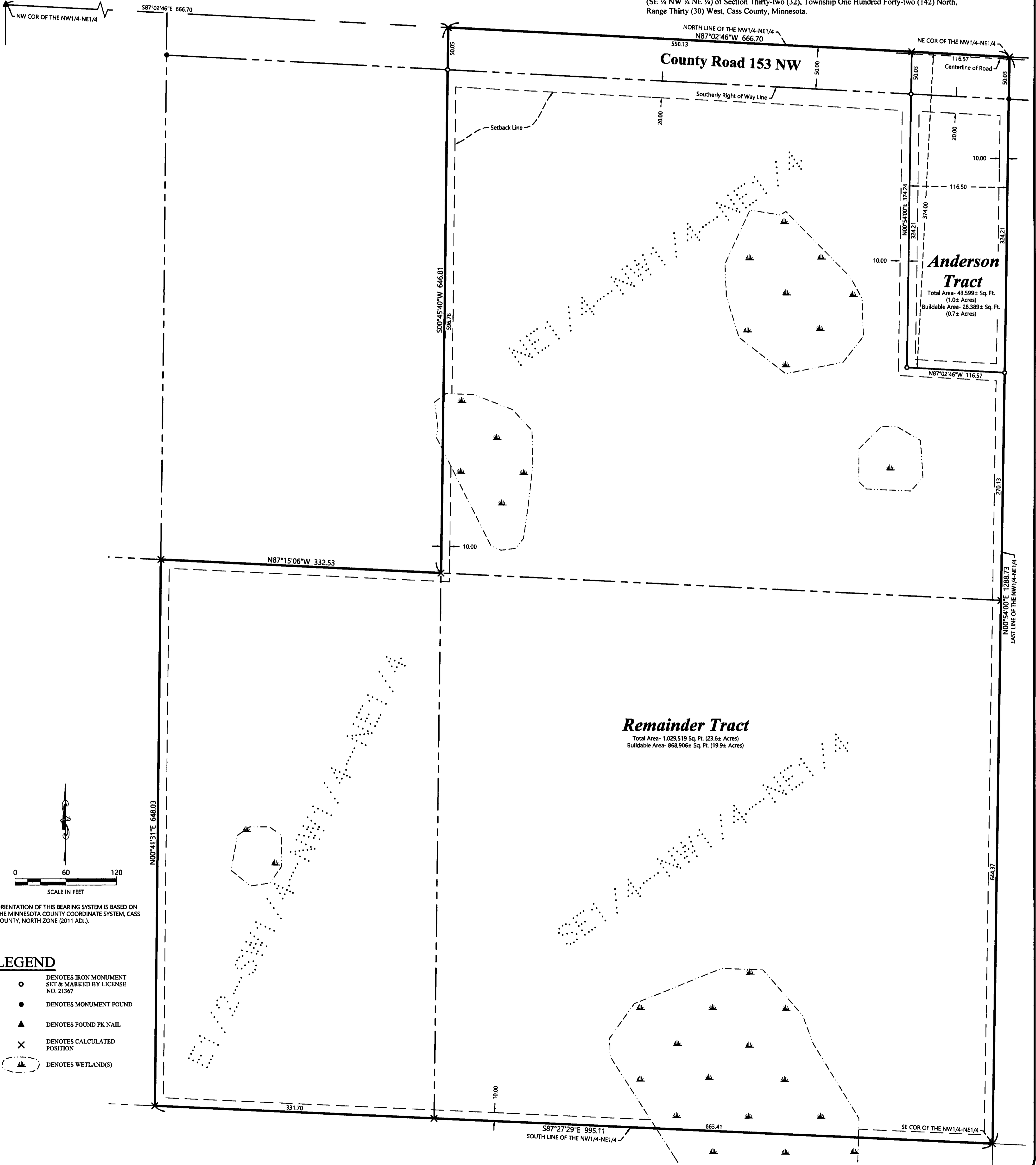
- Zoning for subject tract = Rural Residential 10 (RR-10).
- Parcel ID for subject tract = 45-132-1201.
- Improvements other than those shown on this certificate, may exist that were not located during this survey. Wetlands as shown are drawn from County National Wetland Inventory maps.
- All lines marked 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.

PROPOSED DESCRIPTIONS:

Anderson Tract
The North 374.00 feet of the East 116.50 feet of the Northwest Quarter of the Northeast Quarter, Section 32, Township 142 North, Range 30 West, Cass County, Minnesota.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to County Road 153 NW.
SUBJECT tract in non-conforming on its own and must be attached to an adjoining tract.

Remainder Tract
The East Half of the Southwest Quarter of the Northwest Quarter of the Northeast Quarter, AND the Northeast Quarter of the Northwest Quarter of the Northeast Quarter, AND the Southeast Quarter of the Northwest Quarter of the Northeast Quarter, ALL in Section 32, Township 142 North, Range 30 West, Cass County, Minnesota.
LESS
The North 374.00 feet of the East 116.50 feet of said Northwest Quarter of the Northeast Quarter.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to County Road 153 NW.

The East Half of the Southwest Quarter of the Northwest Quarter of the Northeast Quarter (E 1/2 SW 1/4 NW 1/4 NE 1/4); the Northeast Quarter of the Northwest Quarter of the Northeast Quarter (NE 1/4 NW 1/4 NE 1/4); and the Southeast Quarter of the Northwest Quarter of the Northeast Quarter (SE 1/4 NW 1/4 NE 1/4) of Section Thirty-two (32), Township One Hundred Forty-two (142) North, Range Thirty (30) West, Cass County, Minnesota.



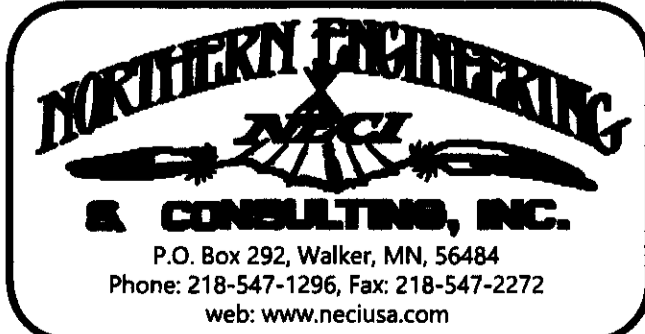
ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE MINNESOTA COUNTY COORDINATE SYSTEM, CASS COUNTY, NORTH ZONE (2011 ADJ.).

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- ▲ DENOTES FOUND PK NAIL
- × DENOTES CALCULATED POSITION
- ▨ DENOTES WETLAND(S)

JOB NO. 21-296
DATE: 09-13-2021
SHEET NO. 1 OF 1

CERTIFICATE OF SURVEY
Ron Anderson
P.O. Box 952
Walker, MN 56452



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] 9/13/21
TERRY L-FREEMAN LIC. NO. 21367

REVISIONS:			
NO.	DATE	DESCRIPTION	BY